

Pymoor (stage 2 sites consultation – for issues consultation see Little Downham)



EAST CAMBRIDGESHIRE
DISTRICT COUNCIL

Pymoor wants to grow...

The District Council carried out a consultation with residents of Little Downham and Pymoor in Summer 2011 to find out their views on how the village should change over the next 20 years.

Of those who responded, 60% called for some new housing development on the edge of the village, outside the current development envelope.

How much growth?

Small-scale housing growth – up to 10 dwellings for a mix of private and affordable homes – was the most popular choice in the survey.



Where will the new housing be located?

The Parish Council and District Council have agreed a range of site options - **we now need your views on these sites.**

Please answer our short survey. The consultation will take place between **30th April – 18th May 2012.**

Your comments

Questionnaires can be completed and returned by the following methods:

- Online: <http://www.surveymonkey.com/s/pymooroptions>
- By post: Forward Planning, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, CB7 4EE

To obtain further copies of the questionnaire please phone the Forward Planning Team on 01353 665555 or email ldf@eastcambs.gov.uk

Your comments will help us to decide which site(s) to allocate in the new Local Plan for East Cambridgeshire which will be published in the autumn.

Pymoor Vision - sites survey

Pymoor wants to grow

The District Council is preparing a new Local Plan for East Cambridgeshire. This plan will include a long-term 'Vision' for Pymoor which will set out how it should develop over the next 20 years. The Vision will be used to guide decisions on future development and planning applications and will help ensure that key infrastructure and facilities are provided and improved.

The Pymoor Village Vision survey carried out in Summer 2011 has revealed that many people would support small-scale housing growth on the edge of the village – for up to 10 dwellings for a mix of general market and affordable housing.

We need your views

Please let us have your views on where this small-scale housing growth could be located by answering the questions below. Comments should be made by 18th May 2012. It would help us save resources if you are able to make your response online via <http://www.surveymonkey.com/s/pymooroptions>. Or you can return this completed questionnaire by post to: **Forward Planning, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, CB7 4EE**. There will be a further opportunity to make comments on the draft Vision, which we hope to publish in Autumn 2012. If you have any questions please call Forward Planning on 01353 665555 or email ldf@eastcamb.gov.uk.

Any information that you provide will be used for the purpose of the East Cambridgeshire Local Plan, and processed in accordance with the Data Protection Act.

1. Please provide your details:

Name:	<input type="text"/>
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Town/City:	<input type="text"/>
County:	<input type="text"/>
Postcode:	<input type="text"/>
Email Address:	<input type="text"/>
Phone Number:	<input type="text"/>

2. Please select whether you would like your details to be added to our database, in order to be notified of key stages of production of the Local Plan:

- Yes No

3. Do you support the approach to housing growth that was favoured in the Summer 2011 survey (i.e. growth outside the development envelope of up to 10 houses for a mix of private and affordable dwellings)?

- Yes No Don't know

If you answered no to this question, can you specify what your preferred option would be?

4. If small-scale development (up to 10 dwellings) was to take place, where do you think it should be located? Based on the results of this survey, a single site or multiple sites could be allocated to deliver up to 10 dwellings in total.

Please note that land to the north and south of Pymoor is located within an area of high flood risk. Landowners in these areas will need to undertake a Flood Risk Assessment (FRA) for their site before it can be allocated in the Local Plan, to demonstrate that any risk can be mitigated for the lifetime of the development.

A map showing the site options and an assessment of the site options can be found at the back of this questionnaire.

	Yes – I support new housing here	No – I do not support new housing here
Land north-east of 11 Straight Furlong	<input type="radio"/>	<input type="radio"/>
Land at junction of School Lane and Pygore Drove	<input type="radio"/>	<input type="radio"/>
Land south-west of Main Street	<input type="radio"/>	<input type="radio"/>
Land south-east of Main Street	<input type="radio"/>	<input type="radio"/>
Land south of Pymoor Lane (see question 5 below)	<input type="radio"/>	<input type="radio"/>

Comments

5. The County Council has advised that the access to Pymoor Lane can support a maximum of two new dwellings. As there are a number of options on land south of Pymoor Lane (see map at back), please select your preferred site should development be supported in this area.

