

Manor Farm

Interim Development Brief 14.01.13

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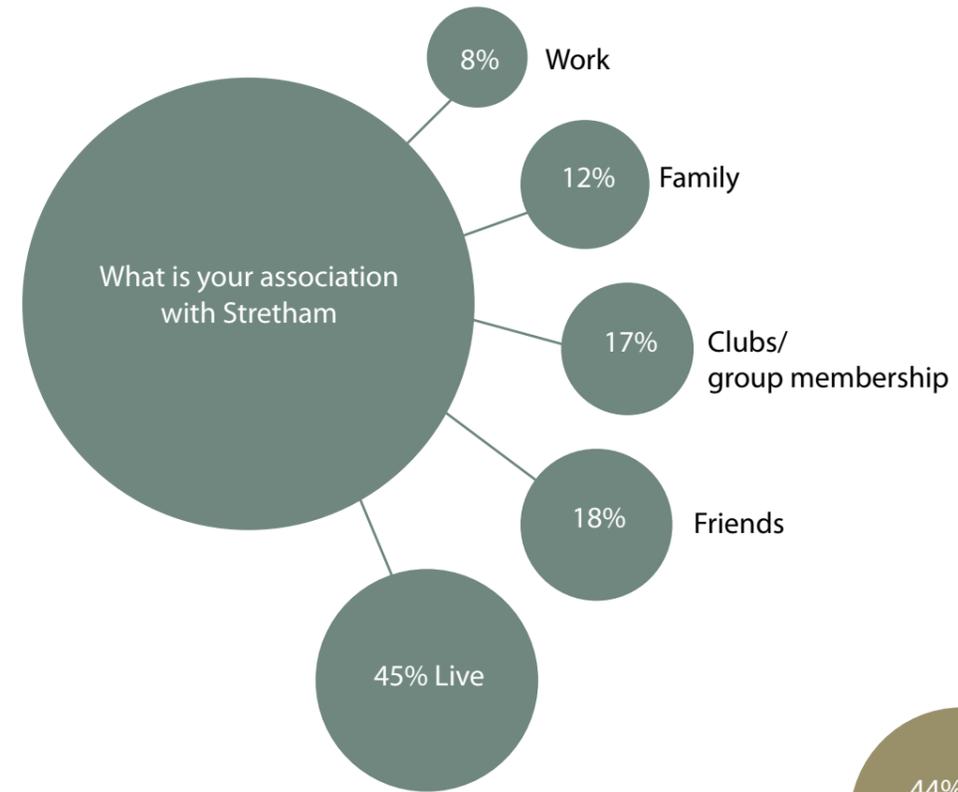
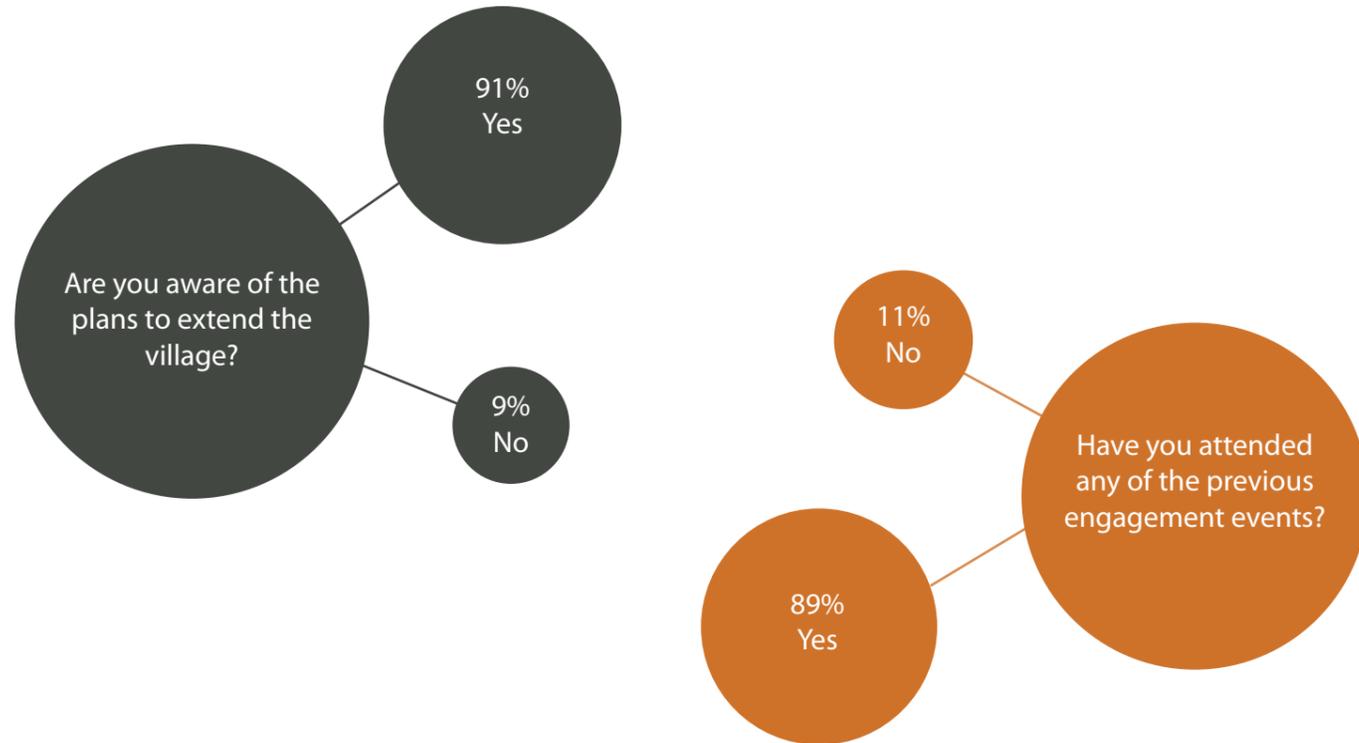


