

Chapter 2 Housing



Papworth Everard, South Cambridgeshire

Chapter 2 Housing

- 2.1. The Local Plan must allocate sites for new housing development to meet the long term needs of the district and support forecast new jobs. New homes need to be in places where people will want to live, close to jobs and cause the least harm to the built and natural environment.

Approach in Issues and Options 2012

- 2.2. The 2012 Issues and Options consultation explored options for the amount of future housing that should be planned for over the next 20 years and where provision could be focused. This gives us an indication of the amount of additional development that would need to be allocated in addition to the 14,200 homes already planned. In summary, the options mean we need to find additional land for between 4,300 and 9,300 new homes in the period to 2031. The 2012 Issues and Options consultation included 52 site options for housing that would provide for up to 23,000 homes, although not all of these could come forward during the plan period. They cover a range of scales and locations of development from the Cambridge fringe and new settlement options to site options at larger villages.

New Site Options

- 2.3. The joint Part 1 of this second Issues and Options consultation with Cambridge City Council also considers housing levels and further site options for housing on the edge of Cambridge, one of which is in South Cambridgeshire - Land south of the A14 and west of Cambridge Road (NIAB3) could provide up to 130 homes together with employment development (Site Option GB6).
- 2.4. In this Part 2 we have carefully considered the comments made in response to the 2012 Issues and Options consultation that suggest further potential site options for housing in the district, including those from Parish Councils. For those sites we have:
- Undertaken technical assessments and sustainability appraisals (SA) of new sites in the same way and using the same qualifying criteria that we did for sites proposed to us through the “Call for Sites” process in 2011¹;
 - Prepared a summary assessment of each site which draws together the outcome of the technical assessment and sustainability appraisal and reached a view on the ‘Sustainable Development Potential’ of each site²;

¹ Appendix 5 of the updated SHLAA document includes detailed assessments of the newly examined sites and can be viewed on our website: www.scambs.gov.uk/ldf/localplan

² Appendix 3 and 4 of the Issues and Options 2 Initial Sustainability Appraisal Report (2013) for Part 2 include detailed sustainability appraisals of all the newly examined sites and can be viewed on our website: www.scambs.gov.uk/ldf/localplan

- Where previously rejected sites have been put forward to us again we have considered the representations made and in some cases revised our previous assessments and sustainability appraisals; and
- Updated our Strategic Housing Land Availability Assessment (SHLAA).

2.5. A wide range of matters have been taken into account in selecting the additional site options, in the same way as for the 2012 consultation, including:

Key Selection Criteria

- Whether they are large enough to allocate in the Local Plan – a minimum of 10 dwellings;
- Whether the proposal is in a sustainable location, meaning it is at a town or village having good services and facilities and has good access to public transport;
- Whether development of the site would affect any townscape, biodiversity, heritage assets;
- The viability of development;
- Whether it could be relied upon to deliver over the plan period; and
- Whether a site option would involve the loss of an existing employment area, in which case highlighting that this needs to be carefully balanced with wider employment objectives.

2.6. The feedback from the 2012 consultation and the assessment work has helped us identify some additional site options that are included in this consultation. They will be considered alongside the housing site options in the 2012 consultation and will provide a genuine choice for the Council as we move to a preferred set of sites that will be included in the draft Local Plan in summer 2013.

2.7. The new site options are all at the larger and better served villages. As with the 2012 consultation, we have taken the view that any new sites suggested at smaller villages (Group and Infill villages) are not considered suitable in principle for possible allocation. This takes account of the fewer services and facilities and less good public transport at these villages and also that we have identified a significant number of dwellings potentially available at a range of sites in more sustainable locations. Such sites have therefore not been assessed. Rejected Site Options are listed in Appendix 3.

Issue 1: Housing Site Options

The following list sets out 10 new site options for consultation. The Green (G) indicates more sustainable sites with development potential (few constraints or adverse impacts), and Amber (A) indicates less sustainable sites, but where there is still development potential (some constraints or adverse impacts). The site boundaries and approximate dwelling capacities are indicative at this stage in the Local Plan making process.