Please select one option only:

- I do not support development in this area
- Land south of Pymoor Lane (a)
- Land south of Pymoor Lane (b)
- Land south of Pymoor Lane (c)
- Land south of Pymoor Lane (d)

6. Do you know of any other sites on the edge of the village that should be considered for housing development? If yes, please provide details below:

Monitoring Information (Optional)

7. Sex

- Male Female

8. Status

- Employee Unemployed Student
 Self-employed Homemaker Retired

9. Age

- 0-16 years 40-49 75-84
 17-24 50-59 85+
 25-39 60-74

10. Ethnic origin

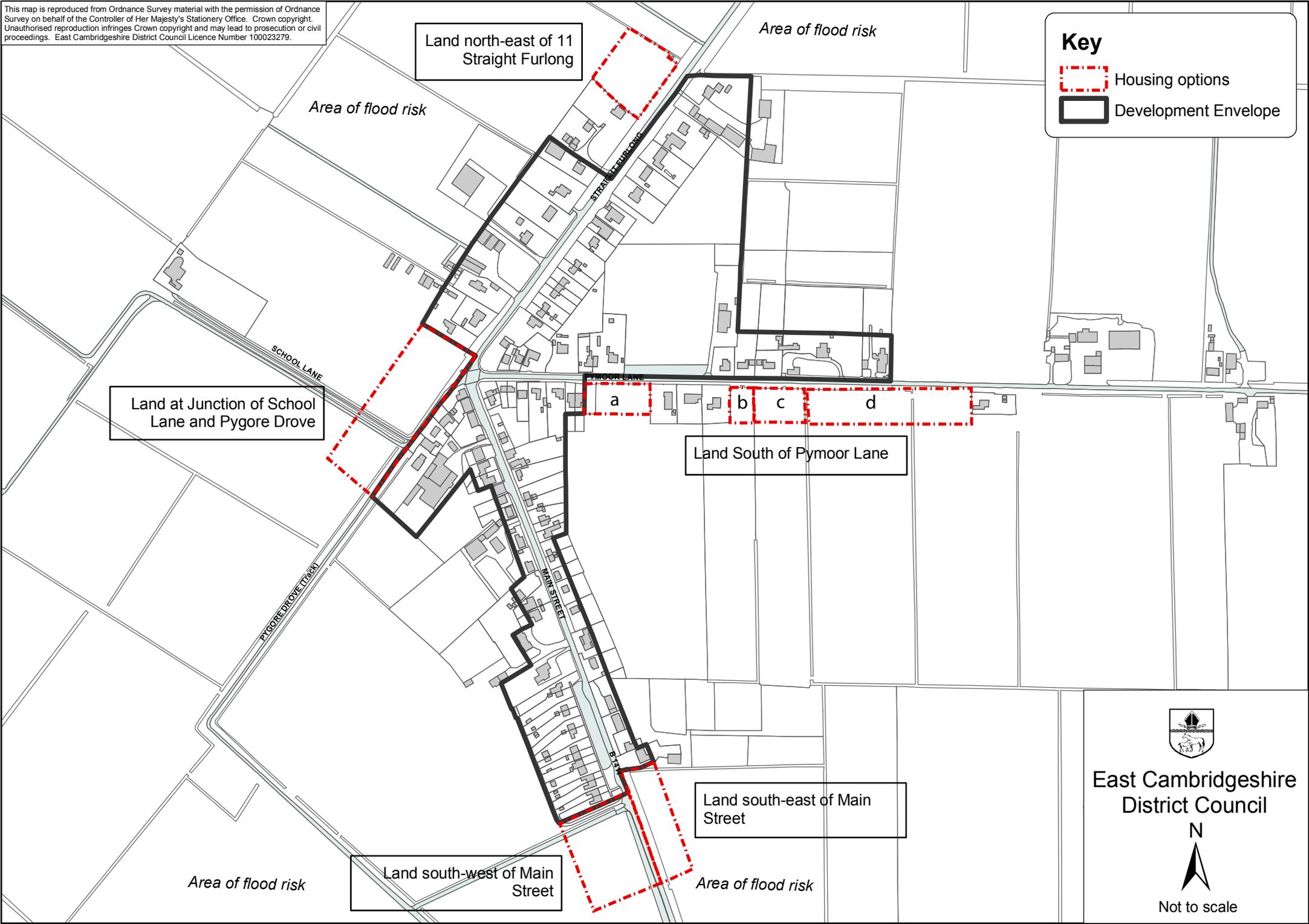
- White British Chinese Caribbean
 White Irish Indian Other black background
 Other white background Pakistani Other ethnic group
 Gypsy / Traveller Other Asian background
 Mixed ethnicity African

11. Disability. Under the Disability Discrimination Act a person has a disability if he/she 'has a physical or mental impairment which has a substantial and long-term effect on his/her ability to carry out normal day to day activities.' Do you consider yourself to have a disability?

