



Papworth Village Assessment Addendum
Varrier Jones Foundation and Papworth Trust
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7/12/2021



PAPWORTH VILLAGE ASSESSMENT ADDENDUM

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Quality Assurance

Site name:	Papworth Everard
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Introduction

- 1.1 This document is an Addendum to the Papworth Village Assessment (VA) produced by Bidwells LLP in March 2019. The Village Assessment was submitted to the Greater Cambridge Local Planning Authority at Call for Sites and Issues and Options stages in support of development within Papworth Everard, Cambridgeshire, on land owned by two charities; Varrier Jones Foundation (VJF) and the Papworth Trust (PT). The VA sets out the potential beneficial impacts that future development in and around the village could have by considering the potential constraints and possible solutions.
- 1.2 Almost three years have passed since the VA was researched and written but in respect of its main findings it remains a useful source when considering the scope of benefits that could derive from the development. It therefore remains relevant to in support of promoting an allocation of the VJF and PT land as suitable, available, and achievable development sites in the Greater Cambridge Local Plan.
- 1.3 However, the world has not stood still over the last three years and it would be appropriate to bring the VA up to date in due course.. Deferring an update until later in 2022 will allow for Census 2021 analysis to be included. This Addendum highlights the focus for a future update to the report at a timely and appropriate juncture and sets out the scope of revisions.

Benefits of the development Proposals

- 1.4 In summary, the benefits of the development as set out in the VA are:
- Circa **400 homes** whose size and tenure relate to local needs;
 - Dedicated **older persons accommodation** to support an aging village population in a village without specialist homes for the elderly;
 - **Affordable housing** focused on tenures, type and sizes that would assist local residents in entering the housing market;
 - Contributions towards the expansion of the **GP surgery**;
 - Contributions and / or land for **primary education and early years care** provision;
 - **Improved access to secondary schools**: Dedicated Papworth to Cambourne cycleway and bus services to Swavesey;
 - Improvements to underutilised **local sports pitches**;
 - **New children's play spaces** that increase diversity of play and engagement;
 - **New allotments and community orchard**;
 - Support for Pendrill Court **retail** businesses and further retail development;
 - Safeguarded land at Sterling Way for **employment uses** to support local access to a diverse range of jobs;
 - Potential **support for bus services** linking to St Ives, Cambourne, Hospital and employment campuses.
 - All of which would have a beneficial effect on the **health and wellbeing** of new and existing residents.

Update Focus

- 1.5 The Village Assessment update would draw on the wide evidence base being produced for the Local Plan Review and other published data sources such as the Census 2021 providing a very upto date and comprehensive assessment of local needs. It will include further consultation with key stakeholders and people involved in the villages day to day operations, and involvement with the Parish Council, local authority officers and NHS estates planning teams. This research will focus on the following areas.

Suitability of Papworth Everard for Development

- Review of strategic transport investments and proposals and consequences for Papworth
- Updated audit of amenities and facilities

Housing need

- Increasing need for affordable housing (to include wages: house price ratios, local housing need survey)
- Any significant changes to VJF and PT housing stock or respective housing strategies
- Village housing stock and planning pipeline

Employment

- Travel to work patterns. Papworth Hospital has now relocated and will have substantially altered the travel to work patterns, which in 2011 were relatively sustainable, given the size of the settlement.
- Future use of the hospital site
- Survival of businesses in Pendrill Court following COVID
- Development plans for the final phase of Pendrill Court
- Broadband capabilities to support remote working

Social infrastructure and community creation

- Changing health and social care infrastructure requirements as Integrated Care Systems become more established
- Feedback from community development officers on COVID impacts
- Qualitative assessment of green open space in light of demand placed on it during COVID

Health and Wellbeing

- Focus of SCDC community development teams on health and walkable neighbourhoods
- Ongoing reorganisation of health facilities within an Integrated Care System
- Increased awareness of need for public green space and associated health benefits

Climate Change

- Review onsite open space potential to deliver biodiversity net gain and carbon sequestration
- Opportunities for village wide carbon neutral heating and energy systems

Summary

- 1.6 The Village Assessment submitted to the earlier rounds of the formal Local Plan consultation remains relevant and appropriate to inform the intent of the Varrier Jones Foundation and Papworth Trust to form the development proposals in a manner that optimise the benefits it can bring to the village. This addendum highlights that some areas of the Village Assessment are becoming out of date, due to the passage of time of the Local Plan making process; but highlights that when the national Census data becomes available in 2022, it would be a timely juncture to review the Village Assessment and update and refine it as appropriate.
- 1.7 In the interim, the current Village Assessment remains a wholly appropriate document to inform how a site allocation policy could be formed to optimise how development by the charities could benefit the village as a whole.

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