

Appendix 2

East Cambridgeshire District Council Local Development Framework

Site Allocations Options Paper

Summary of Responses

November 2010

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1. Introduction

Purpose of the paper

- 1.1 The Site Allocations Options Paper was published for consultation with the public in July/August 2010. The Options Paper looks at potential sites to deliver growth and infrastructure in the district, excluding Ely Parish, up to 2025 – including sites for housing, employment, retail and gypsy development, and schools, health care and other infrastructure provision. People's views were sought on a range of options. This document summarises the results of this consultation process.
- 1.2 The Options Paper was the first stage in the production of the Site Allocations Development Plan Document – which will identify sites to deliver growth in the district over the next 15 years (an Options Paper for Ely was published at the same time). The Document was intended to be part of the Council's statutory plan for the district – known as the Local Development Framework. The district is experiencing pressures for growth, and the District Council is keen to respond to this and manage growth sensitively by planning for the future.
- 1.3 The consultation responses will feed into the production of the LDF – along with the results of community consultation on the Soham Masterplan and emerging Littleport Masterplan. However, the District Council has now decided to include site allocations and strategic matters in one document, in order to save resources and costs, and therefore separate allocation documents will no longer be prepared. The timetable for the next stage of LDF production has yet to be finalised (pending the Government's draft Localism Bill in November 2010) but it is anticipated that a draft LDF document containing a growth strategy for the district plus preferred sites is likely to be published sometime in 2011 for further consultation with the public.

Overview of the Consultation process

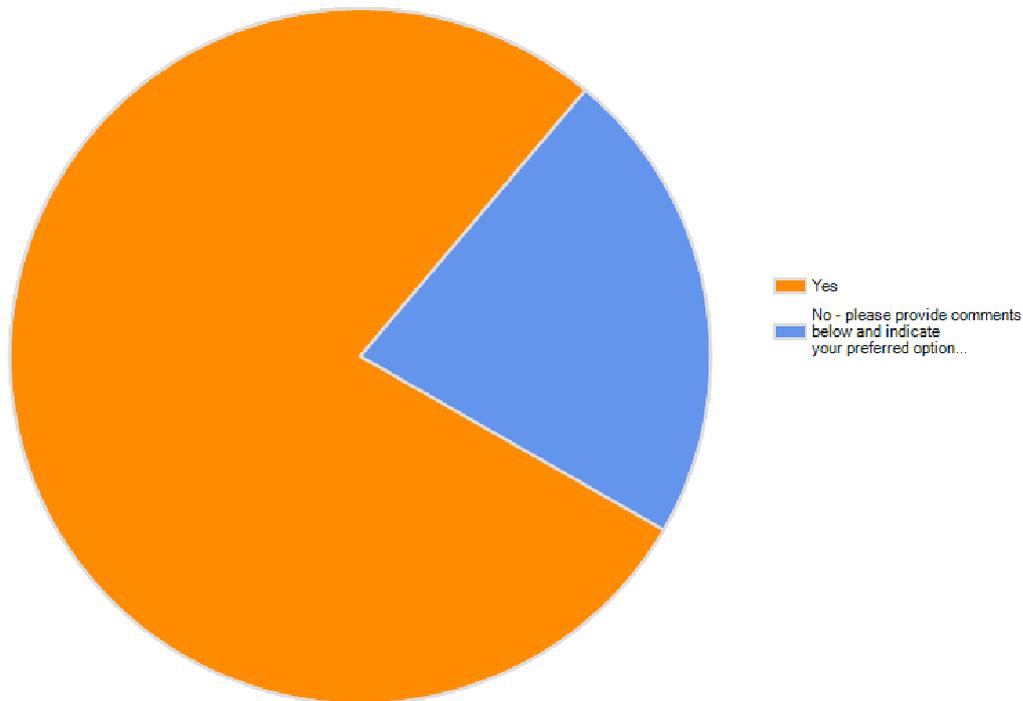
- 1.4 Consultees included statutory agencies and service providers, Parish Councils, neighbouring local authorities and groups representing local business, community and environmental interests. In addition, all District Councillors were invited to respond on an individual basis. A number of specific individuals were consulted who had previously registered an interest with the Council, and other persons/organisations were reached as a result of general publicity. An on-line questionnaire was provided for people's responses.
- 1.5 Almost 1200 responses were received on the Options Paper – although it should be noted that most of these relate to potential site options for gypsy and traveller and travelling showperson sites. A total of 690 responses were also received on the Initial Sustainability Appraisal report which accompanied the Options Paper. A summary of the responses to the Options Paper and the Initial SA is set out in the sections below, along with officer comments where appropriate.

Monitoring the response

- 1.6 Monitoring Forms (seeking confidential information on respondents age, sex, ethnicity etc) were returned by 894 respondents. All age ranges were represented, from the under 16s to the over 85s. The majority of respondents were male (54%), employees (51%), and white British (94%).

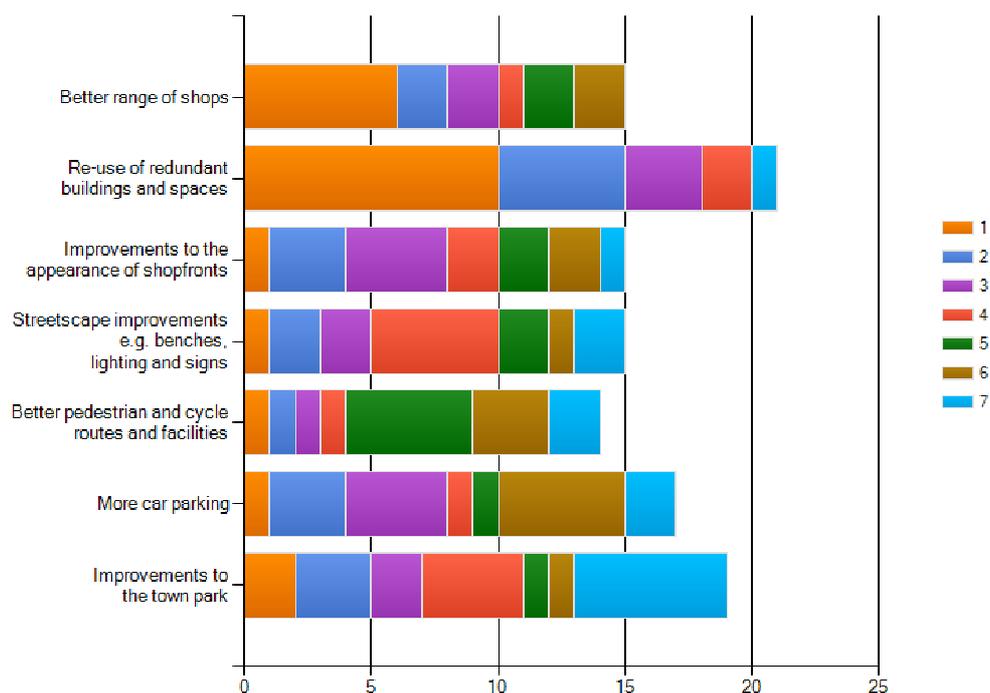
2. Soham – summary of responses

Question 3.1 – Do you agree that expansion of the Budgens store is the best option for additional food floorspace in Soham?



A total of 27 people responded to this question. The vast majority of respondents (78%) supported the expansion of the Budgens store – with the remainder expressing a range of other preferences including other edge of centre sites, an out-of-town store, a local centre to the north (as proposed in the Soham Masterplan Vision), and a farm shop for Soham.

Question 3.2 – What other improvements would you like to see in Soham Town Centre (1 = most important and 7 = least important)?



A total of 24 respondents answered this question. The most popular choices related to improving the retail offer of the town centre, namely 'better range of shops' and 'reuse of redundant buildings and spaces'. The least important improvement selected by respondents was 'improvements to the town park'.

Question 3.3 – Do you agree that the following preferred options should be allocated for housing development in Soham?

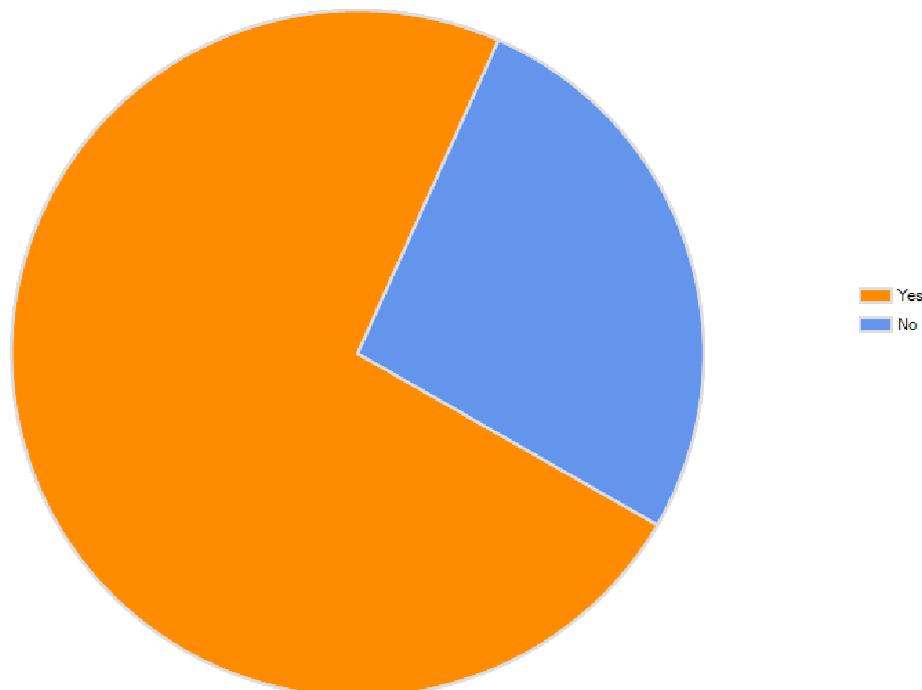
1. Land rear of Fordham Road
2. Land rear of Croft House
3. 16-26 Mill Corner
4. Land adjacent to Weatheralls School

The results from this question have not been analysed as it appears that there was a technical issue which prevented respondents from selecting yes/no for more than 1 site. However, a planning application has recently been submitted for housing development on site 1, and site 4 is currently earmarked by the County Council for temporary use as a playing field whilst the Weatheralls School is being expanded.

Question 3.4 – Are there any other large sites which lie within the Soham development envelope, which you think could be suitable for housing?

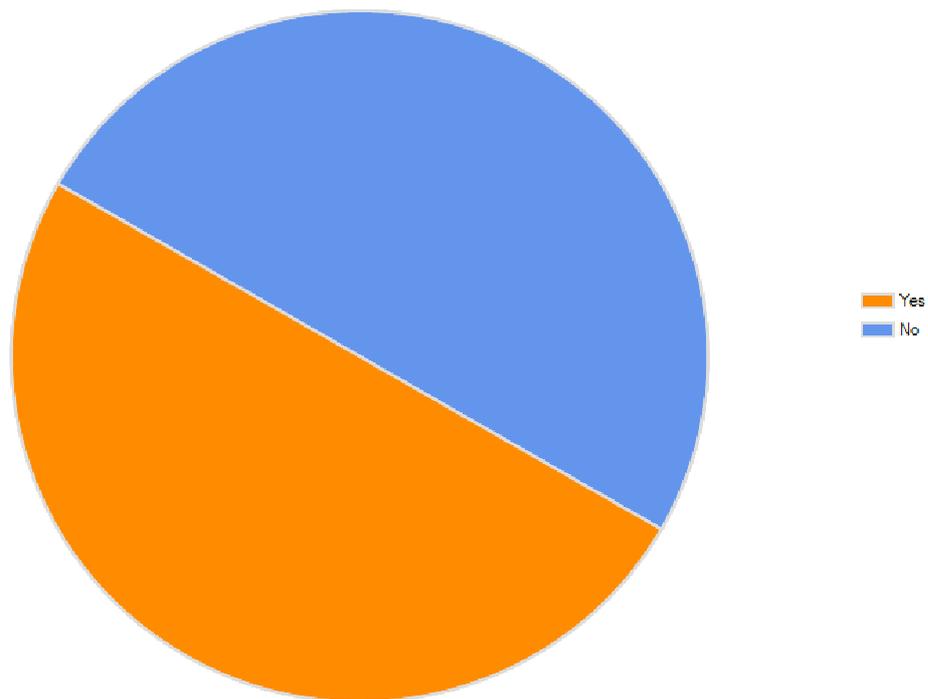
One site was suggested in response to this question – land off Thorne Drive, Soham. The suitability of this location for housing will be examined in the next stage of the LDF process.

Question 3.5 – Do you agree with the Council's assessment of opportunities and constraints on the Fordham Road site?



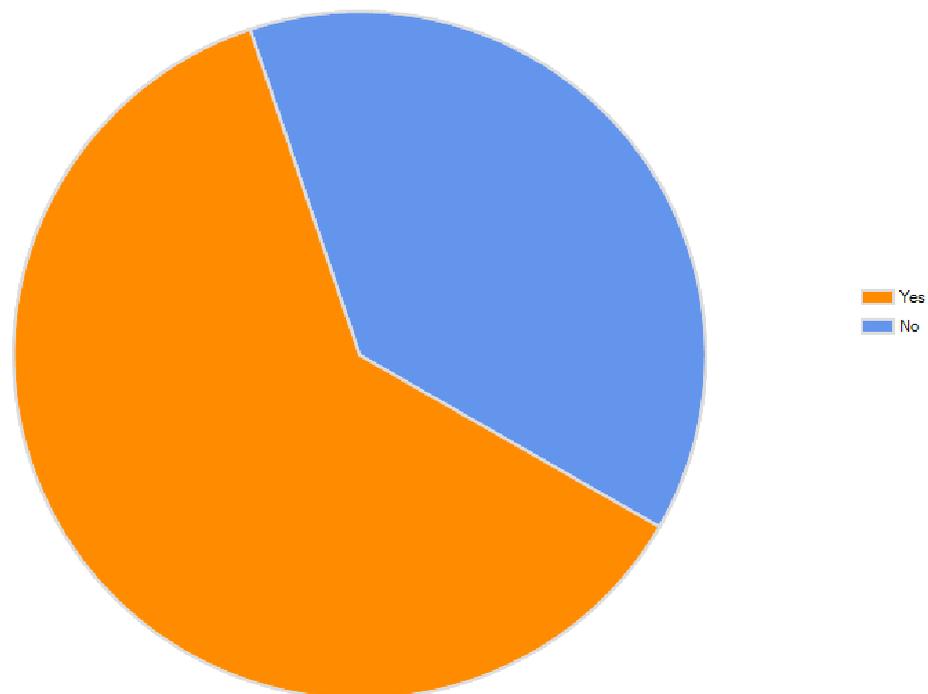
A total of 15 people responded to this question. Of the 15 respondents, 73% agreed with the Council's assessment. One issue was raised – the need for further consideration of the potential impact on the nearby County Wildlife Site.

Question 3.6 – Do you agree with the Council's assessment of opportunities and constraints on the land to the rear of Croft House?



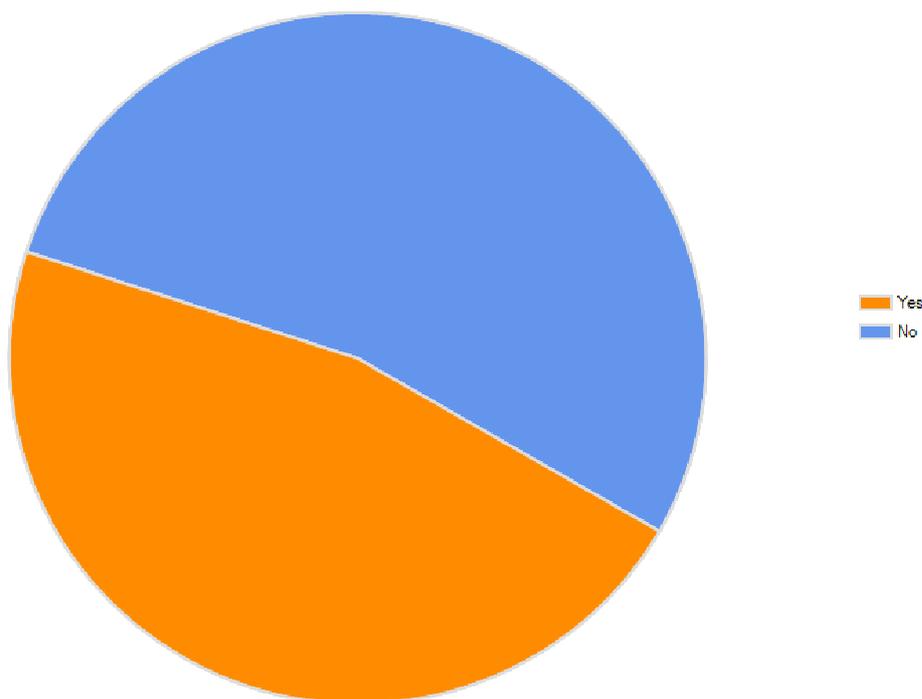
A total of 14 respondents answered this question. Of the 14 respondents, 50% agreed with the Council's assessment. One objection highlighted the potential for the area to be used as a museum or farm education point.