- Yes No

Thank you for your help.

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Land north-east of 11
Straight Furlong

Area of flood risk

Key

- Housing options
- Development Envelope

Land at Junction of School
Lane and Pygore Drive

a b c d

Land South of Pymoor Lane

Land south-east of Main
Street

Land south-west of Main
Street

Area of flood risk

Area of flood risk



East Cambridgeshire
District Council

N



Not to scale

Pymoor Village Vision Questionnaire Results

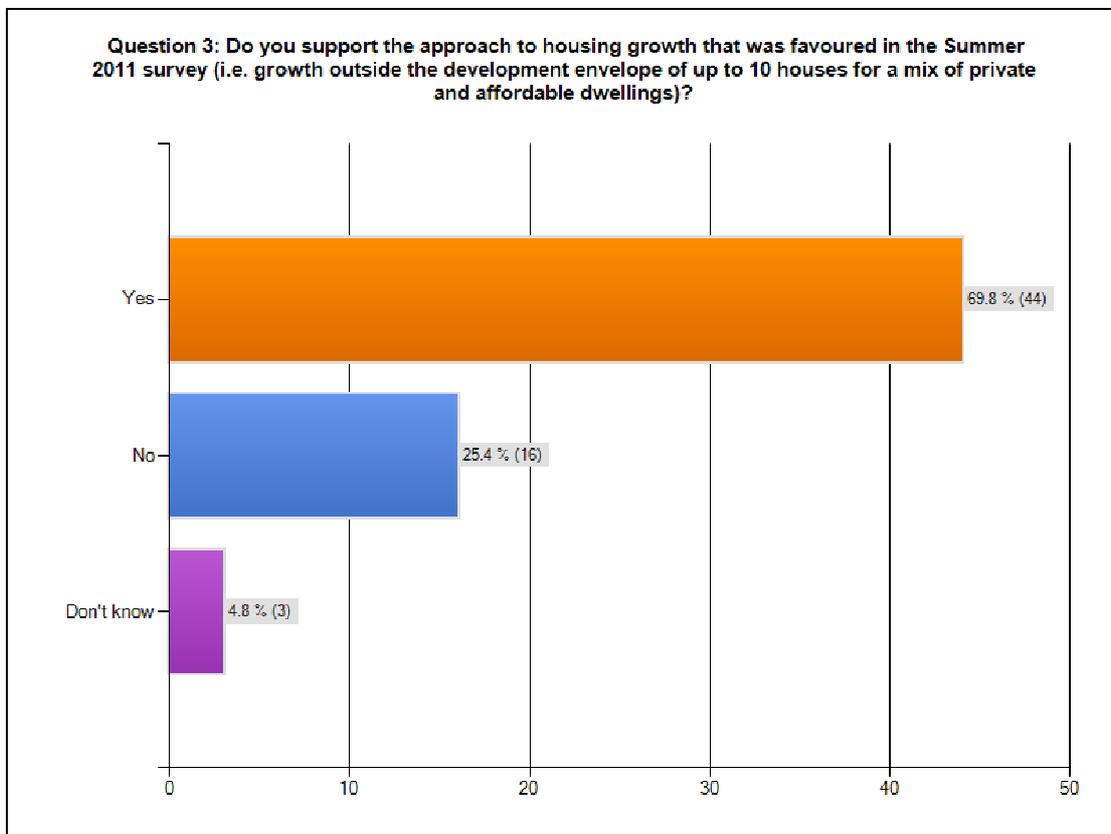
Key facts:

Consultation period: 30th April – 18th May 2012
Total responses: 67
Number of dwellings in the village: 169
Response rate: circa. 38%

Summary of Results

Q3. Do you support the approach to housing growth that was favoured in the Summer 2011 survey (i.e. growth outside the development envelope of up to 10 houses for a mix of private and affordable dwellings)?

If you answered no what would your preferred option be?