Stretham
&
Wilburton
Community Land Trust



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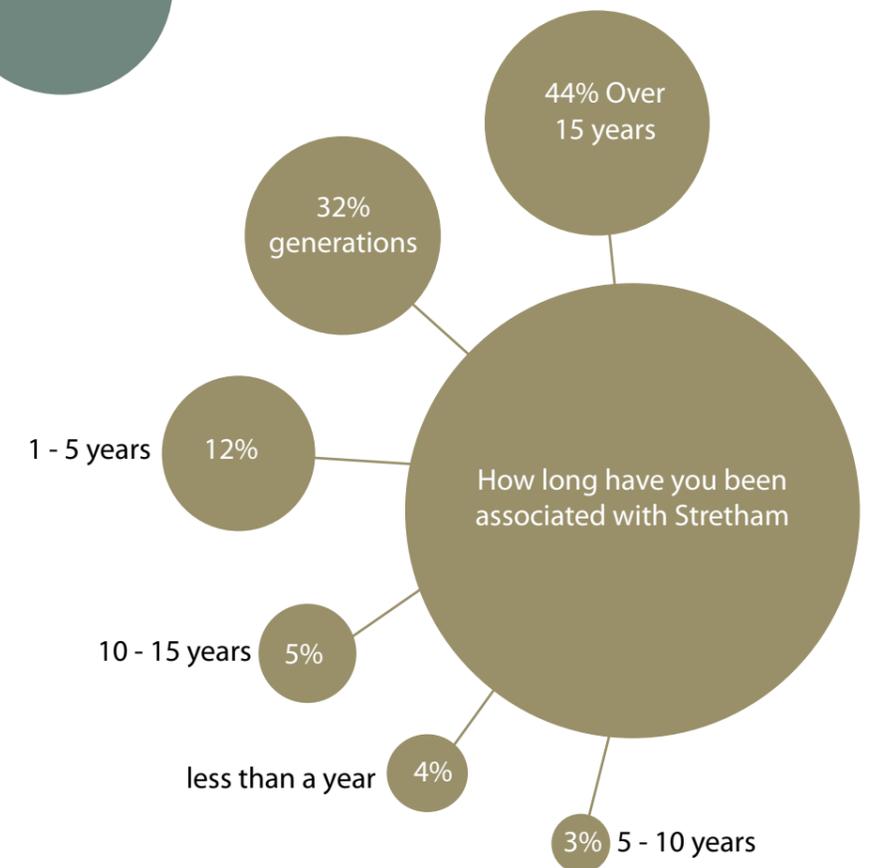
Part II: Community Engagement