The further site options are listed in alphabetical order within each village category (which relates to the scale of services and facilities available locally and access to public transport). Some villages have more than one site option. Site options are proposed at:

- **Cambourne**
- **Histon & Impington**
- **Sawston (4 sites)**
- **Melbourn (2 sites)**
- **Waterbeach**
- **Comberton**

Note: Site options H3 and H5 at the Dales Manor Business Park, Sawston overlap with each other and that H5 overlaps with Site Options 6 and 7 of the 2012 Issues and Options consultation. The net additional capacity is 100 homes. Also note that site option H9 at Waterbeach overlaps with Site Option 50 of the 2012 Issues and Options consultation. The net additional capacity is 75 homes. (Site Option GB6 in Part 1 would provide an additional 130 homes).

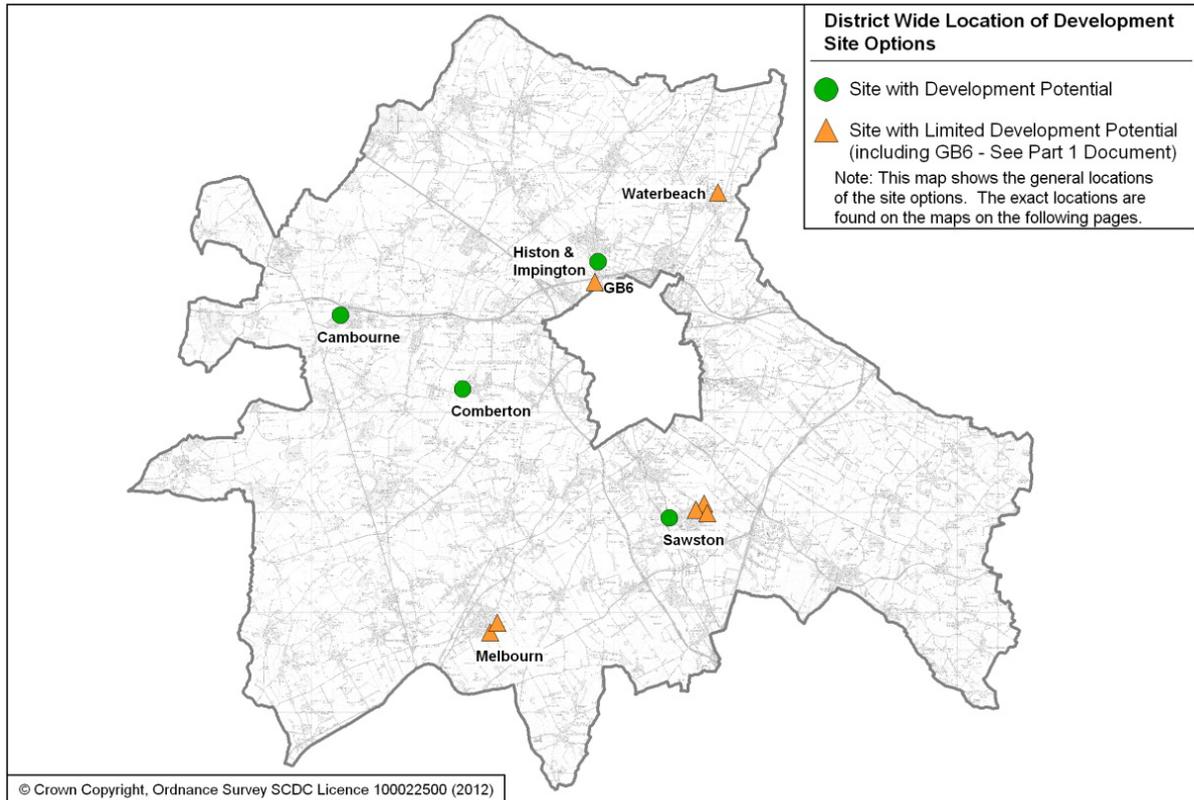
The site options provide for approximately 1,245 homes and are shown on the Village Maps in Chapter 9. See also Issue 5 in Chapter 4, which could bring forward around 1,500 additional homes in Cottenham under a Parish Council proposal.

Question 1

A: Which of the Site Options do you support or object to and why?