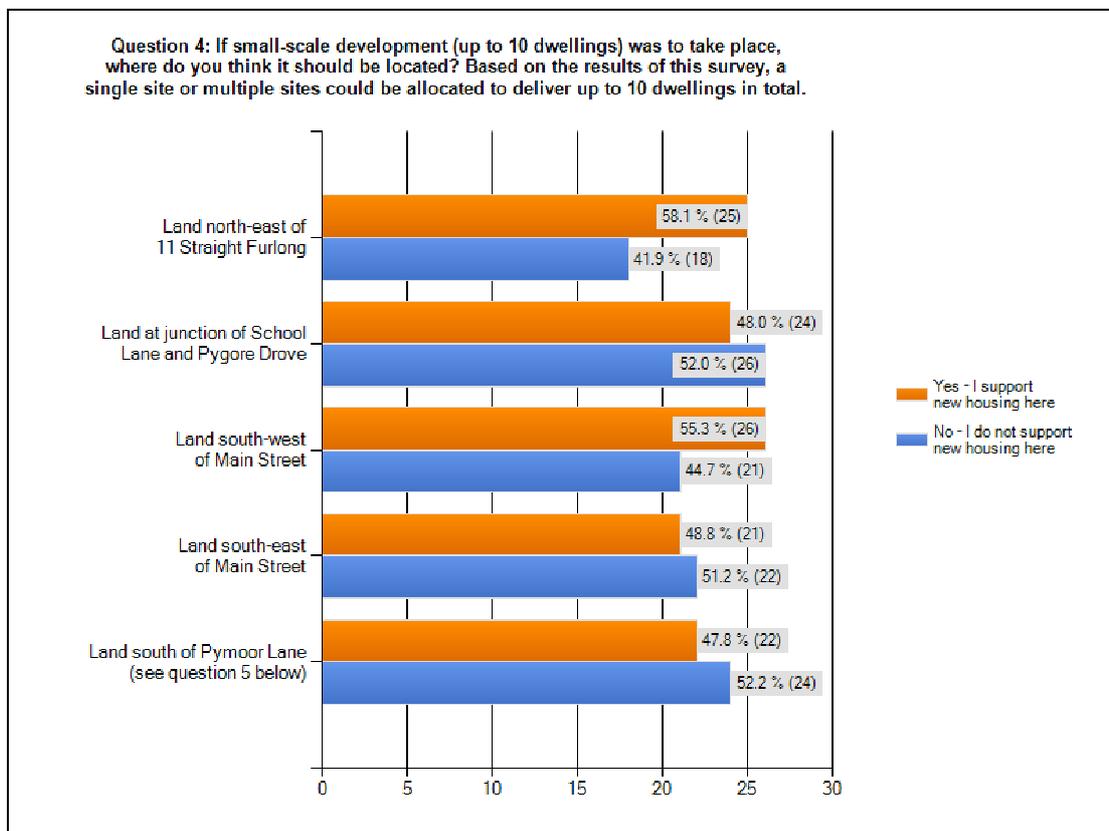
A total of 63 people responded to this question. The majority of respondents 69.8% agreed that there should be new housing growth on the edge of Pymoor of up to 10 dwellings for a mix of private and affordable dwellings.

A total of 14 people indicated that they did not support the suggested level of housing growth and proposed a number of alternative preferred options:

- No further housing development outside of the existing development envelope (11 responses). Of these 6 respondents cited concerns about the lack of infrastructure and facilities in Pymoor.
- Very small scale growth outside the development envelope – 4-6 dwellings rather than 10 (1 response);

- Private housing only growth supported outside the development envelope (1 response); and
- Moderate housing growth supported – greater than 10 dwellings (1 response).

Q4. If small-scale development (up to 10 dwellings) was to take place, where do you think it should be located? Based on the results of this survey, a single site or multiple sites could be allocated to deliver up to 10 dwellings in total.



A total of 62 people responded to this question. The results for the two housing sites which received the greatest level of support was close as follows:

- Land north east of 11 Straight Furlong (58.1%) (25 people for/18 people against); and
- Land south-west of Main Street (55.3%) (26 people for/21 against).

A slight majority of respondents did not support housing development on:

- Land at junction of School Lane and Pygore Drove (52% against);
- Land south-east of Main Street (51.2% against) and;
- Land south of Pymoor Lane (52.2% against).