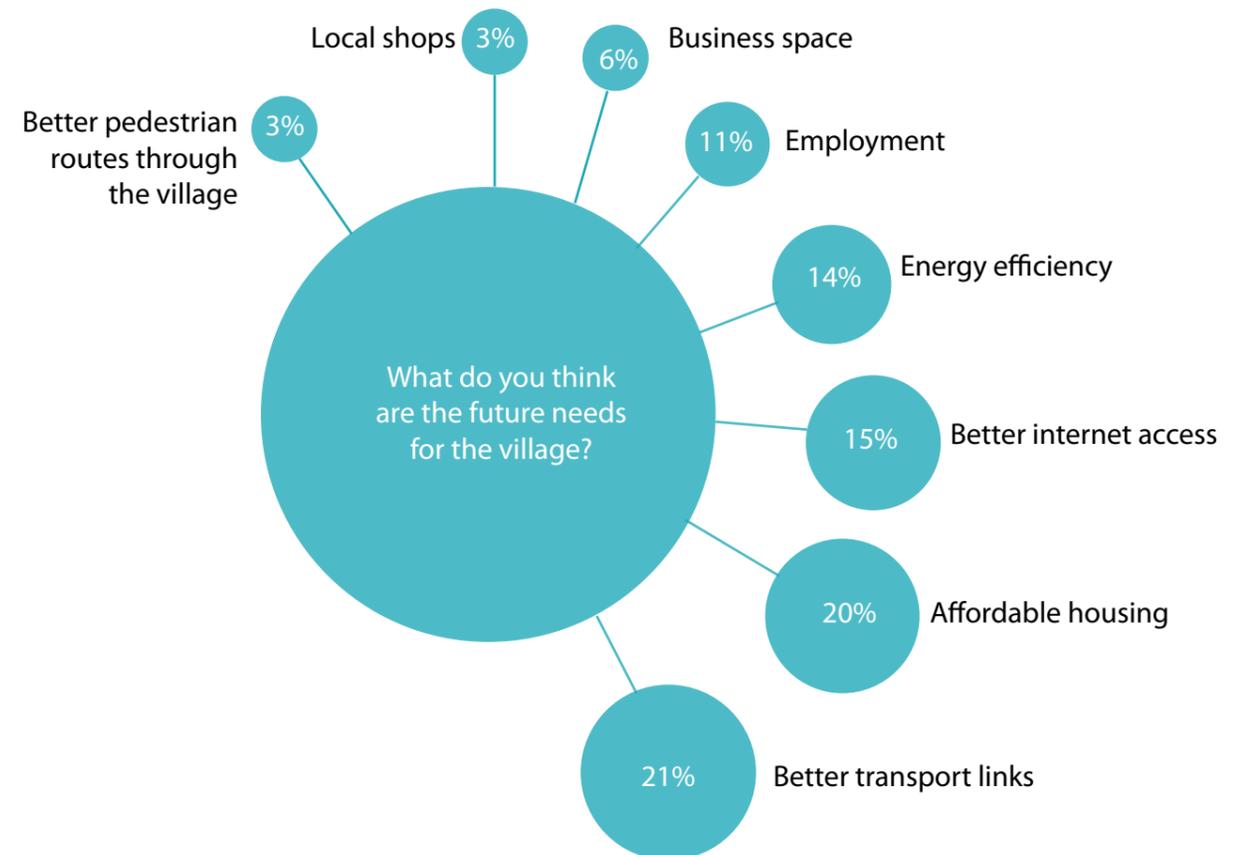
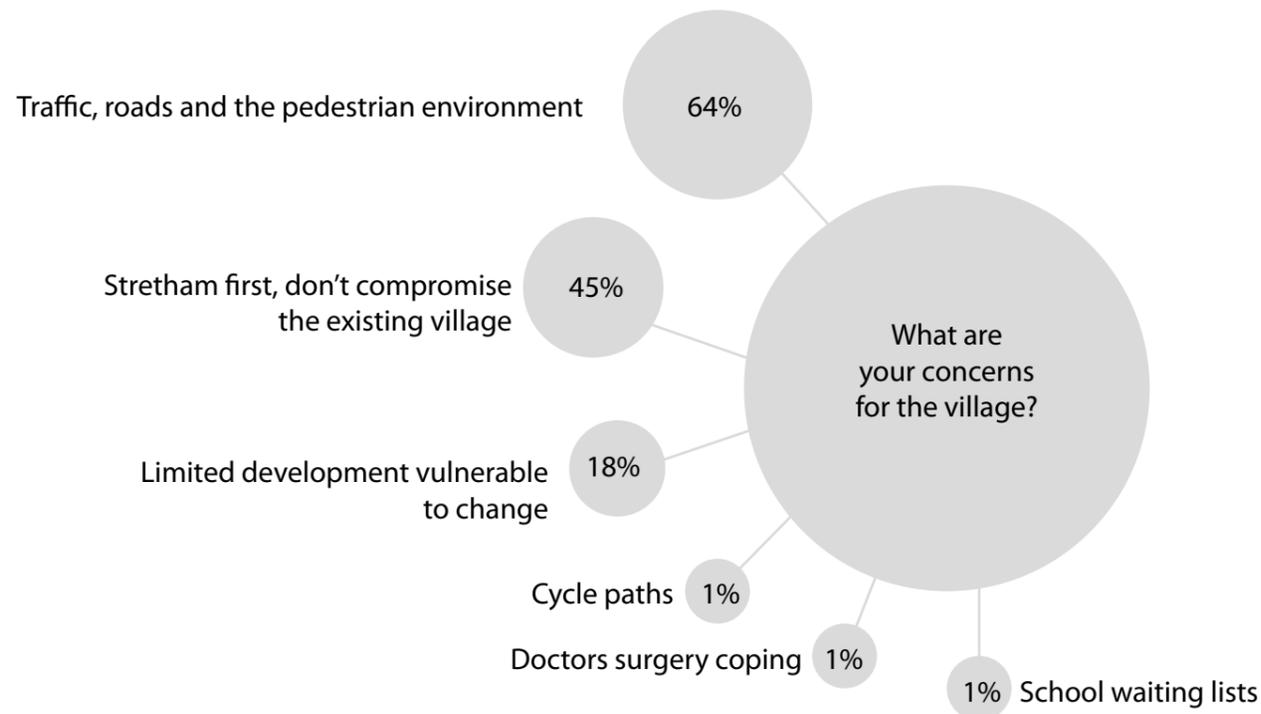