Question 3.7 – Do you agree with the Council's assessment of opportunities and constraints on the Mill Corner site?



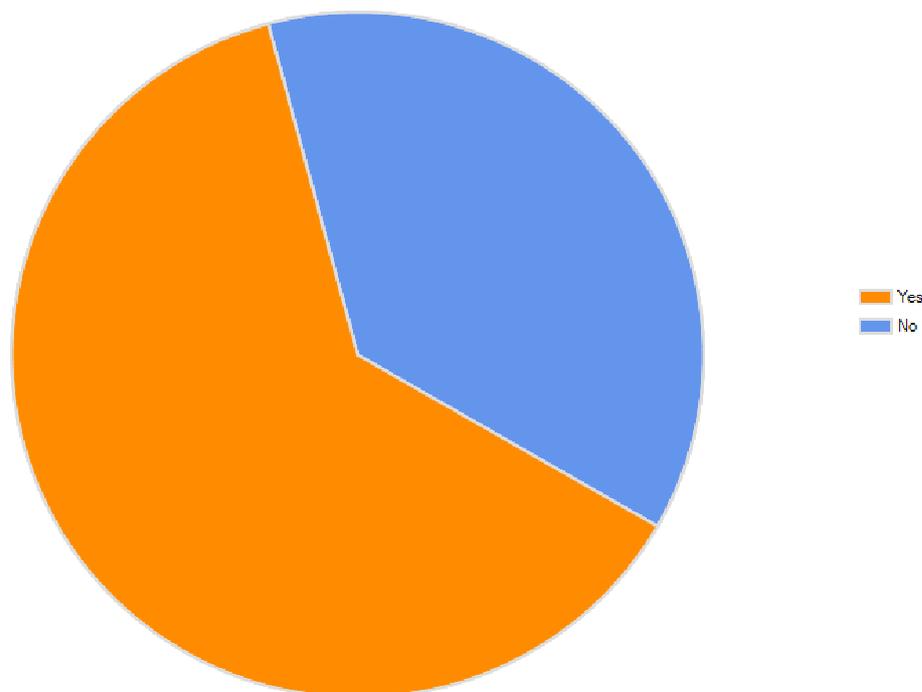
A total of 13 people responded to this question. Of the 13 respondents, 62% agreed with the Council's assessment. No further issues were raised.

Question 3.8 – Do you agree with the Council's assessment of opportunities and constraints on land adjacent to Weatheralls School?



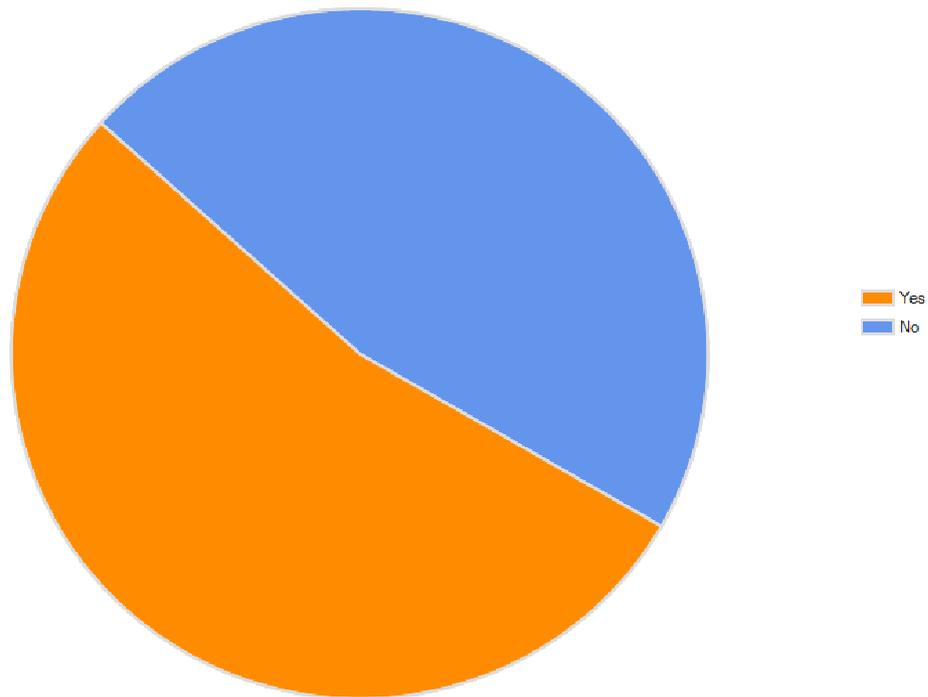
A total of 15 respondents answered this question. Of the 15 respondents, 47% agreed with the Council's assessment. Concerns were raised over the impact of development on access and highways. The need to safeguard access to the future Eastern Gateway expansion was also questioned.

Question 3.9 – Do you agree with the proposed distribution of housing between Station Road and Brook Street? (100 to 130 dwellings off Station Road, and 270 to 300 dwellings off Brook Street)



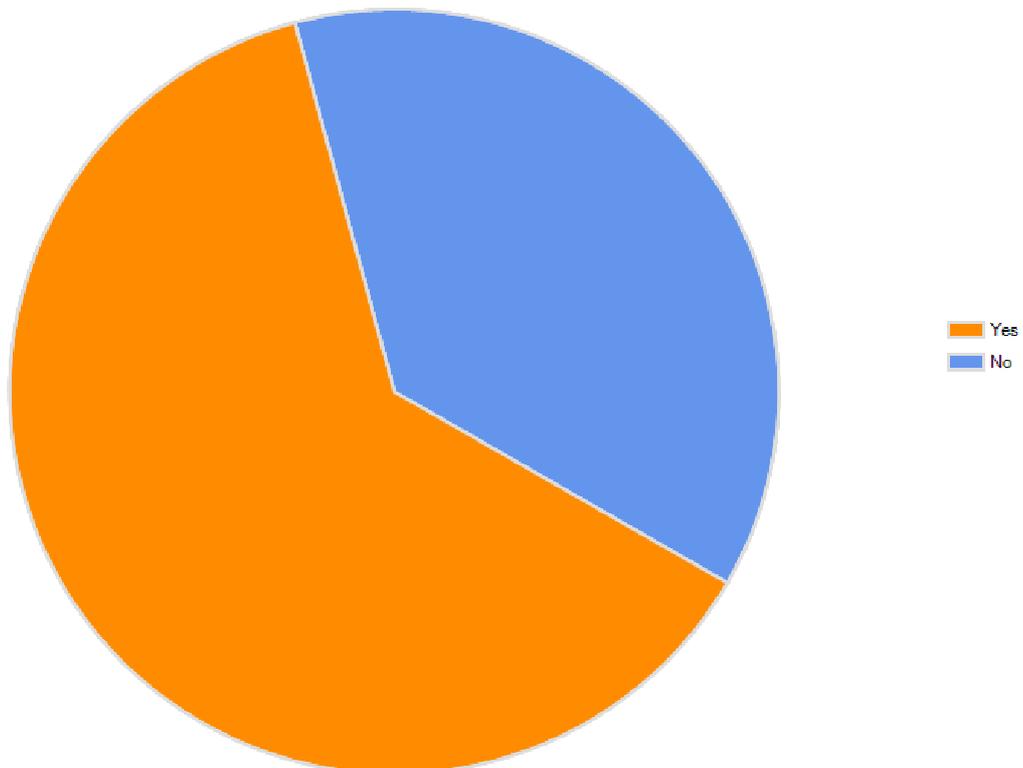
A total of 16 people responded to this question. Of these respondents, there was a good level of support for the proposed distribution (63%). No further issues were raised.

Question 3.10 – Do you agree with the Council’s assessment of opportunities and constraints on the land off Station Road?



A total of 15 respondents answered this question. Of the 15 respondents, 53% agreed with the Council’s assessment. No further issues were raised.

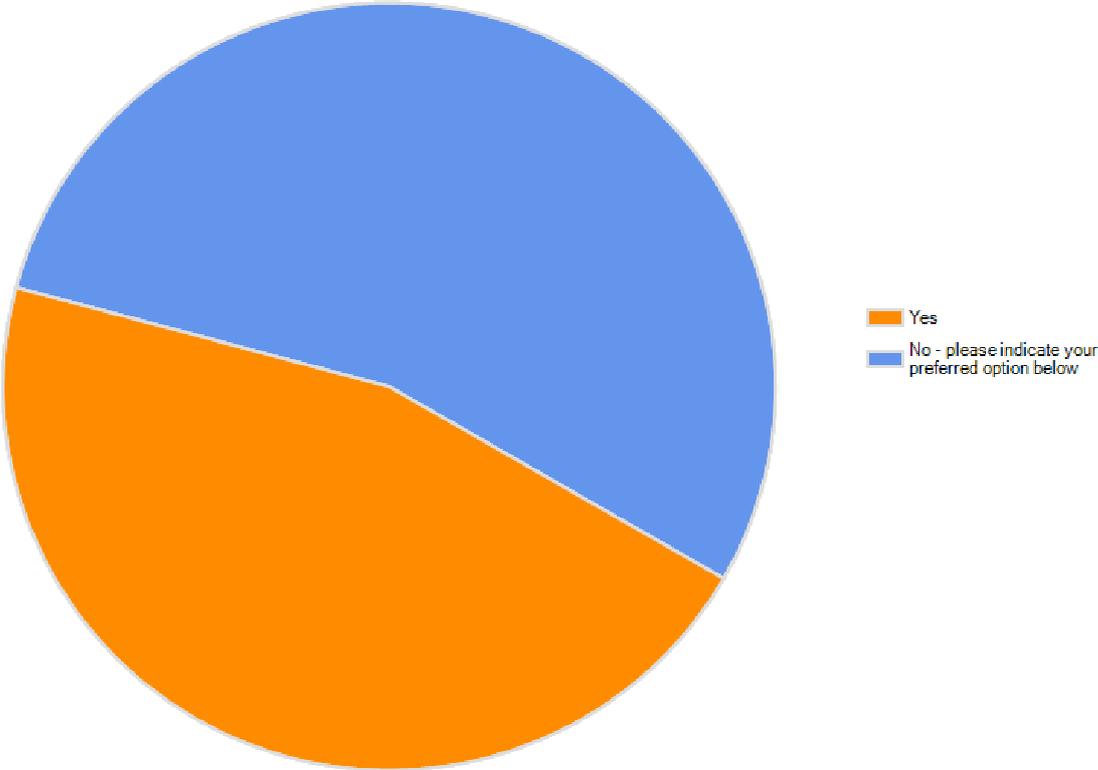
Question 3.11 – Do you agree with the Council’s assessment of opportunities and constraints on the land off Brook Street?



A total of 16 people responded to this question. Of these respondents, 63% agreed with the Council’s assessment. A number of detailed considerations were highlighted in the comments,

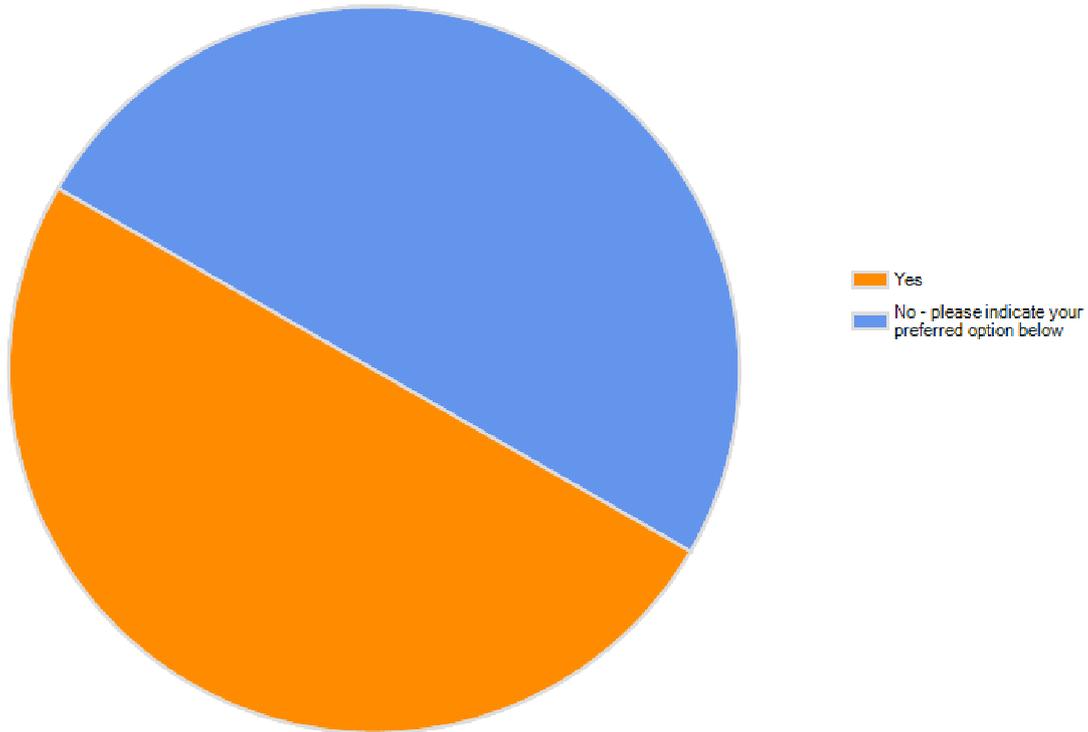
relating to: provision of green infrastructure, enhancement of biodiversity, consideration of flood risk, and impact on the adjoining County Wildlife Site.

Question 3.12 – Do you agree that the additional housing growth (c.480 dwellings) should be allocated in Soham only?



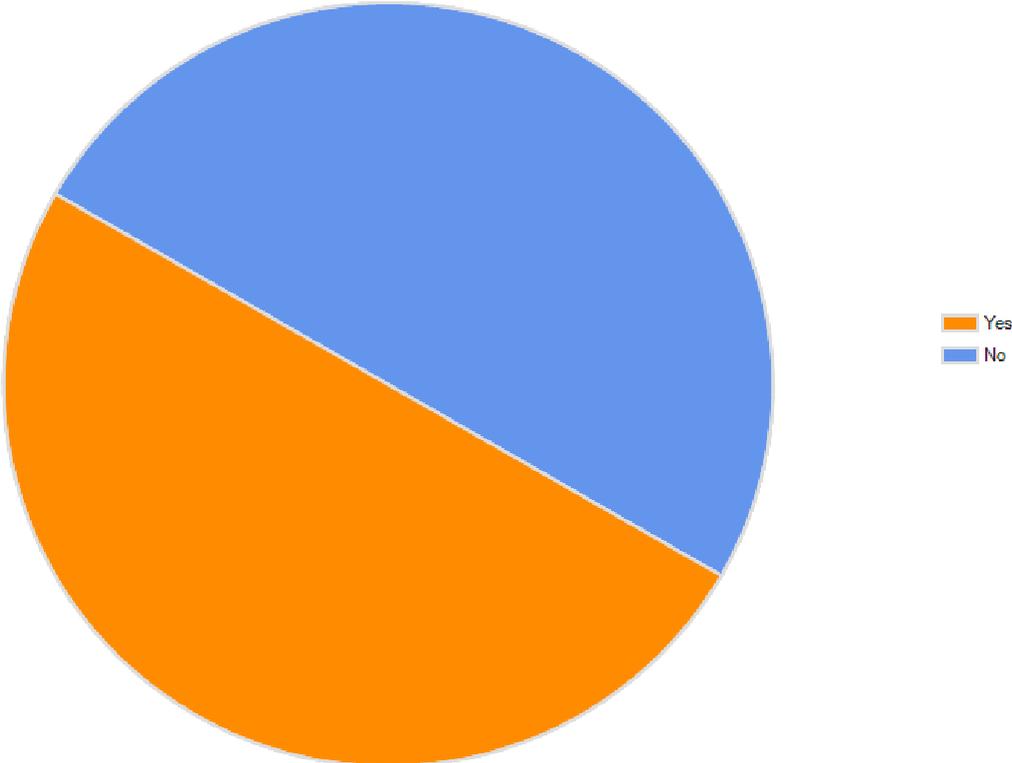
A total of 18 respondents answered this question. Respondents were split on whether the additional growth should be allocated to Soham only, with a slight majority (55%) stating that it should not. A number of concerns were raised over capacity of infrastructure to cope with additional growth.

Question 3.13 – Do you agree with the Council’s assessment that Options 3 (Eastern Gateway) and 6 (northwest of Regal Lane) offer the best opportunity to accommodate additional residential development (total of c.480 dwellings) on the edge of Soham?