B: Do you have any comments on sites rejected by the Council? (see list in Appendix 3).

Please provide any comments.



Key for Site Option Maps



Site Option H1: Land at Cambourne Business Park



Site Size (ha):

8.08

Dwelling capacity:

240

SHLAA Reference:

303

Representation number:

45370

Pros:

- Site within village already allocated for development.
- No adverse landscape or townscape impacts.
- Land has been allocated for many years without being developed for employment.
- Close to services and facilities, including new secondary school.

Cons:

- Loss of employment land.
- Difficult to integrate with residential neighbourhoods of Cambourne.

Site Option H2: Former Bishops Hardware Store, Station Road, Histon



Site Size (ha):

0.22

Dwelling capacity:

Minimum of 10, potentially 30 dwellings or more

SHLAA Reference:

308

Representation number:

39452

Pros:

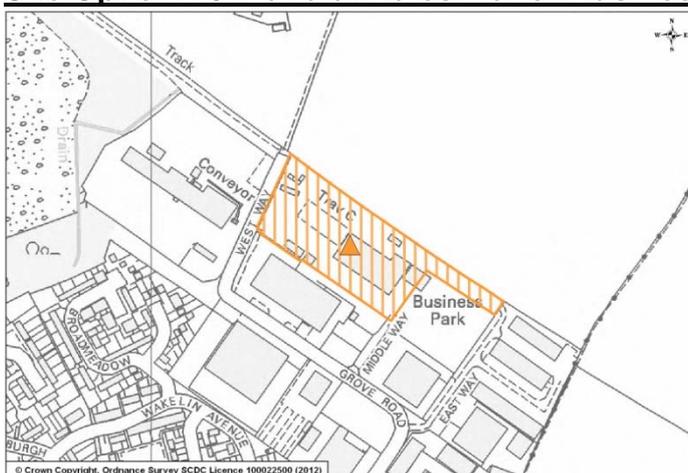
- Redevelopment could improve local townscape and environment.
- Adjacent to guided bus.
- Good accessibility by walking, cycling and public transport.

Cons:

- Distance from local services and facilities.
- Potential for noise nuisance from guided busway.
- Potential loss of retail floorspace.

Note: Histon and Impington Parish Council has put forward a proposal for mixed use development, known as ‘Station’, which includes Site Option H2. This is considered in Chapter 4, Option PC1.

Site Option H3: Land at Dales Manor Business Park, Sawston



Site Size (ha):

2.06

Dwelling capacity:

60

SHLAA Reference:

310

Representation number:

37129

Pros:

- No impact on landscape or townscape.
- Would replace concrete batching and tarmac plants with benefits to local environment.
- Previously developed land.

Cons:

- Loss of employment land.
- Potential noise nuisance from existing employment uses.
- Not deliverable on its own.

Site Option H4: Land north of White Field Way, Sawston



Site Size (ha):
6.6

Dwelling capacity:
90

SHLAA Reference:
311

Representation number:
39546

Pros:

- Limited impact on landscape setting.
- Would preserve green foreground to Sawston if no built development adjoining the A1301.
- Sawston has a good range of local services and facilities.

Cons:

- Loss of Green Belt.
- Potential noise nuisance from A1301 and mainline railway.

Site Option H5: Former Marley Tiles site, Dale Manor Business Park, Sawston



Site Size (ha):
10.7

Dwelling capacity:
260

SHLAA Reference:
312

Representation number:
45030

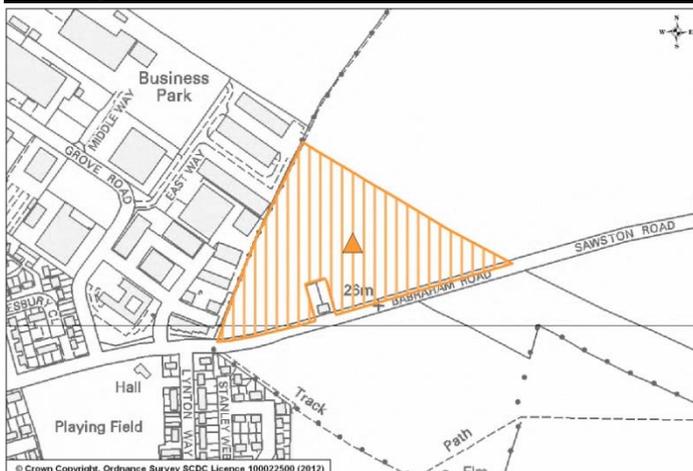
Pros:

- No impact on landscape or townscape
- Includes new employment development with potential to more than replace any jobs lost.
- Sawston has a good range of local services and facilities.