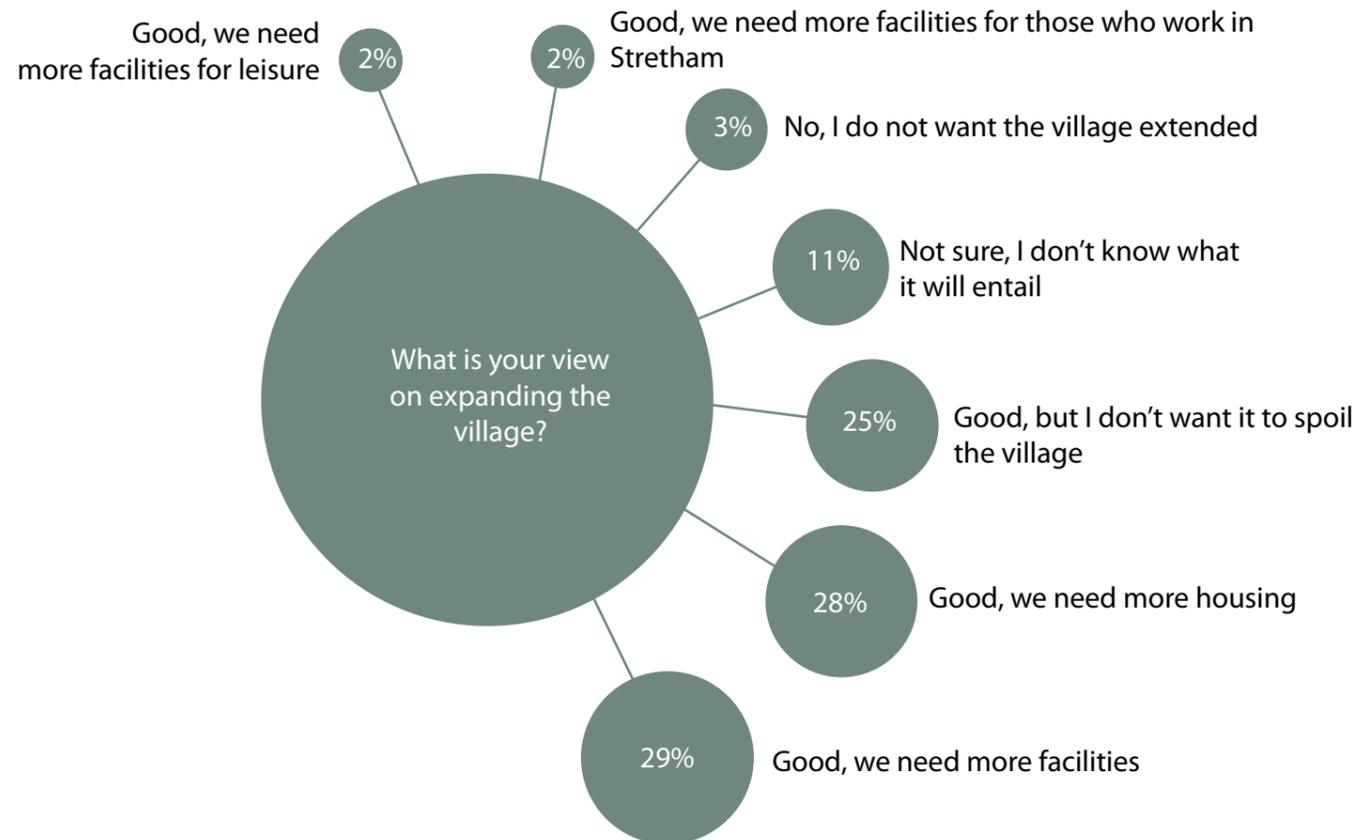
General questionnaire responses