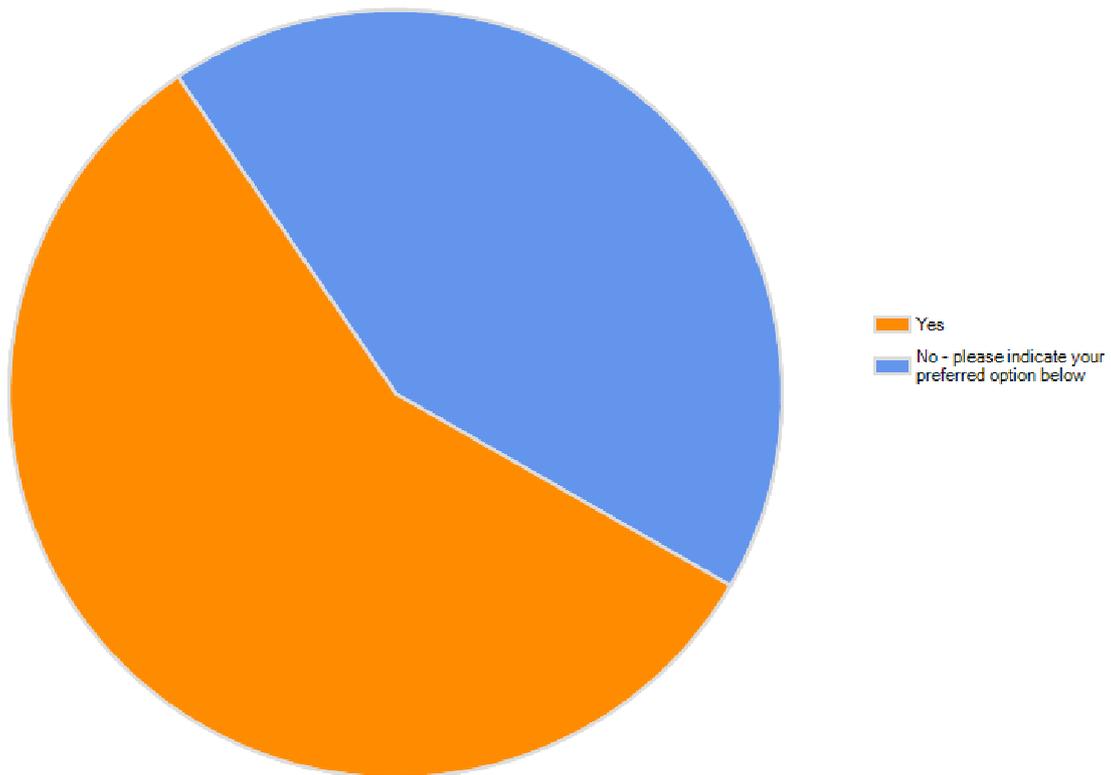
A total of 22 people responded to this question. Respondents were split (50/50) on whether or not the Eastern Gateway and Regal Lane were the best options for additional housing growth. Several respondents indicated support for some growth at the Eastern Gateway although deliverability was questioned. Some alternative sites in Soham and Ely were suggested. A number of concerns were raised over detailed issues including biodiversity and access. The need to prevent further elongation of Soham was also questioned.

Question 3.14 – Do you agree with the Council’s assessment of opportunities and constraints on potential employment land to the east of the A142 bypass in Soham?



A total of 18 respondents answered this question. Respondents were split on whether the Council’s assessment of the site is correct. A number of concerns were raised about detailed issues including biodiversity, flood risk, highway improvements and deliverability. There were also concerns that the development would encourage further growth outside the main built-up part of Soham to the east of the bypass.

Question 3.15 – Do you agree that land off Kingfisher Drive (Option 1) is the best option for the provision of a new primary school in Soham?



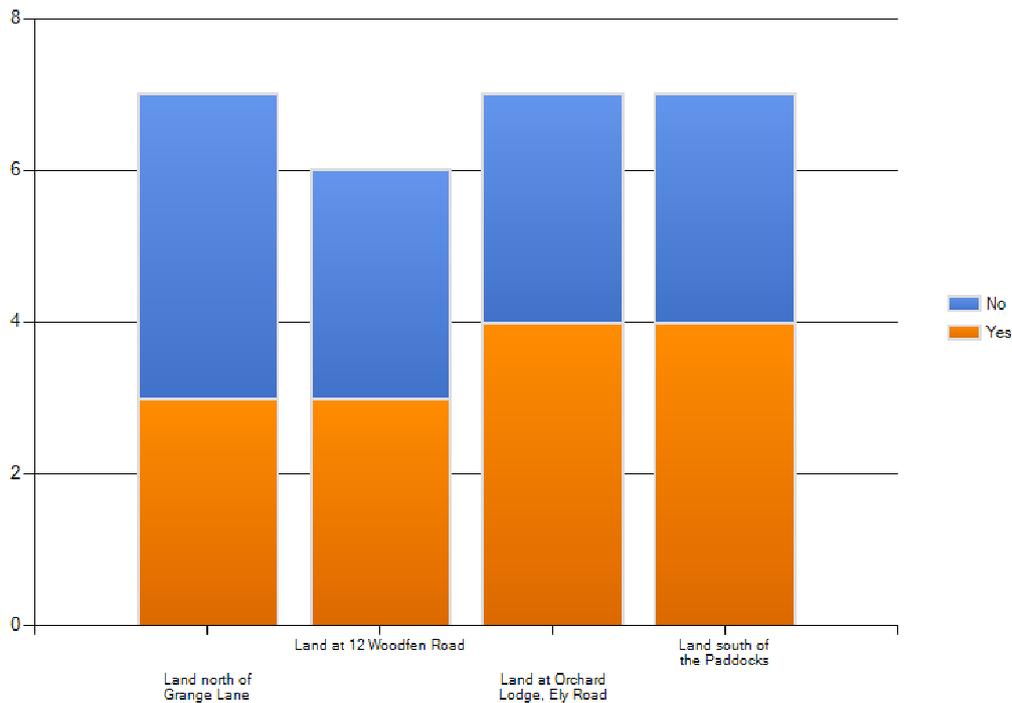
A total of 14 people responded to this question. Respondents were split over whether Option 1 should be the preferred site, with a slight majority stating that it was (57%). There were some concerns over the suitability of the site in relation to traffic, parking and biodiversity. Alternative sites were also proposed, including the end of Townsend and land off Brook Street.

3. Littleport – summary of responses

Question 4.1 – What improvements would you like to see in Littleport town centre?

A total of 5 people responded to this question. The improvements suggested related to parking, shops (quality and quantity), number of facilities, and surface water drainage issues.

Question 4.2 – Do you agree that the 4 preferred site options in Table 4.1 should be allocated for housing development in Littleport?

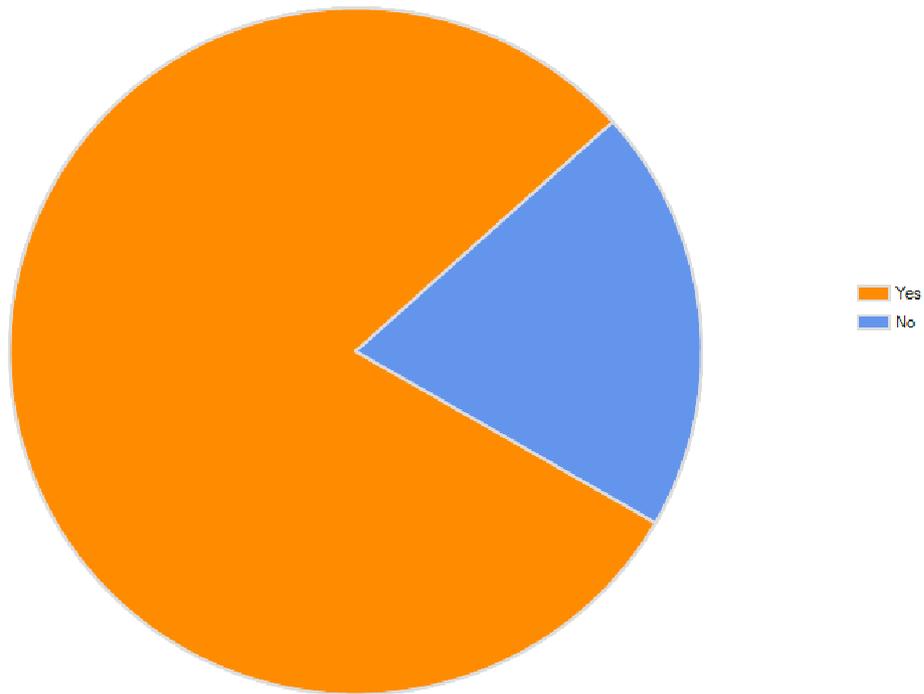


A total of 7 respondents answered this question, and 6 specific comments were made. Respondents were generally split on whether the sites should be developed for housing. Of the comments in support, respondents highlighted the need to consider detailed issues including provision of greenspace and green infrastructure and need for infrastructure upgrades. Objections questioned the need for additional housing in Littleport and the location of sites towards the A10 rather than the railway station.

Question 4.3 – Are there any other large sites which lie within the Littleport development envelope which you think would be suitable for housing development?

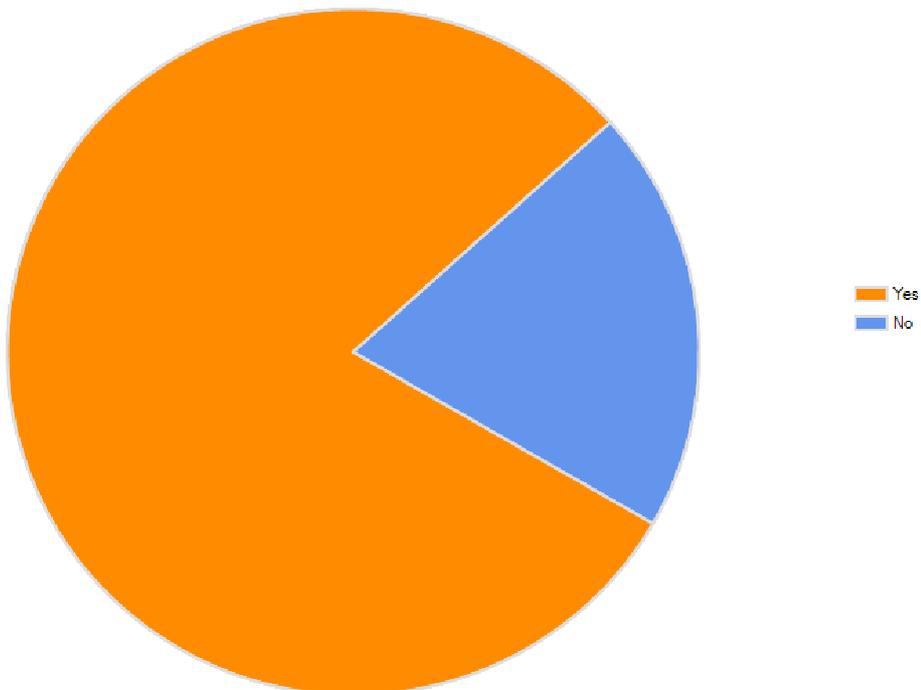
No sites were suggested within the Littleport development envelope. One site outside Littleport was suggested, on agricultural land in the Hempfields/Padnal area. The suitability of this site will be considered in the next stage of the Plan production.

Question 4.4 – Do you agree with the Council's assessment of opportunities and constraints on the Grange Lane site?



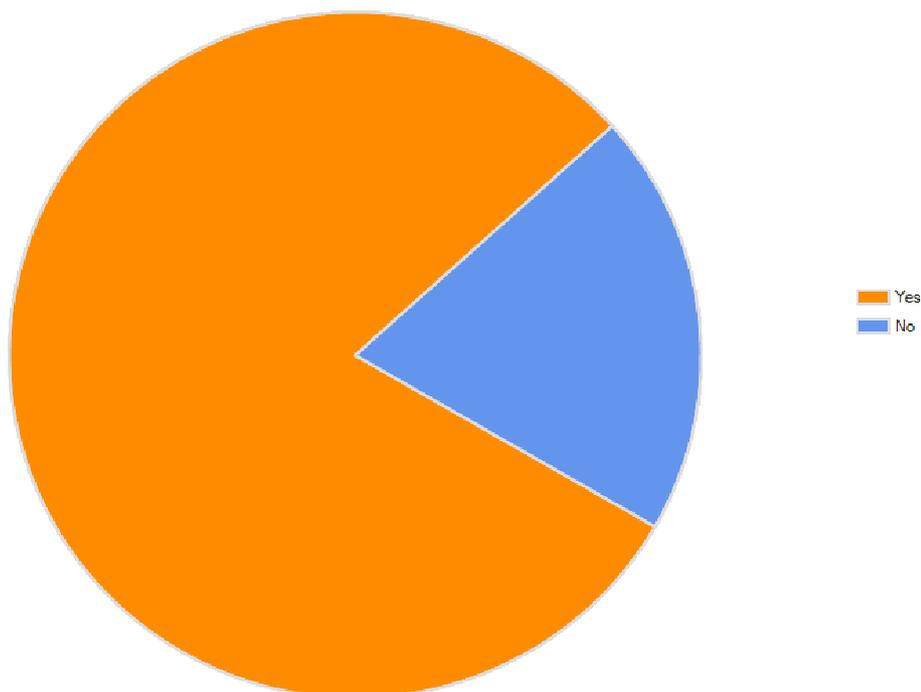
A total of 5 responses were received to this question. The majority (80%) agreed with the Council's assessment. No additional comments were received.

Question 4.5 – Do you agree with the Council's assessment of opportunities and constraints on the Woodfen Road site?



A total of 5 people responded to this question. The majority of respondents (80%) agreed with the Council's assessment. No additional comments were received.

Question 4.6 – Do you agree with the Council's assessment of opportunities and constraints on the Orchard Lodge site?



A total of 5 responses were received to this question. The majority of respondents (80%) agreed with the Council's assessment. No additional comments were received.

Question 4.7 – Which site is your preferred option for employment development in Littleport?

A total of 7 responses were received for this question. Of these respondents, the highest support (3 people; 43%) was expressed for option 1, 'Land to the north of Wisbech Road'. Second was option 3 'land west of Woodfen Road' (2 people, 29% of respondents) and equal third was option 2 'land west of 150 Wisbech Road' and option 4 'land to the west of Woodfen Road' (Saxon Business Park) (1 person each, 14%). General questions were raised over sustainability, landscape, biodiversity, highway safety and accessibility (particularly issues with the existing A10 junction).

Comments were received on individual sites as follows:

- Land to the north of Wisbech Road – concerns regarding flooding, distance from the town centre, deliverability and site area. Support for the site due to its location adjacent to established employment uses and planning history.
- Land west of Woodfen Road – concerns relating to deliverability and visual impact.

Question 4.8 – Do you agree with the Council’s assessment that options 1, 2 and 11 are the best potential locations for the provision of a new primary school in Littleport? Which is your preferred option?

Option 1 – Land west of Highfields

Option 2 – Land south of Grange Lane

Option 11 – Land south of the Paddocks

There were 4 responses to this question. Of these respondents, 3 people (75%) selected ‘Land south of the Paddocks’ and 1 person (25%) selected ‘Land to the west of Highfields’ as the preferred option. Comments related to the provision of open space, landscape, biodiversity impact and funding options. Concerns were raised about the deliverability and suitability of Land south of the Paddocks due to highways issues. It was suggested that a co-located primary and secondary school could be an option on Land to the west of Highfields and Land south of Grange Lane.

Question 4.9 – Do you agree with the Council’s assessment that options 1 and 2 are the best potential locations for the provision of a new secondary school or co-located secondary / primary school in Littleport? Which is your preferred option?

Option 1 – Land west of Highfields

Option 2 – Land south of Grange Lane

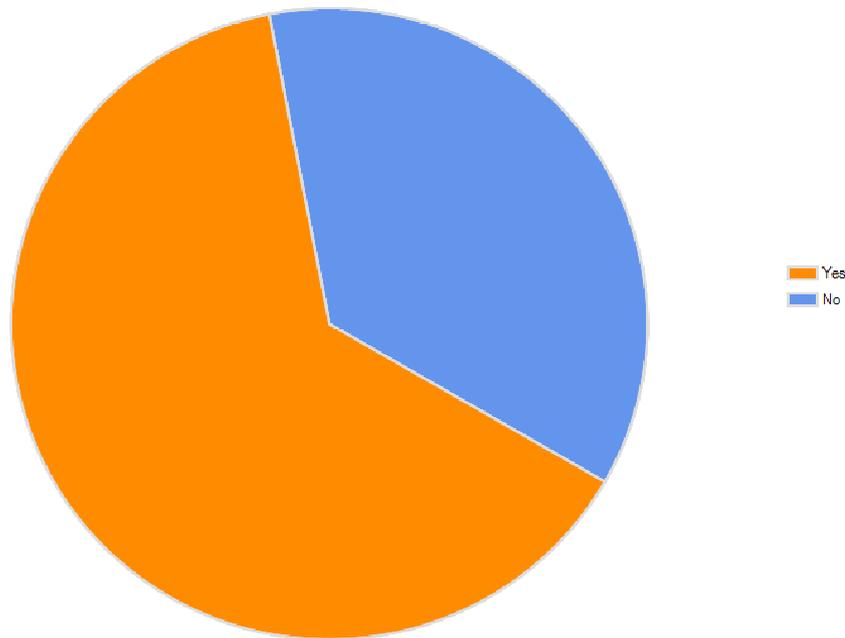
A total of 4 people responded to this question. Of these respondents, 3 people (75%) selected ‘Land to the west of Highfields’ and 1 person (25%) selected ‘Land south of Grange Lane’ as the preferred option. General comments related to landscape and biodiversity impact and funding options.