Cons:

- Loss of employment land.
- Potential noise nuisance from existing employment uses.
- Distance from local services and facilities.

Site Option H6: Land north of Babraham Road, Sawston



Site Size (ha):
3.64

Dwelling capacity:
110

SHLAA Reference:
313 (2012 SHLAA Site 076)

Representation number:
29771

Pros:

- Limited impact on landscape setting.
- Potential to create new soft green edge to the village.
- Sawston has a good range of local services and facilities.

Cons:

- Loss of Green Belt.
- Potential noise nuisance from existing employment uses.
- Distance from local services and facilities.

Site Option H7: Land to the east of New Road, Melbourn



Site Size (ha):
9.02

Dwelling capacity:
205

SHLAA Reference:
320

Representation number:
41129

Pros:

- Limited impact on landscape setting if new soft green edge to south created.
- Good accessibility to a range of employment opportunities.
- Good accessibility by walking, cycling and public transport.

Cons:

- Major impact on landscape setting if development extends too far to the south.
- Distance from local services and facilities.

Site Option H8: Orchard and land at East Farm, Melbourn



Site Size (ha):

2.83

Dwelling capacity:

65

SHLAA Reference:

331 (2012 SHLAA Site 176)

Representation number:

n/a

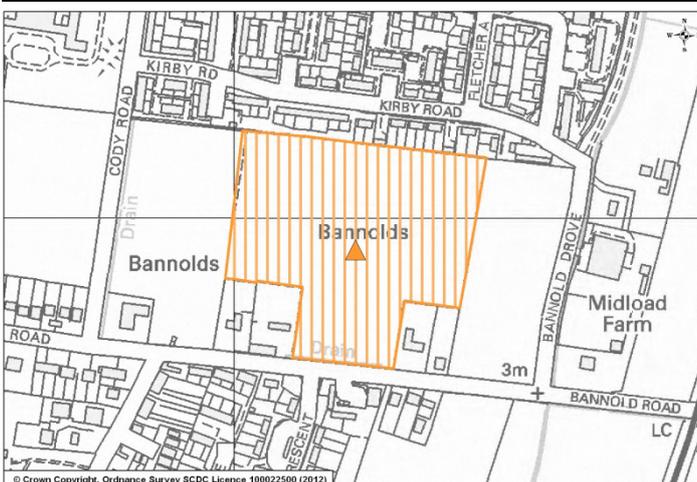
Pros:

- Limited impact on landscape setting if new soft green edge to south created.
- Good accessibility by walking, cycling and public transport.
- Good accessibility to a range of employment opportunities.

Cons:

- Distance from local services and facilities.
- Previously rejected site, only deliverable with Site Option H7 as otherwise would form a promontory of development into open countryside.

Site Option H9: Land north of Bannold Road, Waterbeach



Site Size (ha):

4.01

Dwelling capacity:

90 (75 on land not previously consulted on)

SHLAA Reference:

322 (overlaps part of 2012 SHLAA Site 155)

Representation number:

43882

Pros:

- No impact on landscape setting.
- Good accessibility to a range of employment opportunities.
- Good accessibility by walking, cycling and public transport.

Cons:

- Major impact on townscape through loss of green separation from Barracks unless only part of site developed.

Site Option H10: Land at Bennell Farm, West Street, Comberton



Site Size (ha):

6.27

Dwelling capacity:

115

SHLAA Reference:

326

Representation number:

39503

Pros:

- Limited impact on landscape setting if existing soft green edge retained.
- Submission proposes development at a low density to match local character.
- Good accessibility to a range of employment opportunities.

Cons:

- Loss of Green Belt.