In summary, the balance of questionnaire respondents are in favour of the proposals (61%). A further 25% are cautiously in favour, so long as it wouldn't spoil the village. The remainder are unsure and 3% of respondents are against.

Most affected by the development would be residents of Meadowcroft. Residents of Sennitt Way and Plantation Gate would also be affected. We recommend these residents are engaged as a group to review and advise on the prepared two or three options arising from this Interim Brief with the further option of making any more changes. Initial suggestions for managing these boundaries and outlooks are provided in this Interim Brief.

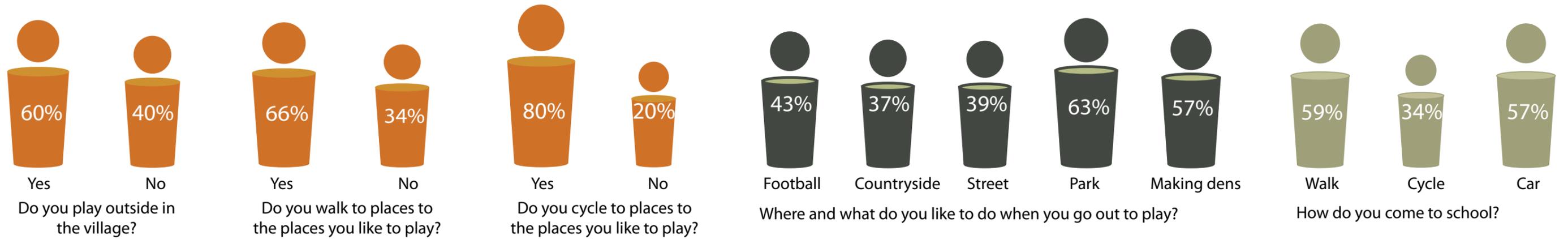


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Part II: Community Engagement