Other comments

- Need for green infrastructure

4. Bottisham – summary of responses

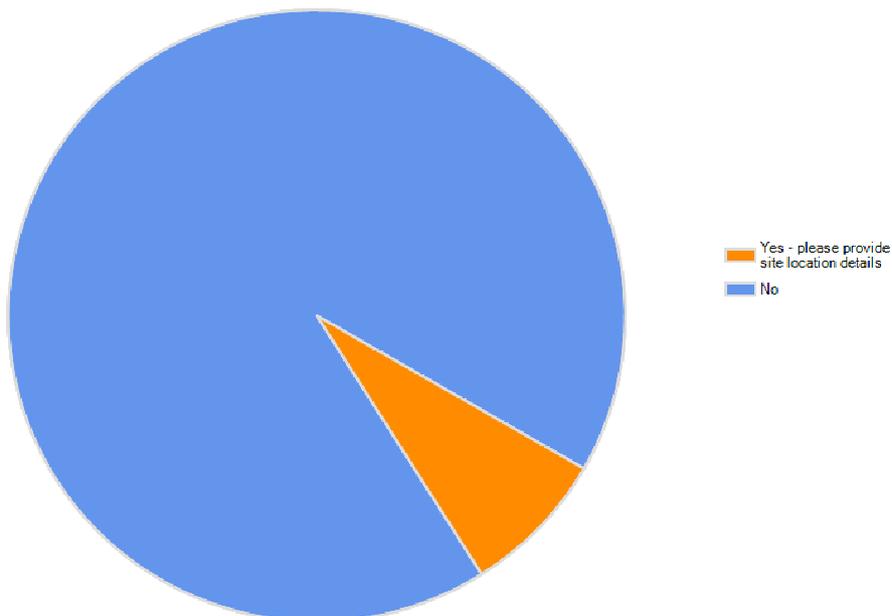
Question 5.1 – Do you agree with the Council’s assessment of opportunities and constraints on the land to the east of Bell Road?



A total of 11 respondents answered this question, providing 12 additional comments. Of the 11 people who responded, the majority (64%) agreed with the Council’s assessment of opportunities and constraints on the site. Of the supporting comments, respondents agreed that the site was suitable for development subject to the appropriate level of affordable housing provision and inclusion of an east-west cycle link. The County Council supported the requirement to provide a sensitively designed scheme and highlighted the need for development to both conserve and enhance the biodiversity of an area.

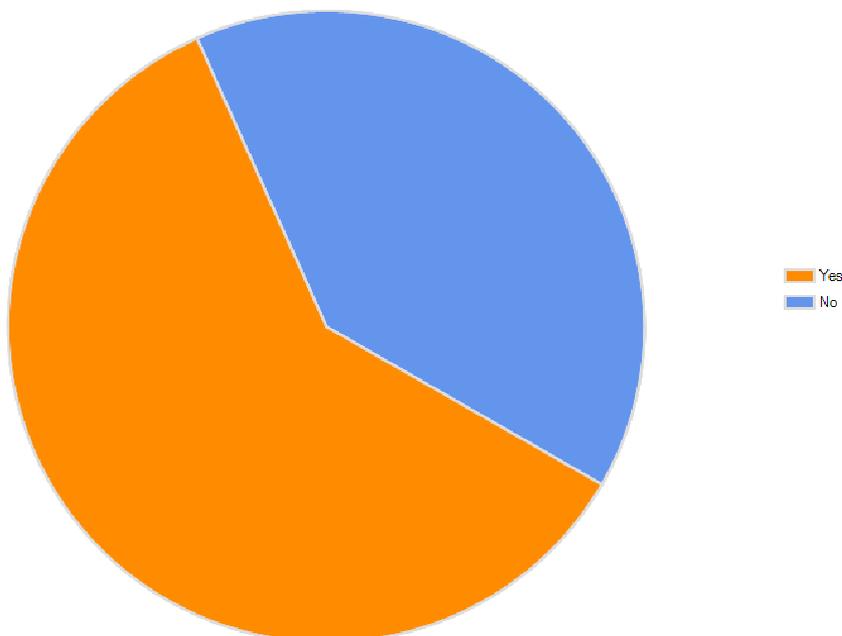
Concerns were raised in relation to a number of issues including the level of need for further housing, the suitability of access, impact upon the character of the area, the loss of green belt land, the capacity of local infrastructure to cope with further growth and the level of open space to be provided within the scheme.

Question 5.2 – Are there any other large sites (capable of accommodating 10+ dwellings) which lie within the Bottisham development envelope, which you think could be suitable for housing development?



A total of 13 people responded to this question with 1 respondent identifying an alternative development site, on land at Tunbridge Lane, Bottisham. This site will be considered as part of the Core Strategy review. Further comments questioned the need for further development in Bottisham alongside its overall sustainability.

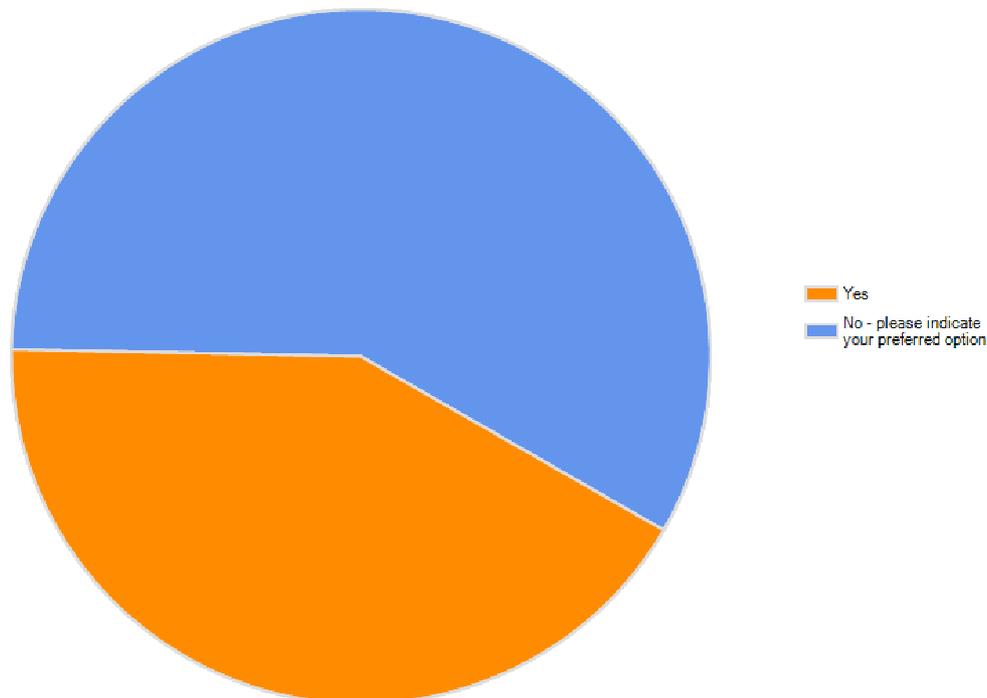
Question 5.3 – Do you agree with the Council's assessment of opportunities and constraints on land adjacent to the Tunbridge Court Business Park?



A total of 10 responses were received to this question. Of these respondents, 6 (60%) agreed with the Council's assessment. Concerns were raised on a number of issues including the capacity of local infrastructure to meet further growth, impact on the environment, landscape and residential amenity, loss of green belt land and the level of need for further employment land in this location. A further respondent requested that a sensitive edge should be provided along the northern boundary of the site to minimise visual impact on the approach from Swaffham Bulbeck.

5. Burwell – summary of responses

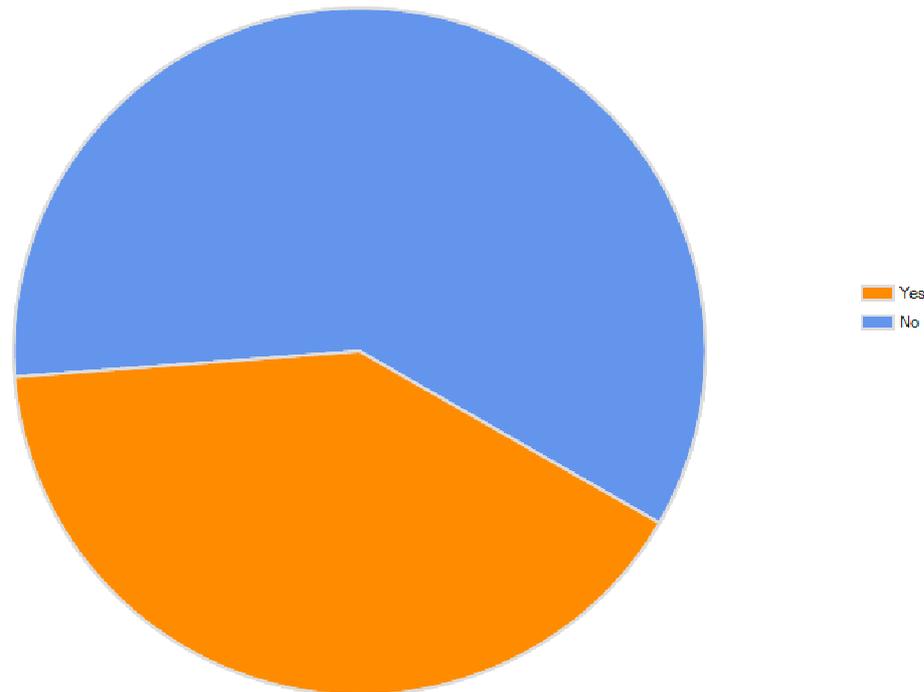
Question 6.1 – Do you agree that Option 1 (land north of Newmarket Road – south) is the best option to provide 100 dwellings?



A total of 44 responses were received to this question. Respondents were split, but a slight majority indicated that they did not agree that site 1 is the best option. Concerns were raised about the need for adequate infrastructure, traffic impact, the impact of pedestrian through adjacent estate, the need for housing, and the loss of biodiversity/greenfield land. The former DS Smith site was proposed by 3 people (7%) as an alternative location. Other comments questioned the level of affordable housing and the need to prevent further elongation of Burwell.

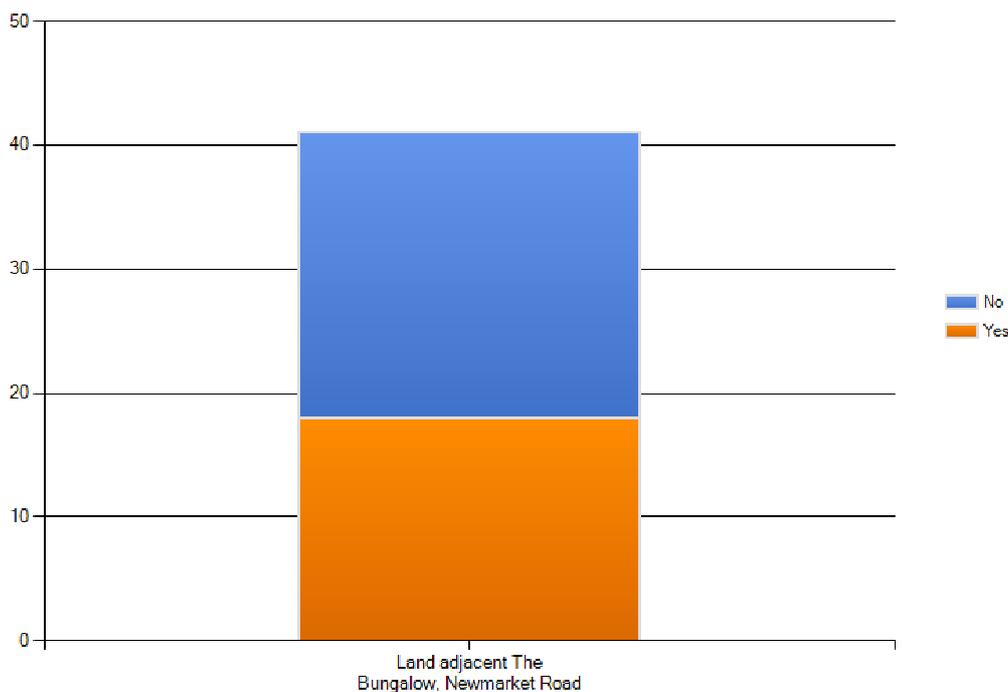
Officer comment – The Core Strategy identifies land off Newmarket Road for housing development. During consultation on the Core Strategy in 2006-8 this area was identified by respondents as the preferred option.

Question 6.2 – Do you agree with the Council's assessment of opportunities and constraints on land north of Newmarket Road?



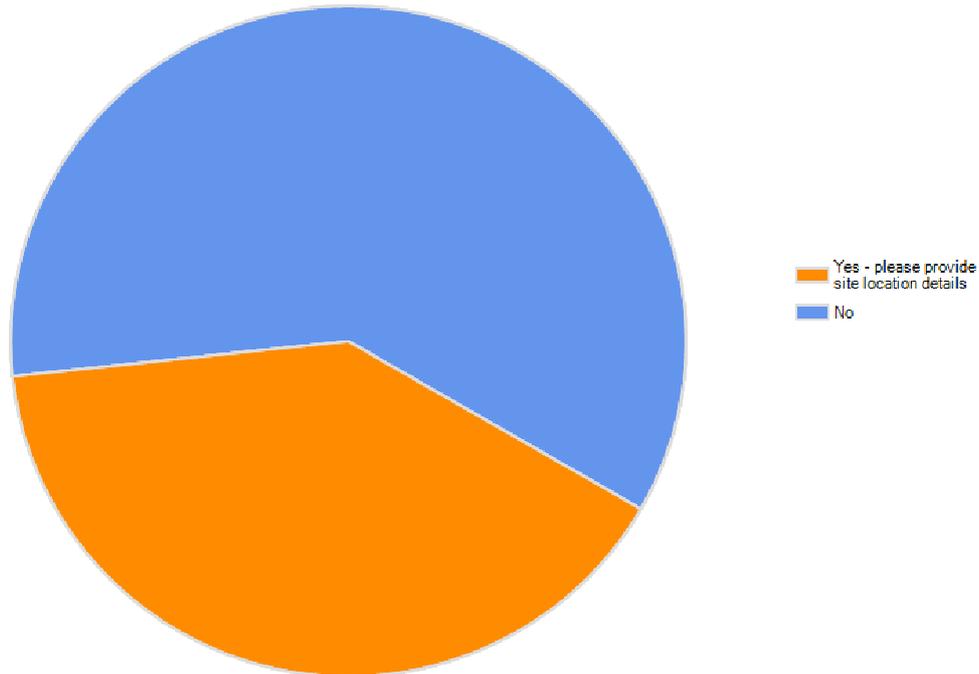
A total of 42 responses were received to this question. A slight majority (59%) stated that they did not agree with the Council's assessment of the site. Again, the majority of objections related to: increased traffic/highway safety, lack of infrastructure to support growth, and the level of need for housing in the area. A number of concerns were raised about the proposed pedestrian/cycle link and its impact on the existing Felsham Chase development.

Question 6.3 – Do you agree that land adjacent to The Bungalow on Newmarket Road should be allocated for housing?



A total of 41 people responded to this question. A slight majority of respondents (56%) indicated they thought the site should not be allocated. Concerns were raised on site availability, impact on character, and prevention of future expansion of the health centre.

Question 6.4 – Are there any other large sites which lie within the Burwell development envelope which you think could be suitable for housing development?