A total of 33 people made specific comments in relation to the proposed housing sites as follows:

Land north-east of 11 Straight Furlong; Land south-west of Main Street; and Land south-east of Main Street

- Do not support development which is located within the flood zone and on good quality agricultural land (1 response);

- Development in the flood zone is ill advised when other sites are available (1 response);
- Support moderate growth outside of the flood zone (1 response);

Land at School Lane and Pygore Drove

- Support this site as it is not subject to flood risk and there is room to expand in the future (1 response);
- Given that first, third and fourth option are located in a high risk flooding area the most suitable site is the second option as it is centrally located and closest to the bus stop (1 response),
- Concerns raised about existing road infrastructure/junction (3 responses); and
- The fields earmarked for development are subject to flooding. (1 response).

Land south-west of Main Street;

- This site has had a Flood Risk Assessment and would have little impact on the village. It is located on the outskirts of the village, which would mean that there would not be a need to drive through the village. (5 responses);
- Site would have less visual and traffic impact (2 responses).

Land north-east of 11 Straight Furlong

- There is a good and safe access to the east of 11 Straight Furlong and development of this site would 'square off' the village (2 responses);
- Do not consider that there is a need for any further properties along Straight Furlong (1 response);

Land south of Pymoor Lane (sites a – d)

- Build on brownfield sites rather than the greenfield sites b, c and d to the south of Pymoor Lane. Reference made to brownfield site with the benefit of planning permission between the Cricket Club and Straight Furlong (1 response);
- Bought property on basis that sites a and c would remain as greenfields (1 response);

Further comments were also received in relation to the sites to the south of Pymoor Lane in response to question 6 as follows:

- Land south of Pymoor Lane site (a) is not edge of the village (1 response);
- Land south of Pymoor Lane site (c) is not currently in agricultural use (3 responses); and
- Lack of soil depth for building plots closer to the crossroads, which would mean that on-street parking would be required (1 response).

Other comments (which relate to question 3)

- New housing is better spread about rather than located in one place/ 2 dwellings on each site (2 responses);
- Support for further housing growth as Pymoor needs to encourage younger people to stay in the village and new people to move into the village (1 response).

Concerns about further housing growth at Pymoor

- A number of concerns were raised in relation to further housing growth at Pymoor (8 responses). Of these 4 respondents raised concerns about the lack of

infrastructure and facilities at Pymoor and 1 respondent raised concerns about the impact of further housing on views of the cathedral.

Responses from statutory bodies

Cambridgeshire County Council had no objection in principle to the development of the following housing sites:

- Land south west of Main Street;
- Land south east of Main Street;
- Land at the junction of School Lane and Pygore Drove (provided access is provided off School Lane and School Lane is improved by widening and an adoptable turning head is provided) and;
- Land north east of Straight Furlong;

The County Council considered that the land south of Pymoor Lane is unsuitable for any significant level of development (10 dwellings or more on any site) due to inadequate highway visibility to the south at the junction of Pymoor Lane with Main Street.

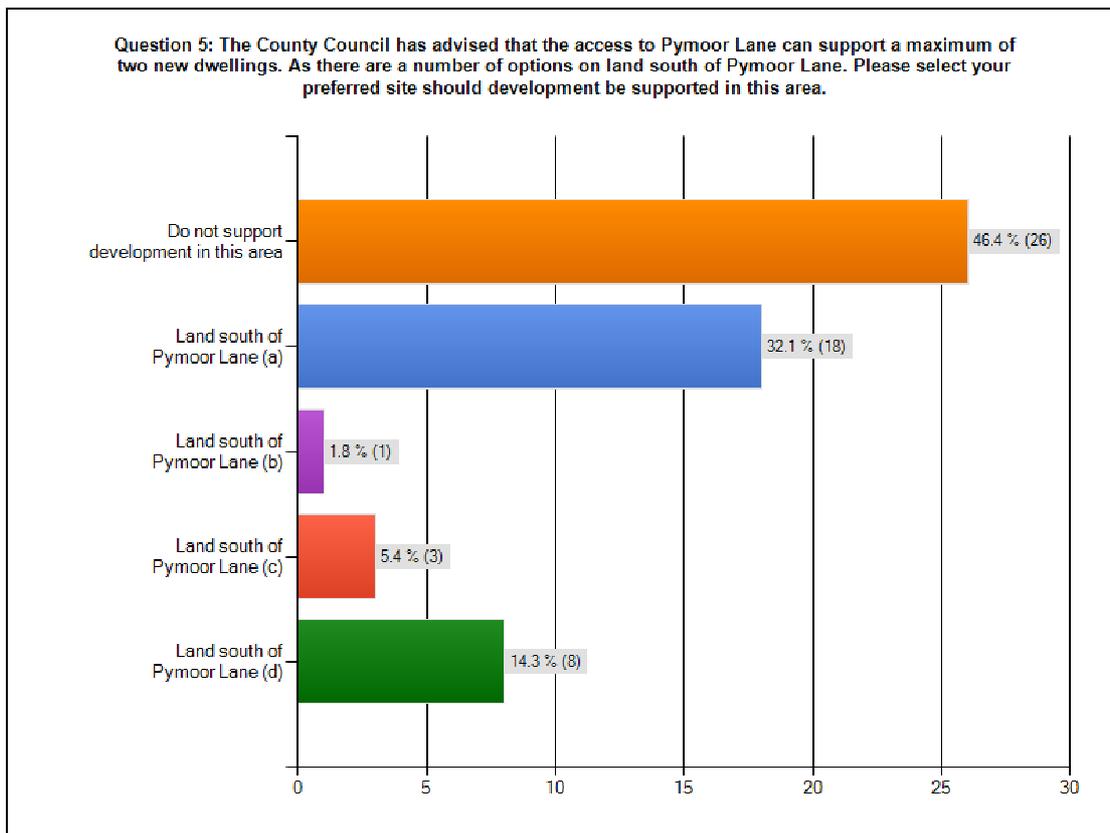
Assuming that housing development were to be brought forward on the land south of Pymoor Lane the County Council expressed a preference for site (a), as it is the closest to the village.