Responses from children

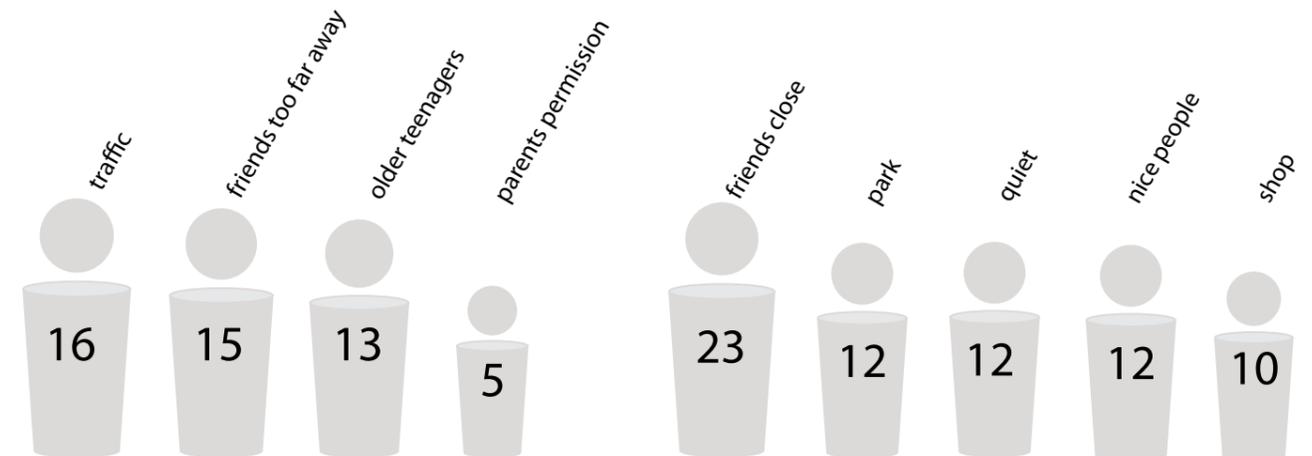
CSP CIC visited the local primary school and asked local children how they used their village and what they felt was missing. We asked 70 children from the ages of 7 to 12 and got them to draw mental maps of what was important to them in the village.

It is encouraging to see that a majority of the children use the outdoors and more children walk or cycle to school than are brought in the car. They valued where they lived, being close to family and friends, appreciated the quiet nature of their area. However, traffic was cited as one of the main difficulties to playing outside.

The issue of traffic and the movement needs to be taken into consideration, both within the new development and between the new development and the Village. Identifying spaces and places that children use the most and how they move between these and family and friends is important.

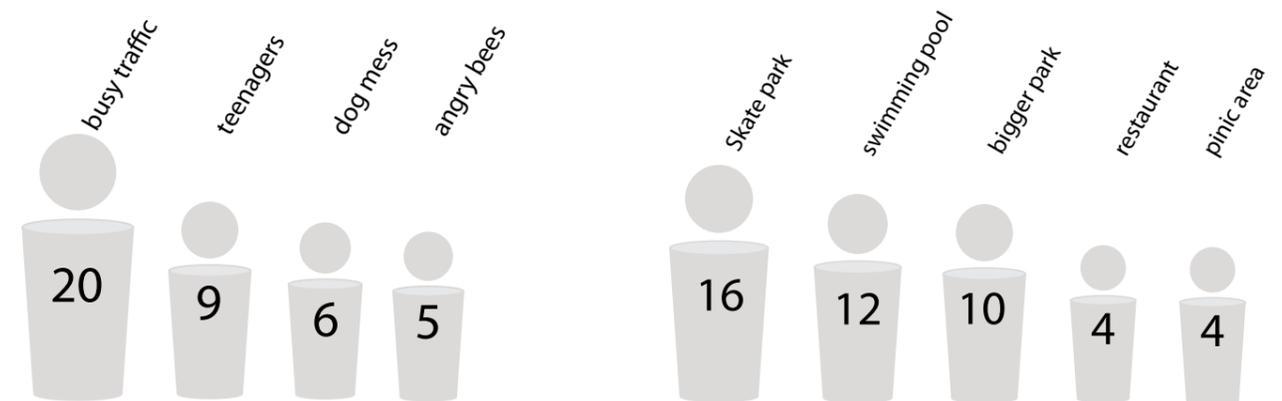
During the workshop the children were asked to draw mental maps of what was important to them within the village. The results on the next page reveal just how important outdoor space is to the children and how they access it.

The children were also concerned about the sustainability of the future, shown in the drawing competition on the next page.



What makes it difficult to play with your friends in the village?

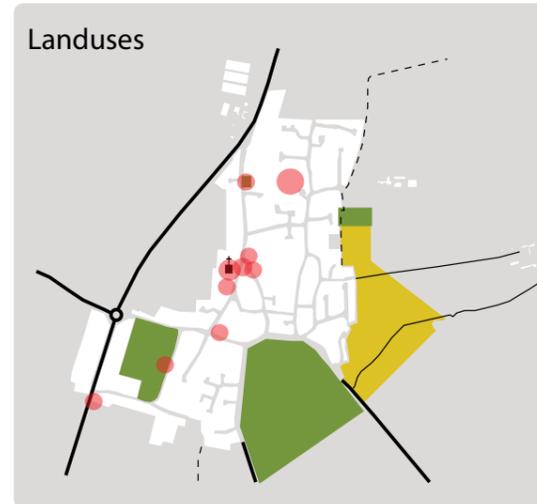
What do you like about village?