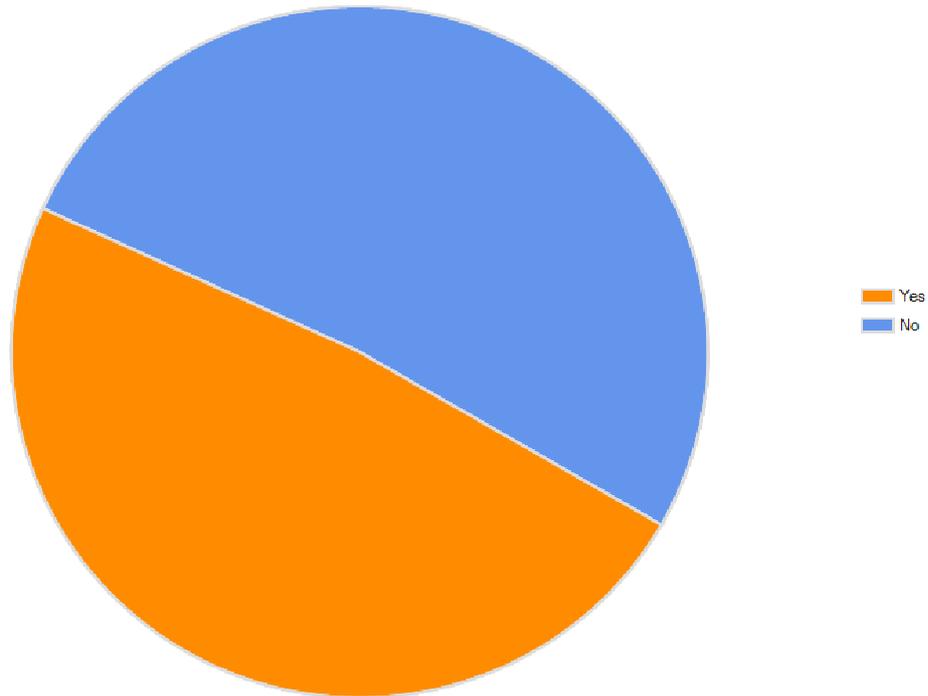


A total of 12 respondents put forward alternative sites – 9 different sites in total, as listed below. Some of these sites are located within Burwell, whilst others lie outside the development envelope. Each of these sites which will be considered in the next stage of Plan production.

Alternative sites proposed within Burwell:

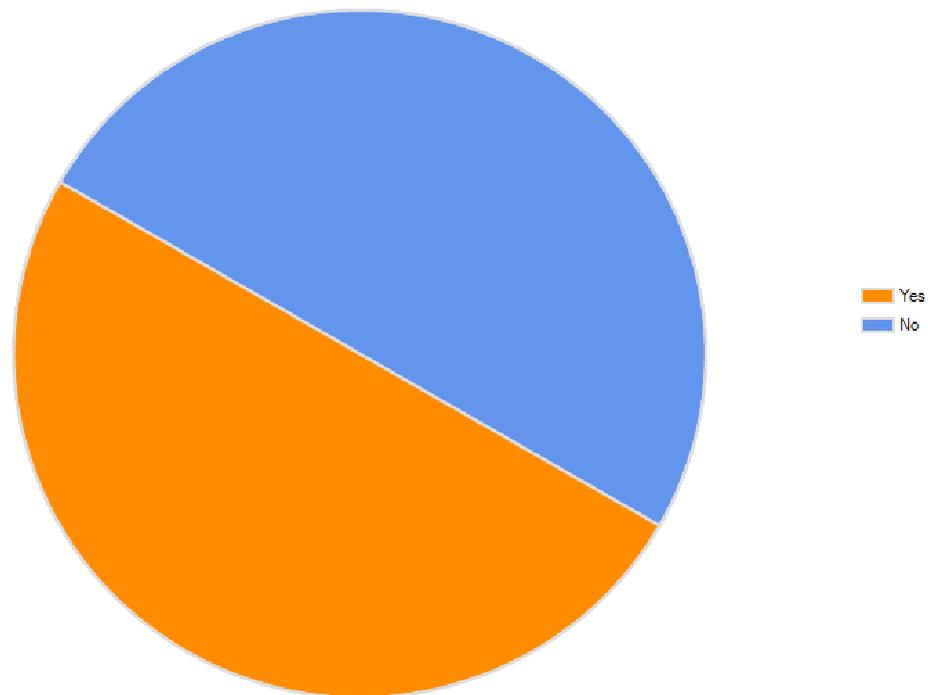
- Margaret Field, Heath Road
- Reach Road industrial estate
- Former DS Smith site
- Land off Dyson's Drove
- Vacant dwelling, High Street
- Land at junction of B1102/Heath Road
- Land at junction of Ness Road/Newmarket Road
- Land between Appletrees and Fordham Road
- Land off North Street

Question 6.5 – Do you agree with the Council's assessment of opportunities and constraints on land adjacent to the Bungalow?



A total of 33 responses were received to this question. Opinion was divided, with 49% agreeing with the Council's assessment. Issues raised included the level of affordable housing and classification of the adjacent site. Other respondents considered that more weight should be afforded to traffic issues and deliverability of the site.

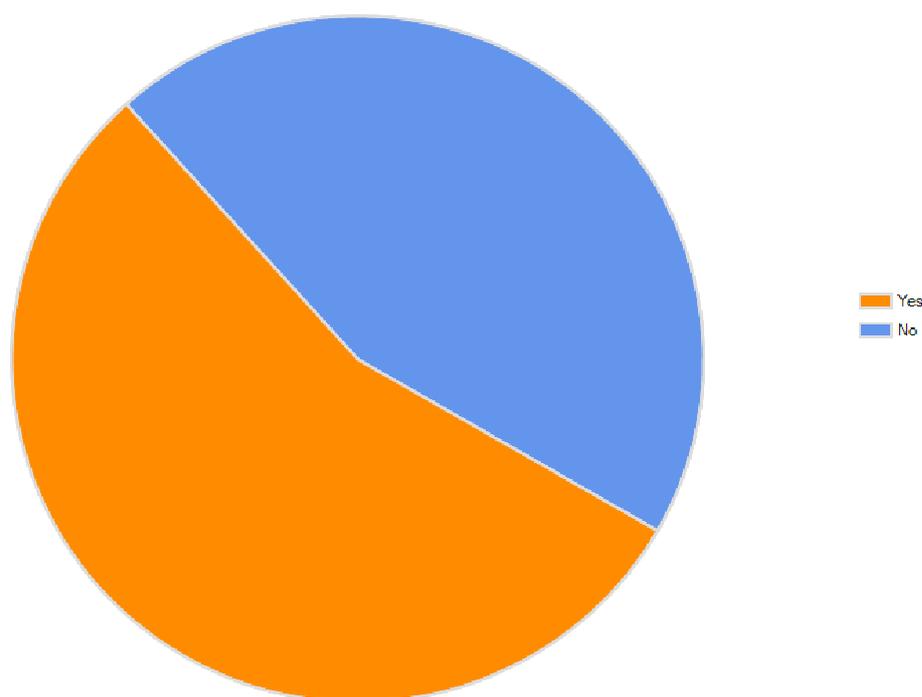
Question 6.6 – Do you agree with the Council's assessment of opportunities and constraints on the Reach Road employment site?



A total of 36 people responded to this question. Respondents were equally split 50/50 on the accuracy of the Council's assessment. A number of concerns were raised over the demand for employment land in this location – e.g. it was suggested that priority be given to existing vacant employment sites across the district. Some respondents favoured developing the former DS Smith site for employment. Suggestions for alternative uses for the site included housing, car parking and gypsy/traveller use. Potential problems regarding localised flooding and conflicts between car and pedestrian traffic were also raised.

Officer comment - This area is identified in the Core Strategy as a broad location for employment uses, following support expressed during community consultation in 2006-2008.

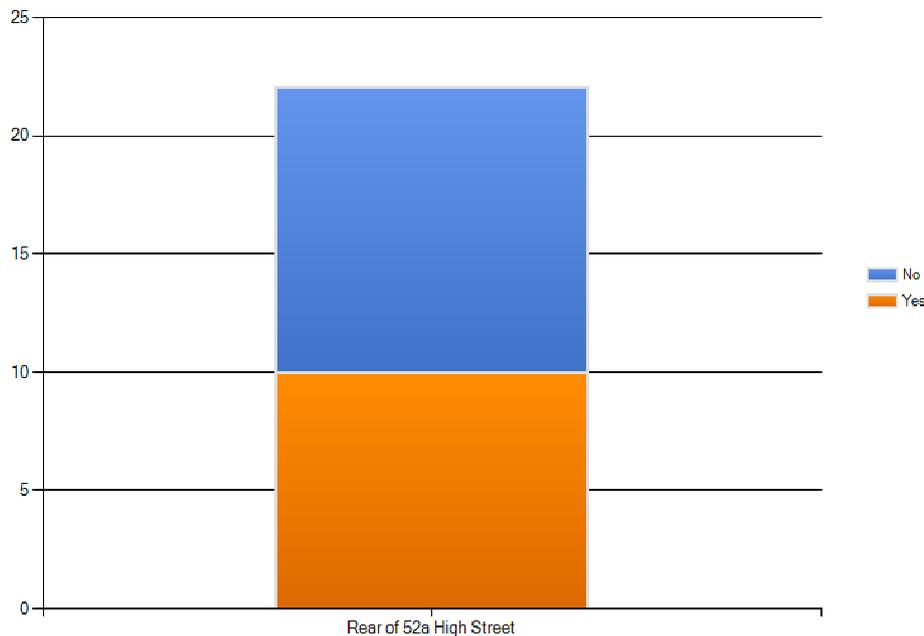
Question 6.7 – Do you agree that the former DS Smith site should be reallocated for employment use?



A total of 40 people responded to this question. Respondents were broadly split, although a slight majority (55%) stated they agreed with the Council's proposal to reallocate the site for employment. In total, 40% of respondents considered that housing would be a more appropriate use. Other alternative uses suggested included retail, car parking, live/work units and space for SMEs, and mixed use employment/housing. The demand for employment and potential impact on the adjacent residential area was questioned by several respondents.

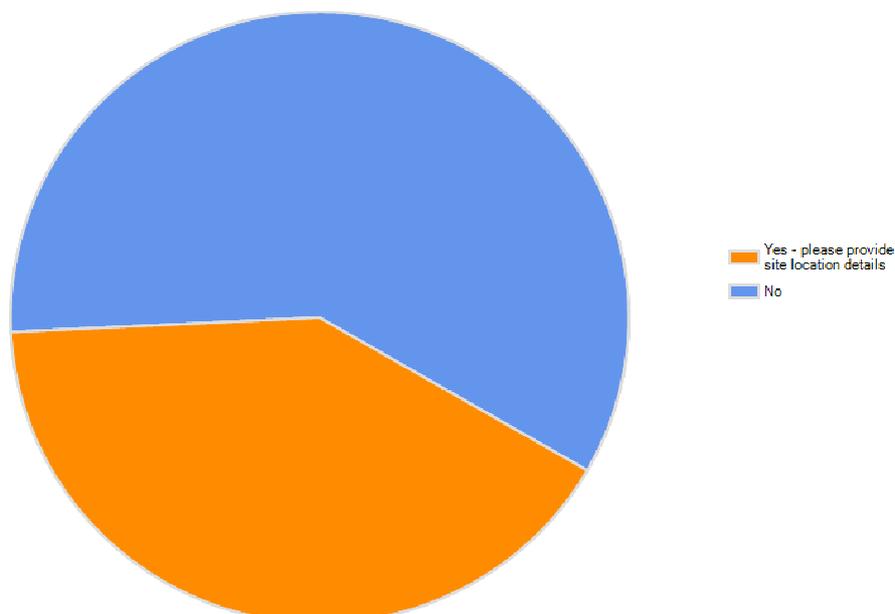
6. Haddenham – summary of responses

Question 7.1 – Do you agree that land rear of 52a High Street should be allocated for housing development?



A total of 22 people responded to this question, providing 21 specific comments. Respondents were split, with a slight majority (54%) indicating that the site should not be allocated for housing development. Objections were received in relation to a number of issues including increased car parking on the High Street (20%), suitability of access (17%), impact upon the character of the High Street (17%), capacity of site to accommodate 12-14 dwellings (17%), impact upon the Conservation Area and nearby Listed Buildings (13%) flooding and drainage issues (10%) and the availability of primary school places (3%). Other comments welcomed the requirement for open space and green infrastructure provision from the site, but highlighted the need for further ecological and environmental assessment (3%).

Question 7.2 – Are there any other large sites (capable of accommodating 10+ dwellings) which lie within the Haddenham development envelope, which you think could be suitable for housing development?

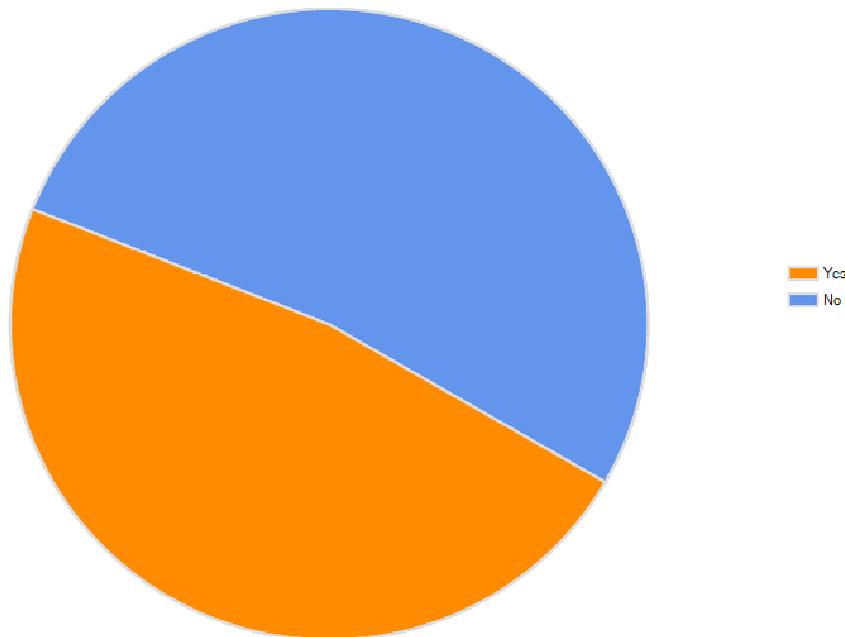


Nine respondents identified alternative sites within the Haddenham development envelope, as listed below. These sites will be considered as part of the Core Strategy review.

Alternative sites suggested within Haddenham:

- Land off Station Road
- Land rear of 4 Hill Row
- Land south of Church Lane
- Land north of New Road, adjacent the water tower
- Land at College Farm, Station Road
- Land at northern end of Station Road
- Land to the rear of Hill Row
- Land adjacent to 16 Chewells Lane
- Land at Station Road

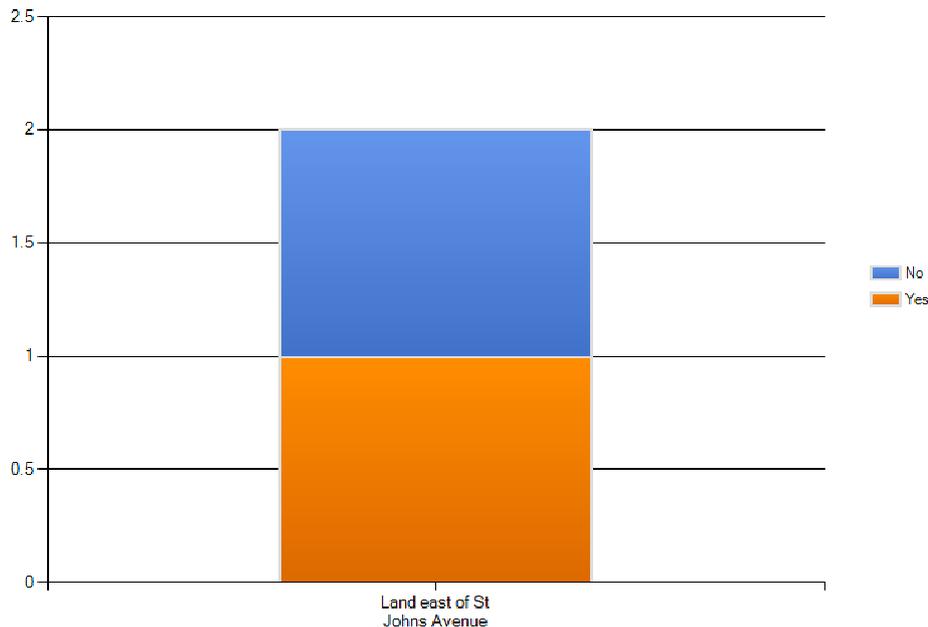
Question 7.3 – Do you agree with the Council’s assessment of opportunities and constraints on land to the rear of 52a High Street, Haddenham?



A total of 21 respondents answered this question, providing 11 specific comments. Respondents were split, with a slight majority (52%) indicating that they disagreed the Council’s assessment of opportunities and constraints on the site. Objections were received in respect of a number of issues including concerns over an increase of parking on the High Street (43%), the suitability of access (29%), open space provision (14%), availability of primary school places (14%), and the sewage and drainage capacity of the site (14%).