Three sites (Land north-east of 11 Straight Furlong, land south-west of Main Street, and land south-east of Main Street) are located in Flood Zone 3 (high risk of flooding). The Environment Agency stated that they would object to the allocation of these sites unless it can be demonstrated that the development of these sites would be safe. This would need to be proven through a site specific Flood Risk Assessment.

The Environment Agency supported the development of land at the junction of School Lane and Pygore Drove and the sites on land south of Pymoor Lane, which are in located in Flood Zone 1 (little or no risk of flooding).

Natural England had concerns that development at Pymoor could have implications on nearby designated areas (Ouse Washes Site of Special Scientific Interest and Ouse Washes RAMSAR Wetland site). They advised that the District Council needs to undertake a Habitats Regulation Assessment as required by the Conservation of Habitats and Species Regulations 2010 (either separately or part of another report) to determine whether the proposed housing sites are likely to have a significant impact either alone or in combination on a European site. Note this is scheduled to take place as part of the Local Plan preparation in September 2012.

Q5. The County Council has advised that the access to Pymoor Lane can support a maximum of two new dwellings. As there are a number of options on land south of Pymoor Lane (see map at back), please select your preferred site should development be supported in this area.



A total of 59 people responded to this question. The majority of respondents (46.4%) did not support housing development in this area.

Out of the potential sites there was greatest support for development of the land to the south of Pymoor Lane site (a). However it was supported by only 32.1% of respondents.

Q6. Do you know of any other sites on the edge of the village that should be considered for housing development? If yes, please provide details below:

A total of 19 people responded to this question. A number of alternative development sites were suggested as follows:

- Outskirts of Ely and Land off Cannon Street, Little Downham (1 response);
- On both sides of Pymoor to provide a wider choice of sites (1 response);
- Land between Cricket Pitch and Straight Furlong (1 response);
- Land behind the Cricket Club (1 response);
- Land north of the Cricket Club and Social Club grounds and east of Straight Furlong (1 response);
- The site behind the children’s playground and the Cricket Ground (1 response);
- Land between 9-11 Straight Furlong (2 responses);
- Equestrian development further along Pymoor Lane (1 response) and;
- Land north of 26 Straight Furlong (1 response).

A number of other suggestions for alternative development sites were made in response to questions 3 and 4 as follows:

- Build on brownfield sites rather than the sites b, c and d to the south of Pymoor Lane. Reference made to brownfield site with the benefit of planning permission between the Cricket Club and Straight Furlong (1 comment);

- To build closer to Ely to protect the village status of Pymoor which lacks shopping facilities and further development will create further traffic within the village (2 responses);
- Reasoning why land further down Pymoor Lane has not been included in the consultation (1 response).

A number of comments were also received expressing concerns about further housing development at Pymoor as follows:

- Land outside of development envelope is not suitable for new housing (1 response);
- The roads around the village cannot support more development (1 response) and;
- Village is becoming at risk of being overdeveloped without infrastructure (buses, shops and jobs) to support development (1 response); and
- Retain existing agricultural land (1 response).