What do you dislike about village?

Do you have friends that live in another village that has something that Stretham does not?

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Cluster of uses in the centre of the village



Street hierarchy and movement



Sensitive views in and out of the village

Context

Stretham lies just off the A10 from Ely to Cambridge, 4 miles south-west of Ely. Originally the main road ran through the village but a bypass was constructed in the last 30 years. The centre of the village is a pleasant triangle of land with the church, the pub and the Post Office clustered around the Cross. The core of the village lies within a Conservation Area and there are a number of listed buildings. Prominent village landmarks are the Stretham Old Engine, with its tall chimneystack, to the south of the village and Stretham Windmill. Facilities in the village include a shop and Post Office, church, primary school, garage, public house and a sports field. The village has a regular bus service to Ely and Cambridge.

Local people either work from home, 11%, or travel up to 20km for work, 67%, or 17% travel over 20km to work. (source ECDC Local Plan).

There are a small number of businesses in the village and the District Council is generally supportive of proposals for new business developments.

The District Council sees a top priority for more school places in Stretham, which will enable more children to attend school in the village. Other priorities include improvements to pedestrian/cycle routes, the village hall and transport links/services, improvements to community facilities and transport infrastructure in Stretham. In relation to public transport, the District Council will also work in partnership to try to retain existing public transport levels, and encourage self-sufficient transport services, such as community transport.

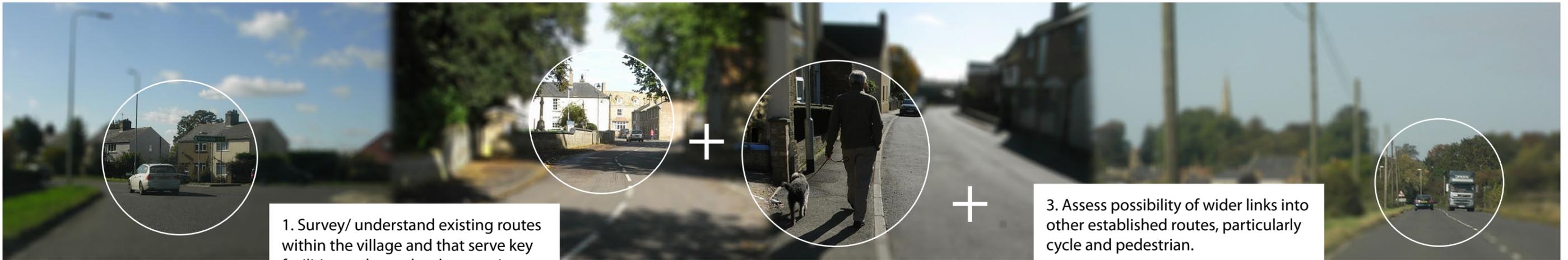
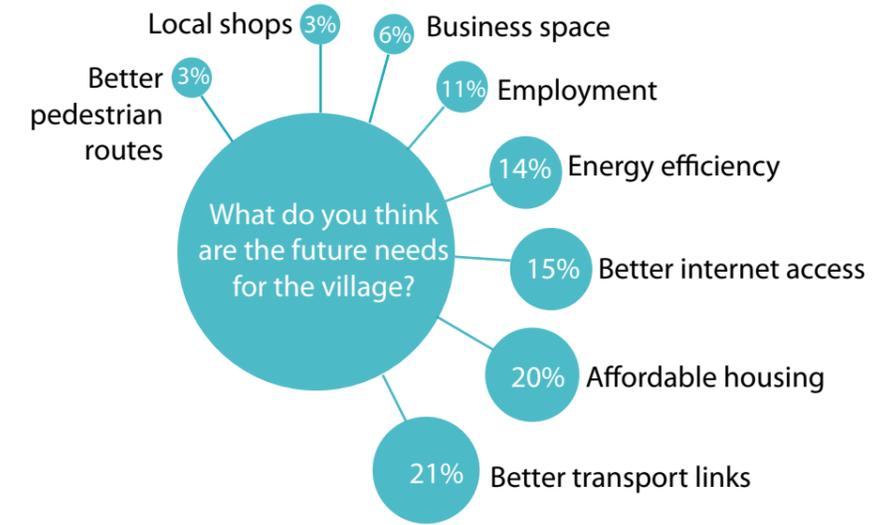
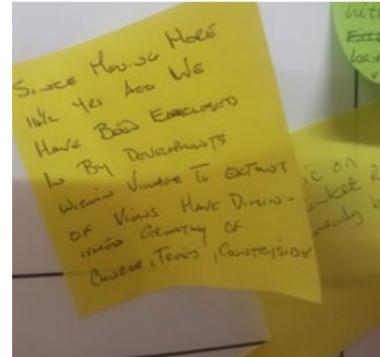
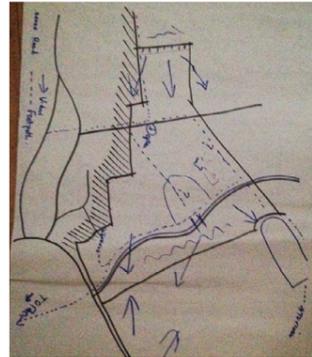
The current community facilities in Stretham (including the shop, pub, village hall, primary school, church and sports field) contribute to the quality of people's lives. The District Council will resist losing community facilities and support proposals for new community development that benefits the village, subject to complying with other Policies in the Plan.