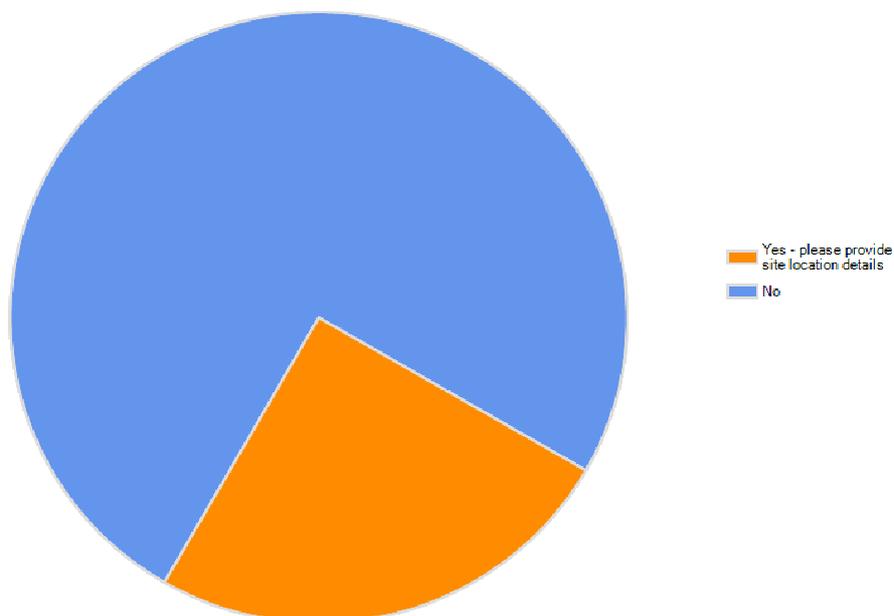
7. Newmarket Fringe – summary of responses

Question 8.1 – Do you agree that land to the east of St. Johns Avenue should be allocated for housing?



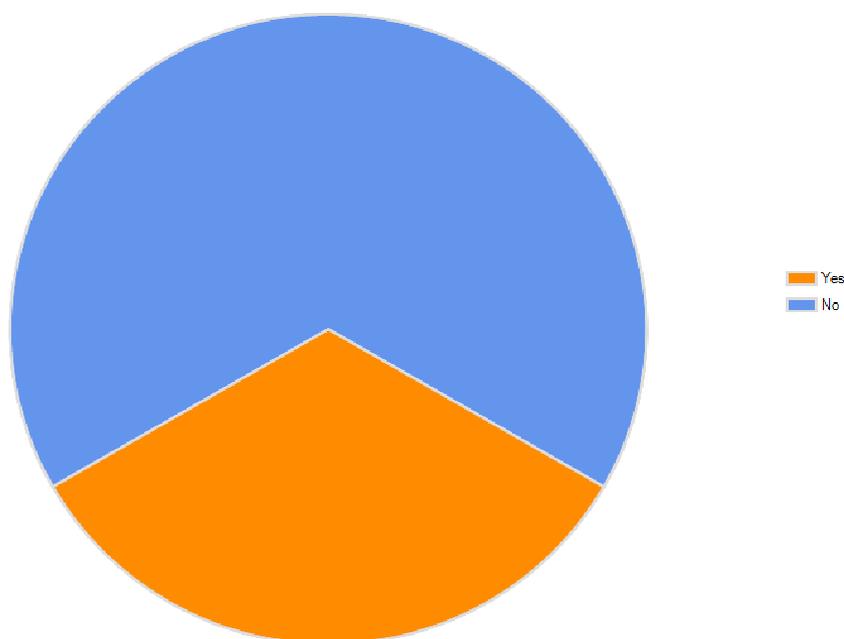
Only 2 people answered this question, from which 3 specific comments were made. The respondents were split, with one in support and one against the allocation of the site for housing. In terms of other comments received, Anglian Water agreed that there is sufficient capacity to supply the estimated levels of growth, the County Council requested further technical information in order to allow them to assess the suitability of the proposed site and Natural England highlighted that potential impact to local nature conservation interests will need to be assessed and suitable mitigation provided as necessary.

Question 8.2 – Are there any other large sites (capable of accommodating 10+ dwellings) which lie within the Newmarket Fringe development envelope, which you think could be suitable for housing development?



A total of 4 people responded to this question with 1 respondent identifying an alternative development site on land at the former Stetchworth Park Stud. This site will be considered as part of the Core Strategy review.

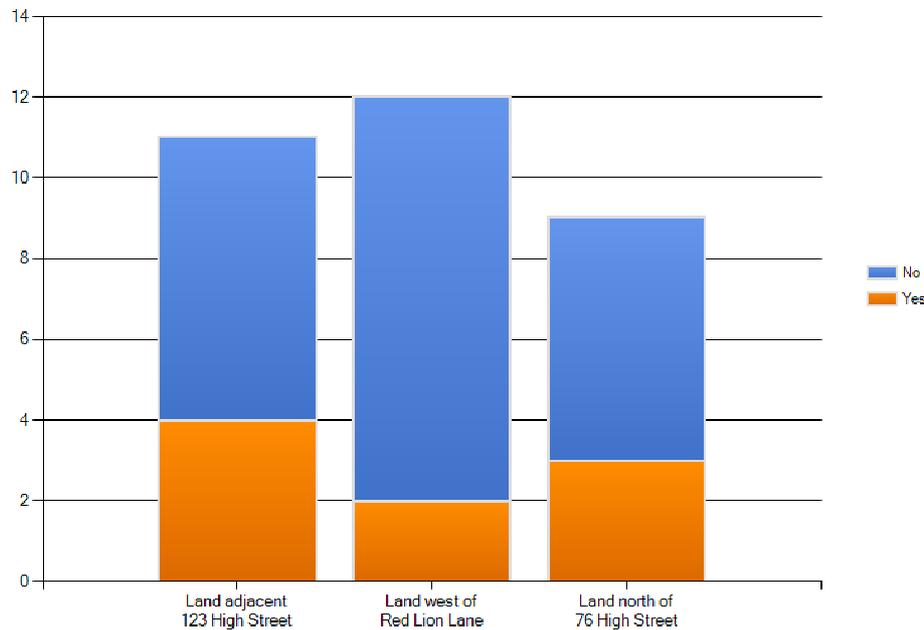
Question 8.3 – Do you agree with the Council’s assessment of opportunities and constraints on land to the east of St. John’s Avenue?



A total of 3 responses were received to this question. Of the 3 respondents, 2 people (67%) disagreed with the Council’s assessment of opportunities and constraints on land to the east of St. John’s Avenue. One supporting comment was received from the County Council who agreed with the requirement for an ecological survey to be carried out. The County Council also requested that potential impacts on nearby Warren Hill and Newmarket Heath would need to be assessed.

8. Sutton – summary of responses

Question 9.1 - Do you agree that the following preferred options should be allocated for housing development?

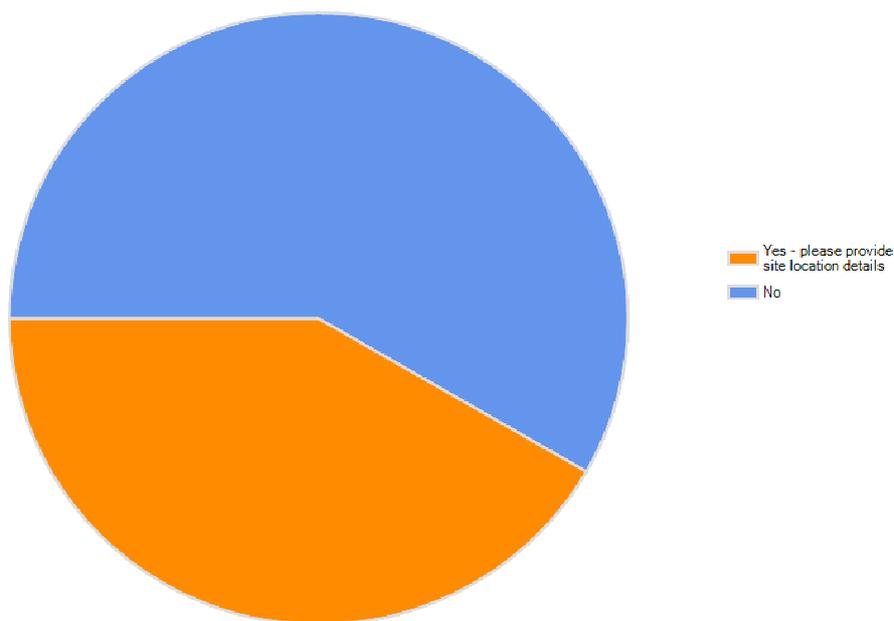


A total of 13 respondents answered this question, providing 16 specific comments. Most respondents indicated they are opposed to the allocation of the sites for housing development (64%, 83% and 67% respectively).

General comments were made regarding the impact of development on these sites on nature conservation, the capacity of local schools to provide further school places, and the sustainability of further development in Sutton itself.

Specific comments regarding the site at Red Lion Lane raised concerns over the suitability of access, potential over development of the site, the loss of biodiversity and the loss of valuable orchard land. Comments regarding land adjacent 123 High Street also questioned the density of building and the loss of trees and biodiversity on site. Similarly, issues over access, density and the loss of trees were also highlighted on the site north of 76 High Street.

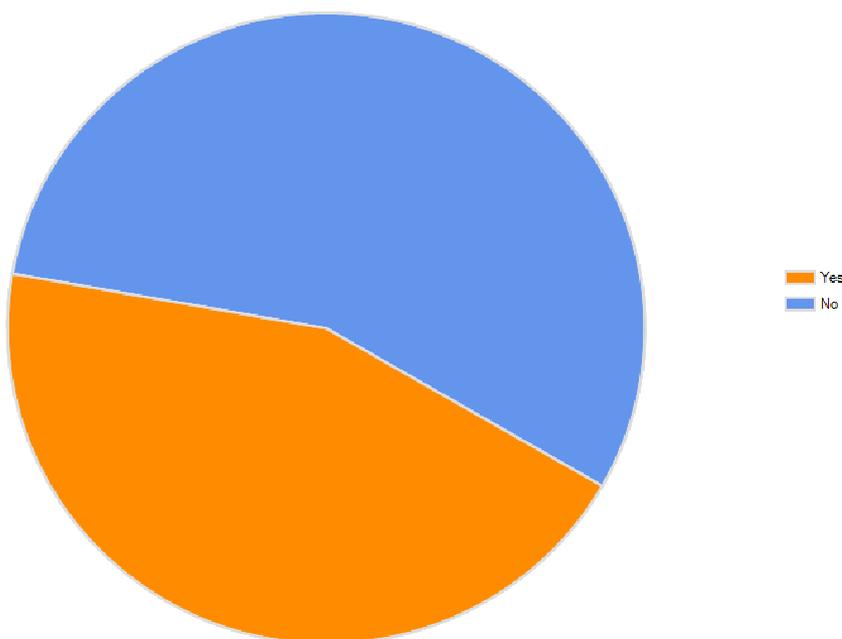
Question 9.2 – Are there any other large sites which lie within the Sutton development envelope, which you think could be suitable for housing development?



No sites within Sutton were put forward. Five sites were suggested outside the Sutton development envelope, as listed below.

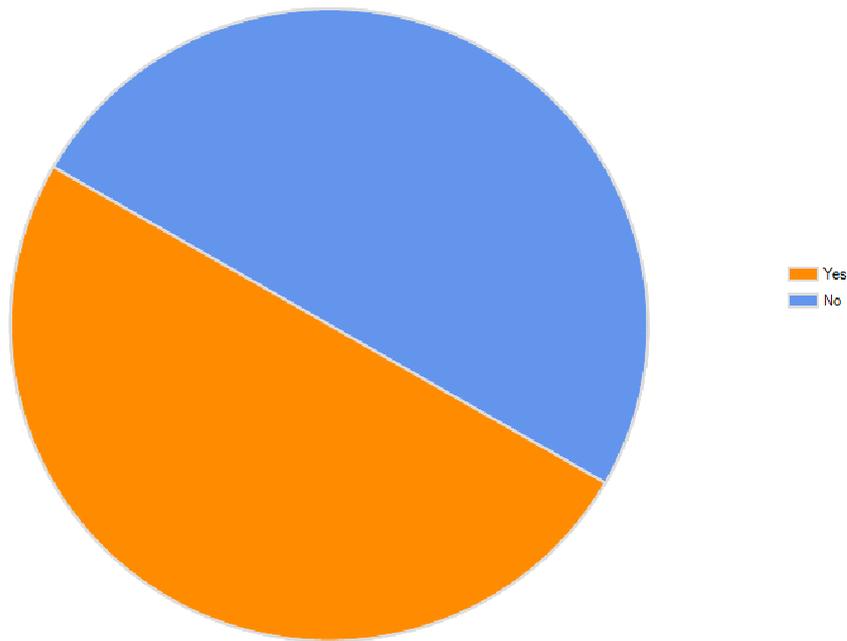
- Land off Station Road
- Land to the east of Garden Close
- Land to the west of Mepal Road
- Land to the north of The Brook
- Land to the north of Bellairs

Question 9.3 – Do you agree with the Council's assessment of opportunities and constraints on land adjacent 123 High Street, Sutton?



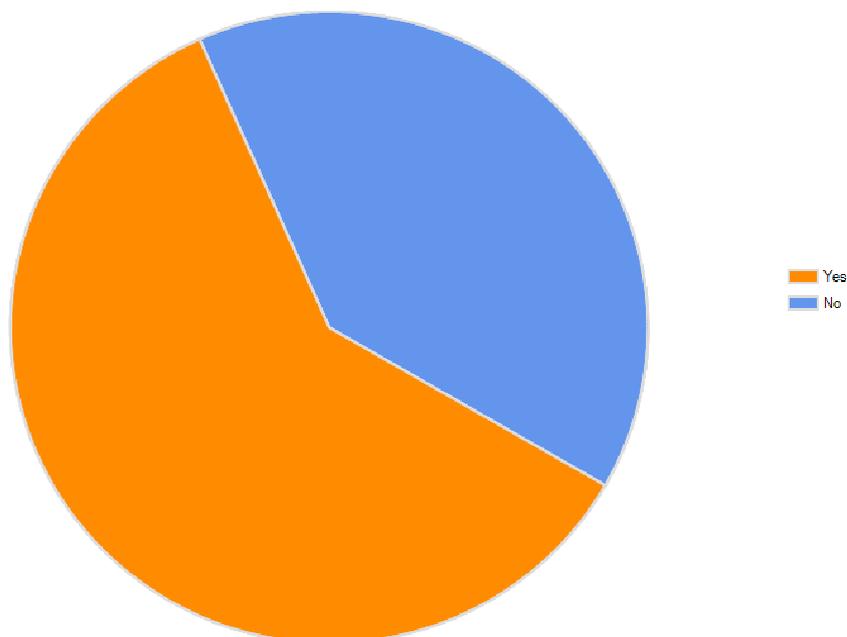
A total of 9 respondents answered this question. Respondents were split, with a slight majority (56%) indicating they disagreed with the Council's assessment. Concerns were raised on a number of issues including the suitability of the access (43%), density of development on the site (43%) and the potential loss of biodiversity, including protected species, in the area (14%).

Question 9.4 – Do you agree with the Council's assessment of opportunities and constraints on land west of Red Lion Lane?



A total of 6 people responded to this question. Respondents were split 50/50, with half agreeing and half disagreeing with the Council's assessment. Concerns were raised on a number of issues including suitability of access from Red Lion Lane, impact upon nature conservation sites and protected species, loss of orchard land and impact upon the character of the area.

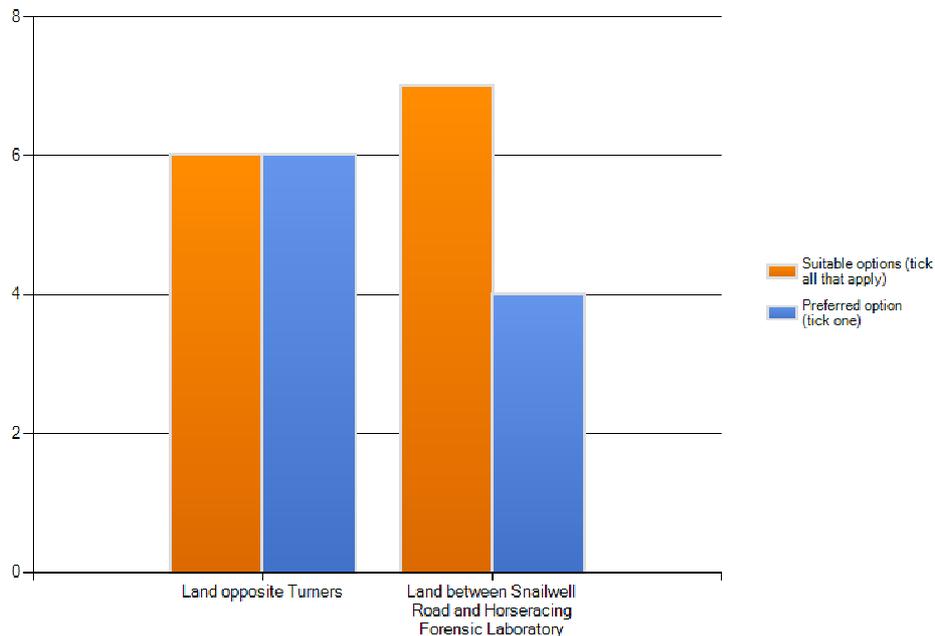
Question 9.5 – Do you agree with the Council's assessment of opportunities and constraints on land north of 76 High Street, Sutton?



