

## GREATER CAMBRIDGE LOCAL PLAN PREFERRED OPTIONS REG.18 CONSULTATION – NOVEMBER TO DECEMBER 2021

### Bloor Homes Eastern – LAND EAST OF RIDGEWAY AND OLD PINEWOOD WAY, PAPWORTH EVERARD

#### Sustainability Appraisal

A key aim of the Sustainability Appraisal process is to make a plan more sustainable. It tests the social, economic and environmental impacts of various plan options, to help choose the most sustainable options. It also seeks to determine the extent to which the principles of sustainable development are integrated into the plan and its policies.

It is considered by Bloor Homes Eastern that the Sustainability Appraisal has not sought to make the emerging GCLP more sustainable, and in respect of villages it appears that the assessment against sustainability objectives is not robust because it does not critically review the evidence provided by the Councils. For example, some villages have good access by sustainable modes of transport and contain a good range of services and facilities, there is an identified need for affordable housing in most villages which is ignored in the assessment process, and there is limited capacity within existing settlement boundaries for villages to accommodate additional development.

The sustainability objectives that are relevant to Bloor Homes Eastern's representations to the Sustainability Appraisal are: SA1 Housing and SA2 Access to Services and Facilities. Requested amendments to the assessment of policy options in the Sustainability Appraisal are as follows:

- Table 5.4: Policy S/DS: Development Strategy: A 'significant positive effect/uncertain' score is identified in the assessment for the housing sustainability objective (SA1). However, as set out in Bloor Homes Eastern's representations to Policy S/DS, there are no housing allocations made in most villages, including Papworth Everard, and as such the identified need for affordable housing in the villages would not be met by the preferred development strategy. South Cambridgeshire District Council's 'Housing Statistical Information Leaflet' (December 2019) identified affordable housing needs for those with a local connection in all villages. That information is not reflected in the assessment contained in Table 5.4. The identified need for 41 affordable dwellings in Papworth Everard will not be met by the preferred development strategy, which must be a negative outcome for the housing related sustainability objective. Bloor Homes Eastern has requested that land east of Ridgeway and Old Pinewood Way, Papworth Everard is allocated for housing and affordable housing to deliver positive housing related sustainability outcomes.
- Table 5.6: Policy S/SB: Settlement Boundaries. A 'mixed significant positive and minor negative effect' score is identified for the housing sustainability objective (SA1). As set out in Bloor Homes Eastern's representations to Policy S/SB and S/SH (Settlement Hierarchy) the settlement boundaries at most villages have remained largely unchanged since 2004 and there has been no assessment of capacity within settlement boundaries to accommodate additional development. The assessment in Table 5.6 does not consider whether any capacity exists within the settlement boundaries to accommodate the identified needs for affordable housing. Papworth Everard is an example where there are very limited opportunities within the boundary to accommodate major residential development that would require affordable housing i.e. 10 or more dwellings. As set out above there is an identified need for 41 affordable dwellings in Papworth Everard. It must be a negative outcome for the housing related sustainability objective if affordable housing needs

of villages, including Papworth Everard, will not be met by the currently defined settlement boundaries. Affordable housing need in the village is also now likely to be greater than that stated above as a result of the age of the Council's 'Housing Statistical Information Leaflet' (December 2019).

- Table 5.22: Policy S/RRA: Allocations in the Rest of the Rural Area: A 'mixed significant positive and minor negative effect' score is identified for the housing sustainability objective (SA1). A 'mixed significant negative and minor positive effect' score is identified for access to services and facilities objective (SA2). As set out above there is an identified need for 41 affordable dwellings in Papworth Everard, and it must be a negative outcome for the housing related sustainability objective if affordable housing needs of villages, including Papworth Everard, will not be met by the development strategy or the strategy for rural areas. Papworth Everard contains an extensive range of services and facilities including a convenience store, hairdressers, fish and chip shop, coffee shop and a restaurant, a primary school, children's nurseries, post office, library, doctor's surgery/health centre, veterinary surgery, churches and village hall. Development has also commenced to deliver a bakery, microbrewery and Public House on the former print works site, south of Church Lane. The accessibility to services and facilities is good for Papworth Everard, but this is not reflected in the assessment for this sustainability related objective, and additional development in this village would improve the sustainability outcomes and support the existing services and facilities.

It is requested that land east of Ridgeway and Old Pinewood Way, Papworth Everard is allocated in emerging GCLP to deliver better and more positive sustainability outcomes compared with the preferred development strategy.

***Carter Jonas – 10 December 2021***