Placemaking considerations

Connections

Local people wanted to cross the site and gain easy and pleasurable access to the countryside and village. They wanted links to other cycle tracks in the area and to be able to extend their local walks down to the Old Engine, amongst other routes.

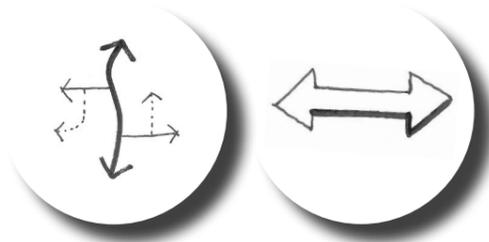


1. Survey/ understand existing routes within the village and that serve key facilities such as school, recreation ground, church, pub etc. for pedestrians, cycles and vehicles.

2. Suggest options for routes into and across the site for pedestrians, cycles and vehicles that link with existing routes and desire lines within the village.

3. Assess possibility of wider links into other established routes, particularly cycle and pedestrian.

Phase implementation of routes where appropriate.

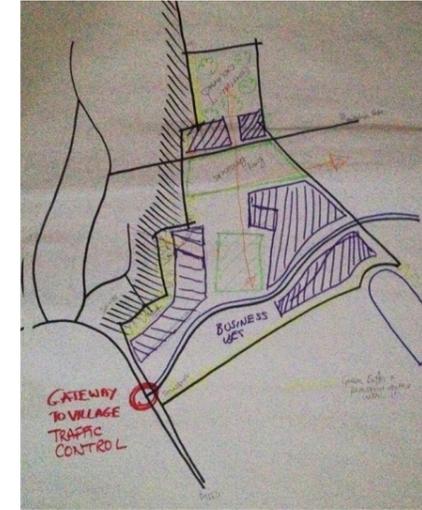
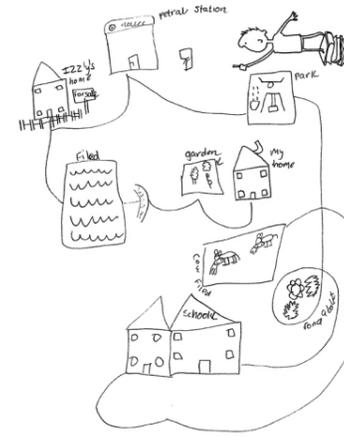


Options for new development:
Well linked new movement routes and view opportunities

Placemaking considerations

Formal and informal open spaces

Local people valued their both physical and visual access to the surrounding countryside and recognised the role that the mature trees play in setting the village into the landscape. The formal open spaces in the village are well used for recreation but many said that they would like to see them improved.



1. Survey and understand the formal and informal open spaces within the village.

2. Consider how these spaces evolved over time, what they are used for, how they are enclosed, what are their boundary treatments?

3. Consider how the open spaces in the village relate to the surrounding landscape planting, features and gradient.

Spaces of interest that help to reinforce the villages character