A total of 5 respondents answered this question, providing 8 additional comments. Of the 5 people who responded, 3 people (60%) agreed with the Council's assessment. Of the comments received, one respondent raised issue over the suitability of access from the Brook, while further comments highlighted the need for further ecological assessment of the site, including an assessment of impact on nearby nature conservation sites, and the need for a sensitively designed scheme.

9. Fordham/Snailwell

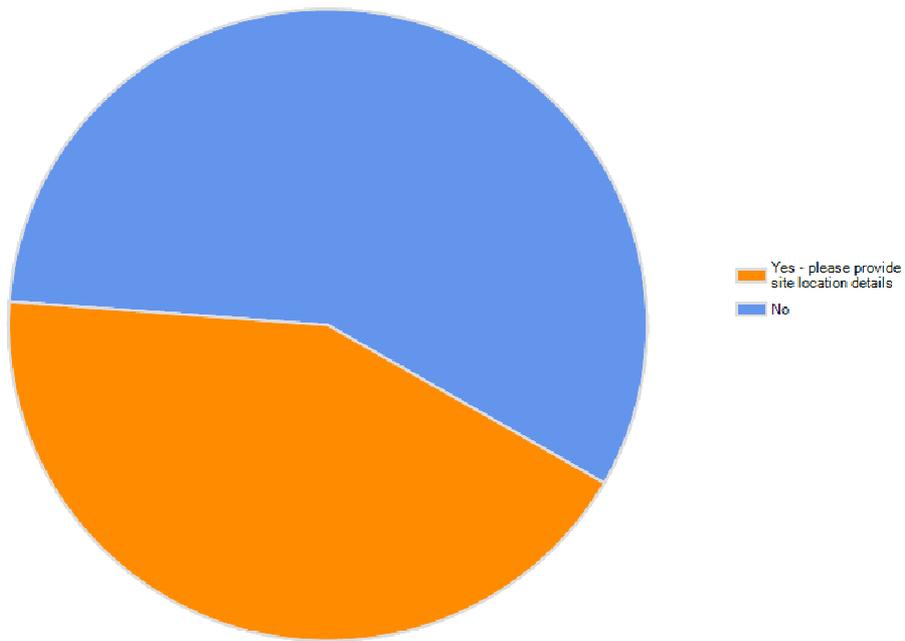
Question 10.1 – Do you agree with the Council’s assessment that Options 1 and 2 are the best options? If so, which of these is your preferred option?



A total of 11 respondents answered this question, providing 12 specific comments. Responses on land opposite Turners were split, with 6 people supportive and 5 people against employment development. For the site between Snailwell Road and Horseracing Forensic Laboratory, 7 respondents were supportive of employment development.

In regards to the preferred option, 6 out of 10 respondents (60%) considered that the land opposite Turners was the preferred site. From the comments received, the County Council requested that access to the preferred sites should be taken from Snailwell Road not the A142, Anglian Water highlighted the need for new infrastructure to serve these sites and Natural England requested detailed environmental assessment of the areas, and the incorporation and retention of green infrastructure where possible.

Question 10.2 – Are there any other sites in the Fordham/Snailwell area which you think should be considered for employment sites?

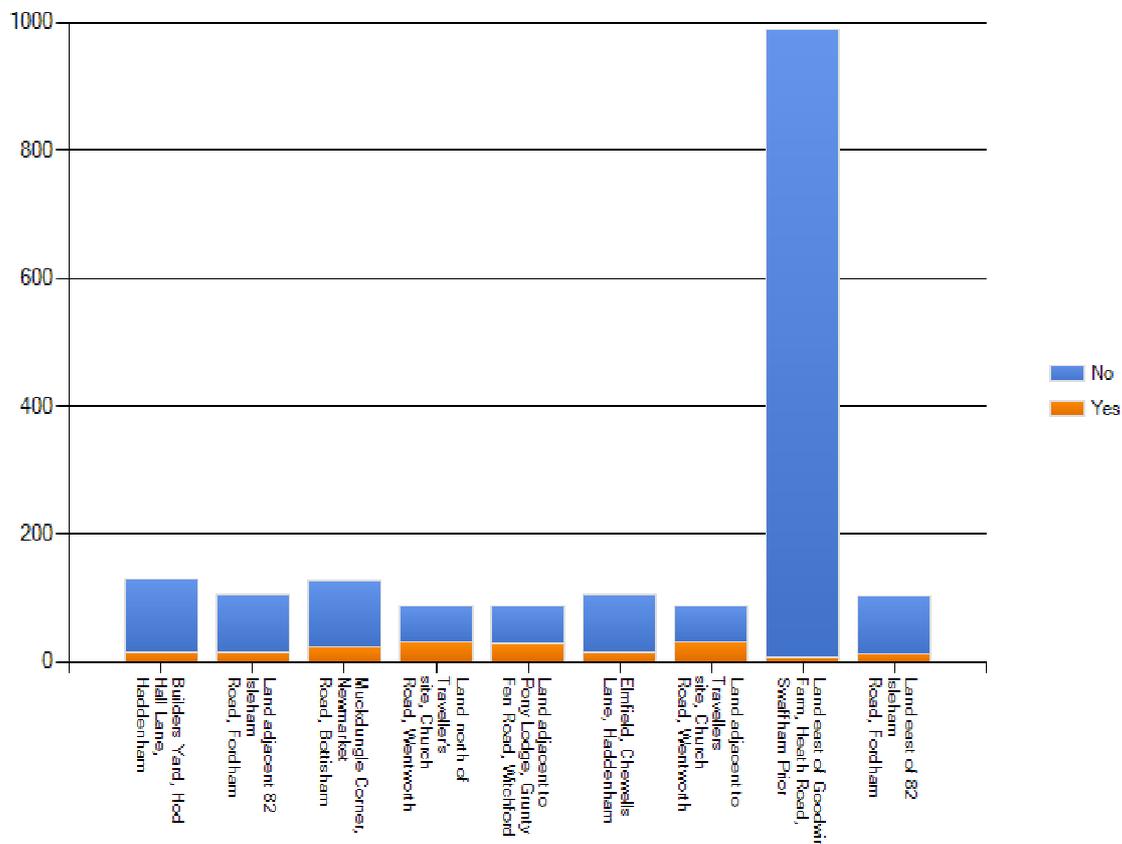


Four alternative development sites were identified, as listed below. These sites will be considered as part of the Core Strategy review. A further comment questioned the impact of further development on/off the A142 on highway safety.

- Land between DS Smith, Old Isolation Hospital and Water Treatment Works
- Land adjacent to Turners and DS Smith
- Land to the north of Station Road
- Land opposite Fordham Abbey, Newmarket Road

10. Gypsies and travellers and travelling showpeople – summary of responses

Question 11.1 – Do you agree that the 9 preferred option sites should be allocated for Gypsy/Traveller/Travelling Showpeople use?



- Builders Yard, Hod Hall Lane, Haddenham - 11% in support, 89% against
- Land adjacent 82 Isleham Road, Fordham – 14% in support, 86% against
- Muckdungle Corner, Bottisham – 17.5% in support, 82.5% against
- Land north of Traveller's site, Wentworth – 34.5% in support, 65.5% against
- Land adjacent Pony Lodge, Grunty Fen Road, Witchford – 32% in support, 68% against
- Elmfield, Chewell's Lane Haddenham – 15% in support, 85% against
- Land adjacent to Traveller's site, Wentworth – 36% in support, 64% against
- Land east of Goodwin farm, Swaffham Prior – 0.7% in support, 99.3% against
- Land east of 82 Isleham Rod, Fordham – 11.5% in support, 88.5% against

A total of 1,047 people responded to this question, from which 929 specific comments were made. Most respondents were opposed to the options although limited support was given to the sites at Church Road, Wentworth (35% and 36%), and at Grunty Fen Road, Witchford (32%). The lowest proportion of support was expressed for gypsy site development on land east of Goodwin Farm in Swaffham Prior (only 0.7% of respondents to this question). For all sites a number of concerns were raised over the impact of development on local infrastructure, services and amenities. Potential problems regarding access, flooding and drainage were also raised. In particular, the level of need for new Gypsy, Traveller and Travelling Showpeople sites was also questioned in light of the recent Regional Spatial Strategy revocation.

Officer comments – The Regional Spatial Strategy targets have been revoked, but there is still a need to provide additional sites for local gypsies and travellers and travelling showpeople in the district, as evidenced by the County Council's Traveller Assessment 2007 and the East Cambridgeshire Sub-District Traveller Assessment 2007 (which involved interviews with most gypsy families in the district). At a meeting of Strategic Development Committee in September

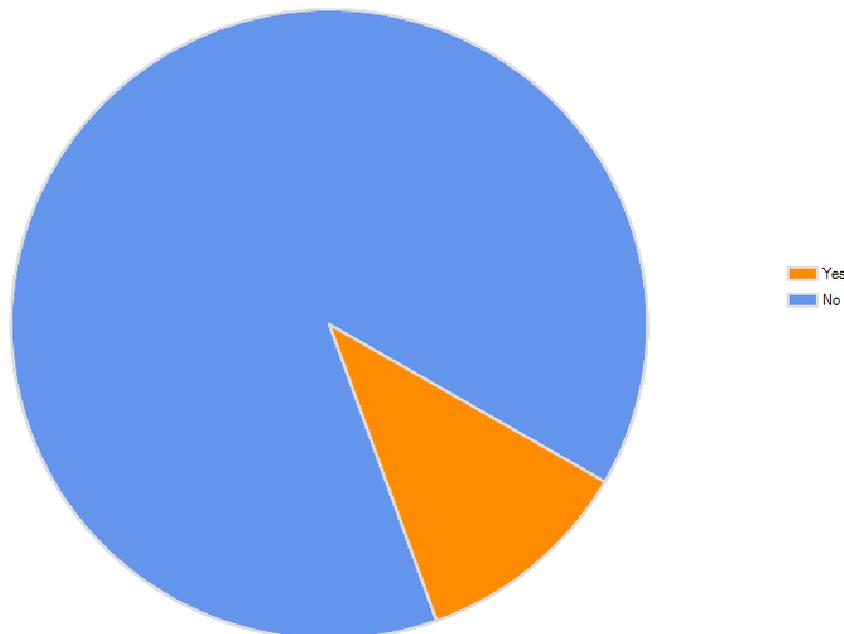
2010, Members resolved to adopt the following interim requirements for additional pitches, prior to further consideration of the matter through the production of the development plan:

- 25 pitches for gypsies and travellers up to 2016
- 0 pitches for travelling showpeople up to 2016

These sites generally need to be located in the countryside, rather than within settlements – for affordability reasons, but also recognising the preferences of both communities. The District Council has an opportunity to allocate gypsy sites in the Local Development Framework – in order to help meet an element of local needs and reduce unauthorised encampments. At the same time, the District Council needs to ensure that any new sites are appropriately located, and do not adversely affect local landscapes, character and local communities.

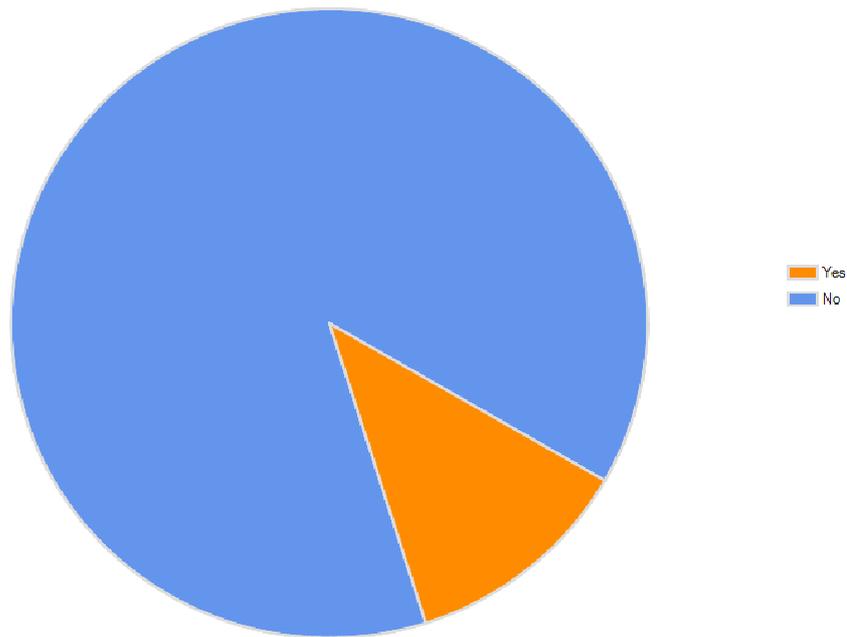
The responses to the potential site options indicates that there are some concerns from the public about the development of gypsy caravans on all of the sites – but particularly the Goodwin Farm site in Swaffham Prior. It is suggested that the Goodwin Farm site should not be pursued as an option, given the high level of public opposition. In addition, Members views are sought on whether the other gypsy site options should be further investigated, or whether they wish to indicate any site options which they consider are unsuitable and should not be identified as preferred gypsy site options.

Question 11.2 – Do you agree with the Council’s assessment of opportunities and constraints on Builder’s Yard, Hod Hall Lane, Soham



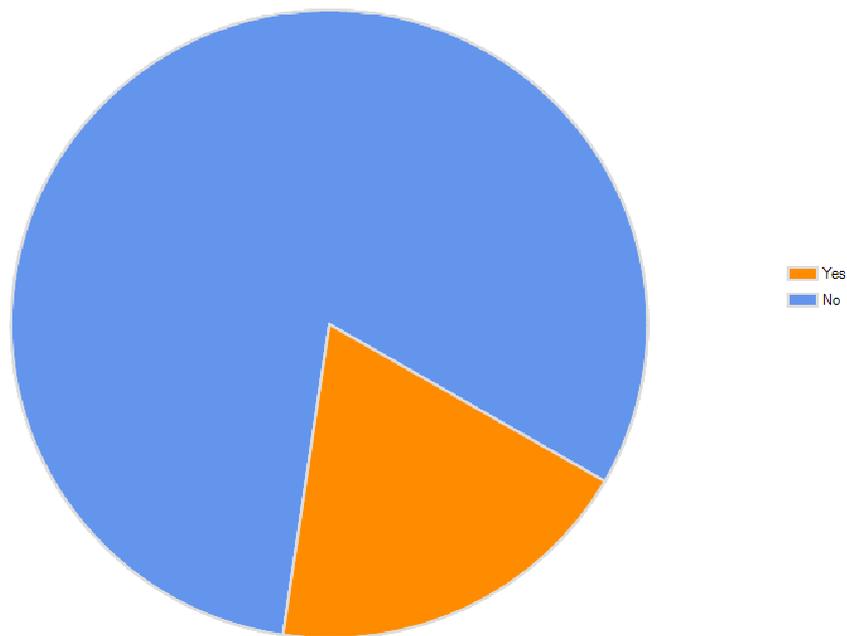
A total of 143 people responded to this question, with 90 specific comments received. The majority of respondents (88%) disagreed with the Council’s assessment of opportunities and constraints on the builder’s yard site. Concerns were raised about the suitability of the site with access, drainage and flood risk. Further questions were raised over the ability of local schools to provide the necessary school places. Respondents were also worried that further development in the area would create amenity issues for existing residents.

Question 11.3 – Do you agree with the Council’s assessment of opportunities and constraints on land adjacent to 82 Isleham Road, Fordham?



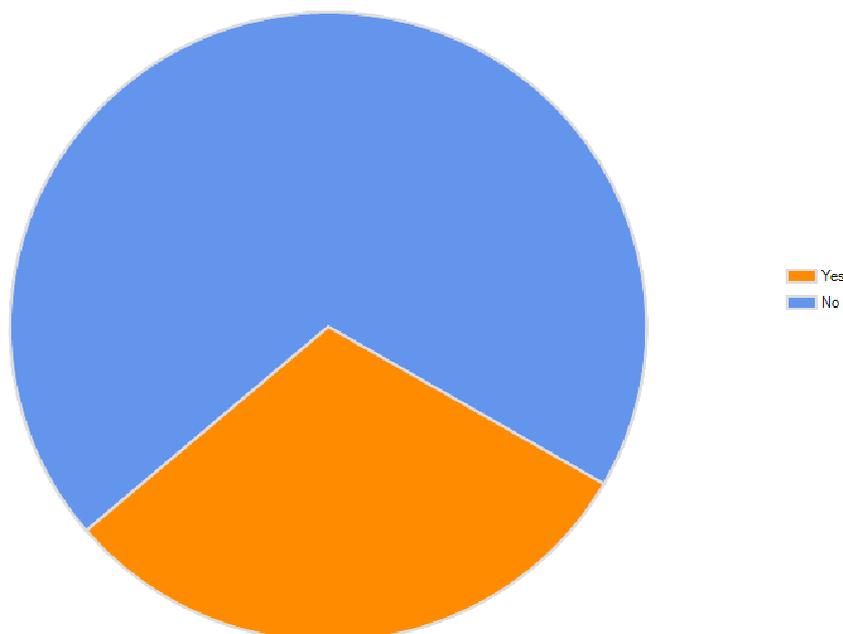
A total of 85 respondents answered this question, providing a further 26 additional comments. The majority (88%) disagreed with the Council’s assessment. Issues raised included the suitability of access to the site, appropriateness of development on greenfield land and the lack of capacity at the primary school for additional school places. The level of need for further Gypsy, Traveller or Travelling Showpeople sites in the area was also questioned.

Question 11.4 – Do you agree with the Council’s assessment of opportunities and constraints on Muckdungle Corner, Newmarket Road, Bottisham?



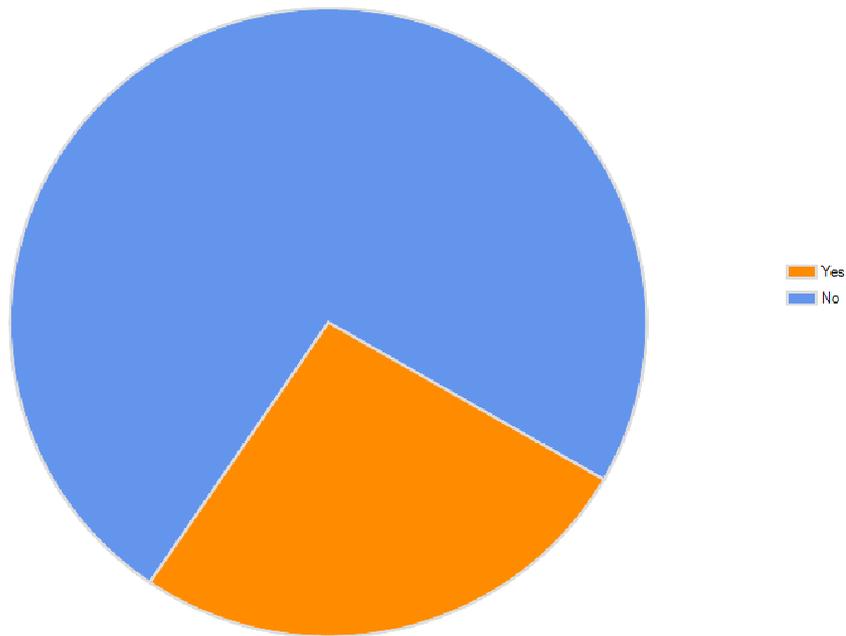
A total of 100 people responded to this question, from which 27 additional comments were made. The majority (81%) objected to the Council's assessment. Concerns were raised on the impact of further development in the greenbelt, the level of need for further sites in the area and the impact upon amenity for existing residents. In terms of those who supported the assessment, several indicated that the site provides an appropriate opportunity to increase Gypsy, Traveller or Travelling Show People provision in the area.

Question 11.5 – Do you agree with the Council's assessment of opportunities and constraints on land north of Traveller's site, Church Road, Wentworth?



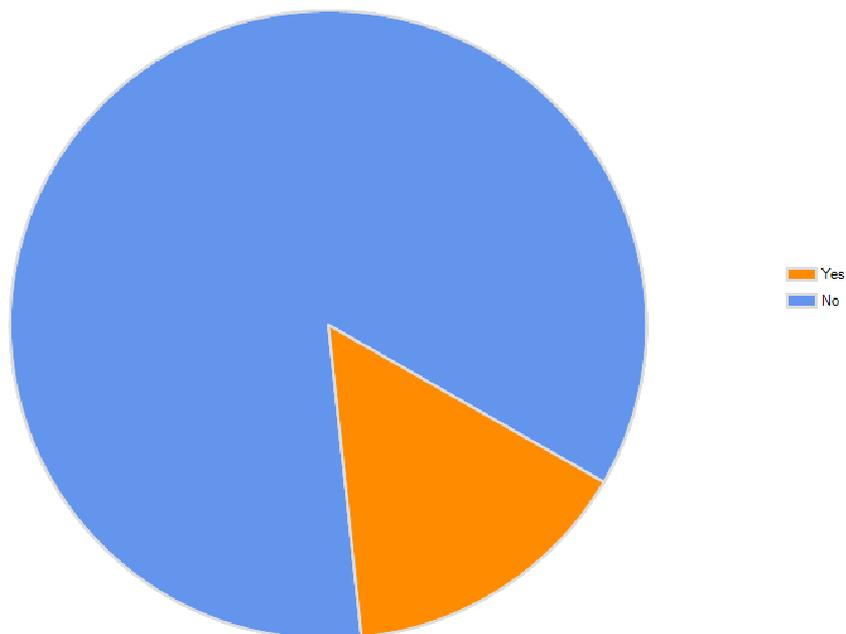
A total of 69 respondents answered this question, providing 13 additional comments. The majority (70%) objected to the Council's assessment. While questions were raised regarding the impact of development on local amenity, and the level of actual need, the majority of comments were in support of the Council's assessment and agreed that the site could be suitable for modest further development.

Question 11.6 – Do you agree with the Council’s assessment of opportunities and constraints on land adjacent Pony Lodge, Grunty Fen Road, Witchford?



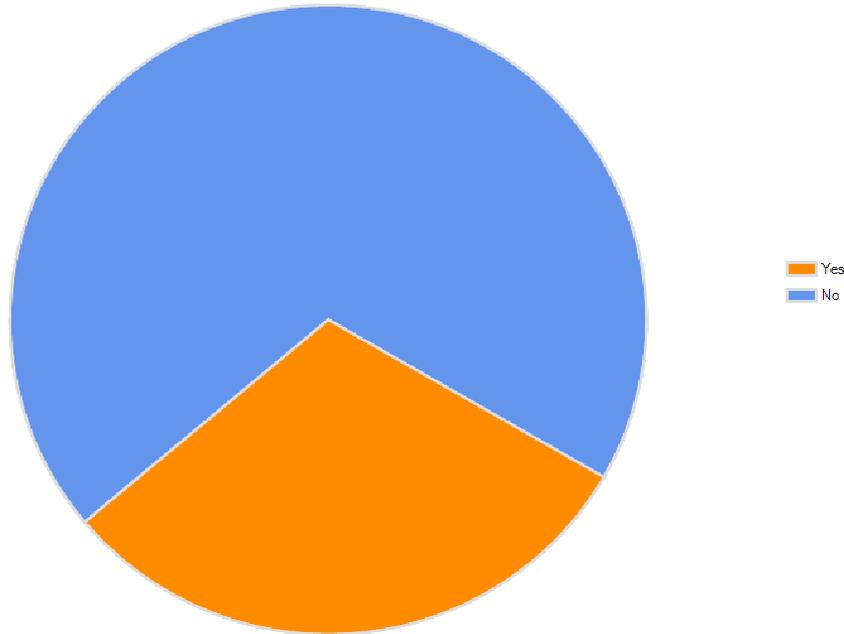
A total of 65 people responded to this question, providing 14 additional comments. The majority (74%) disagreed with the Council’s assessment of the opportunities and constraints on the Pony Lodge site. From the comments received, a number questioned the need for more pitches in the area along with the ability to successfully manage the surface water drainage issues acknowledged on site. Several comments of support were also received which agreed with the Council’s assessment.

Question 11.7 – Do you agree with the Council’s assessment of opportunities and constraints on Elmfield, Chewell’s Lane, Haddenham?



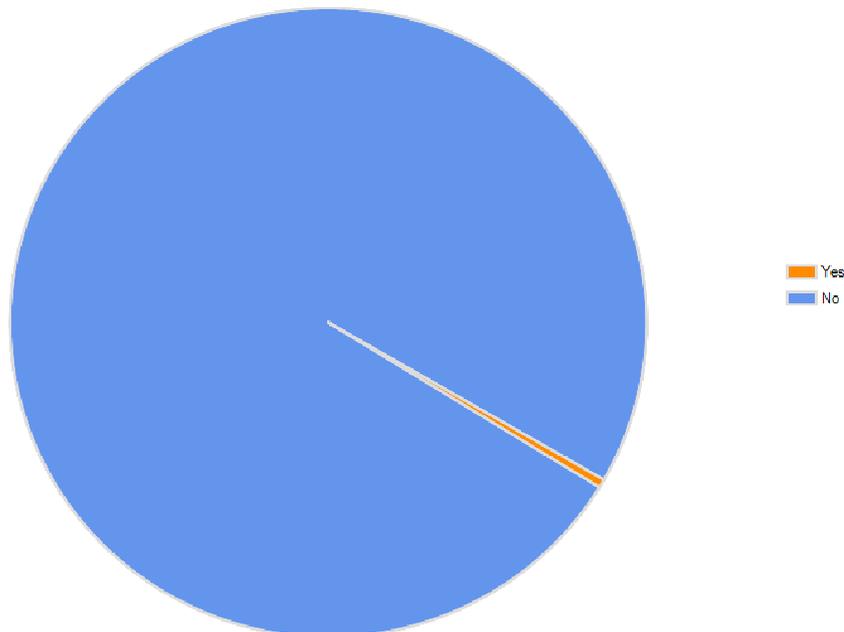
A total of 100 respondents answered this question, providing 47 additional comments. The majority of respondents (85%) objected to the Council's assessment of the Chewell's Lane site. Objections included concerns over access, parking and highway safety, the implications of further growth on local services and facilities, amenity and social issues, and the potential for flooding and surface water run-off. Further concerns were also expressed regarding the number of traveller sites already in the area and the need for further provision.

Question 11.8 – Do you agree with the Council's assessment of opportunities and constraints on land adjacent to Travellers site, Church Road, Wentworth?



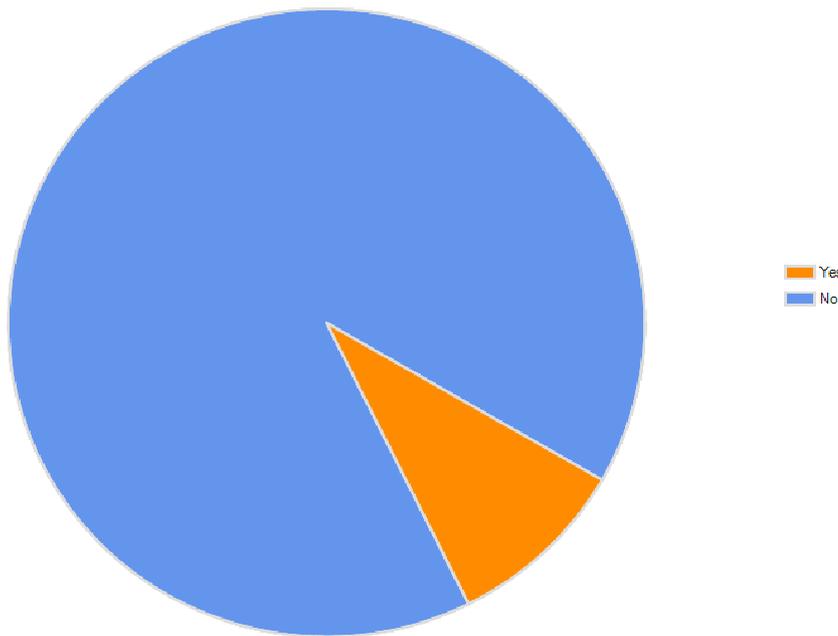
A total of 72 people responded to this question, providing 16 specific comments. The majority (70%) disagreed with the Council's assessment. While the level of further need and overall suitability of the site was questioned, the majority of the comments received were in support of the Council's assessment.

Question 11.9 – Do you agree with the Council's assessment of opportunities and constraints on land east of Goodwin Farm, Heath Road, Swaffham Prior?



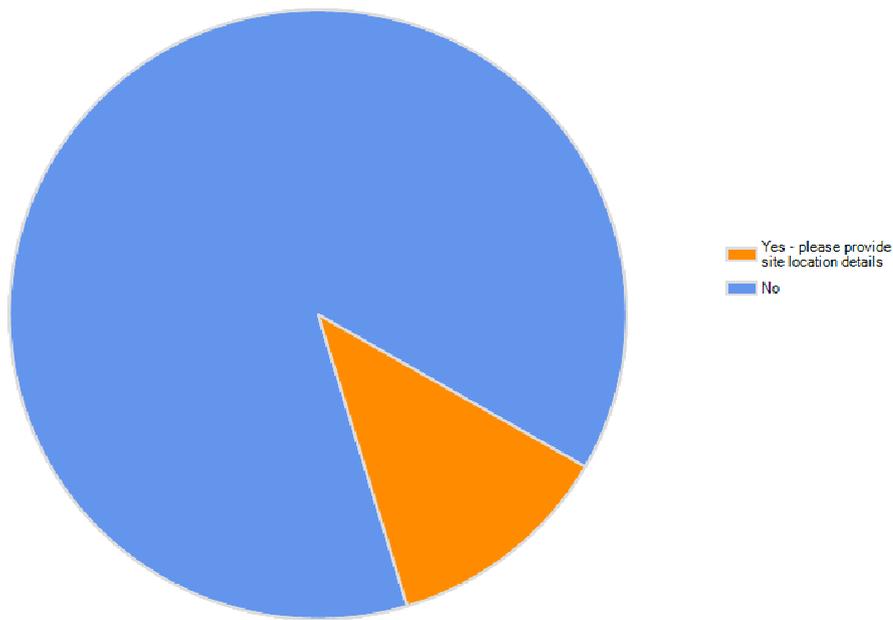
A total of 925 respondents answered this question, providing 897 specific comments. The vast majority of respondents (99.7%) objected to the Council's assessment. Objections raised a number of issues including highway safety, impact of development on the countryside and local business, impact on the setting of Devil's Dyke, the Conservation Area and nearby Listed Buildings, impact on local services and facilities, including schools and the loss of high quality agricultural land. Further comments questioned the need for further Gypsy, Traveller and Travelling Showpeople sites in the area, particularly in light of the Regional Spatial Strategy revocation, and considered the proposal to be out of scale with the size of the village.

Question 11.10 – Do you agree with the Council's assessment of opportunities and constraints on land east of 82 Isleham Road, Fordham?



A total of 86 respondents answered this question, providing a further 29 specific comments. The vast majority of respondents (91%) disagreed with the Council's assessment. Objections questioned the suitability of developing a Greenfield site and raised concerns regarding highway safety, residential amenity and the lack of services and facilities in the village. The level of need for further pitches was also questioned given the revocation of the Regional Spatial Strategy and the number of Gypsy and Traveller sites in the surrounding areas.

Question 11.11 – Do you know of any additional sites/land within the district that might be suitable and available for pitches for Gypsies, Travellers and Travelling Showpeople?



A total of 150 people responded to this question, from which 40 specific comments were received. The majority of people (88%) did not know of any additional sites or land in the district that may be suitable and available for use by Gypsies, Travellers or Travelling Showpeople. A number of sites were however put forward for consideration, as listed below, which will be assessed as part of the Core Strategy review.

Alternative sites proposed:

- Land adjacent the Allotment Gardens, High Street, Witchford
- Land west of The Warren, Witchford
- Land north of The Drove, Witchford
- Burwell Fen
- Grunty Fen
- Earith Marina
- Whitecross Road, Wilburton
- Land north of Ely
- The Grange, Nutholt Lane, Ely

11. Initial Sustainability Appraisal responses

- 11.1 A total of 690 responses were received on the Initial Sustainability Appraisal report. Of these, 678 relate to the gypsy site option at Goodwin Farm in Swaffham Prior (with the vast majority being the same standard response submitted en masse). Only 12 other comments were received, as discussed below.

Goodwin Farm, Swaffham Prior

- 11.2 The majority of comments relating to Goodwin farm were in objection to the Council's assessment of impact on damage to areas and sites designated for their historic, archaeological or cultural interest. Specific concerns were raised over the potential for adverse impact upon Devil's Dyke, nearby Listed Buildings and the Conservation Area. Respondents also disagreed with the Sustainability Assessment in regards to the creation of places, spaces and buildings that work well, the reduction and prevention of fear and crime, the reduction of greenhouse gases and other pollutants, the reduction of household waste and the impact upon the efficiency, competitiveness, vitality and adaptability of the local economy. Further comments questioned the suitability of the site, repeating the concerns listed at Question 11.9.

Other Sustainability Appraisal comments

Haddenham

- 11.3 Three respondents disagreed with the appraisal of the builder's yard at Hod Hall Lane, believing development would not minimise waste production, limit vulnerability to the effects of climate change (including flooding), maintain and enhance the range of characteristic habitats and species or reduce and prevent crime, or the fear of crime. It was also considered that development of the builder's yard and land rear of 52 High Street site would not improve the quality, range and accessibility of services and facilities, redress inequalities related to age, gender, disability, race, faith, location and income, maintain or enhance human health or ensure that all groups have access to decent, appropriate and affordable housing. One further comment questioned the suitability of the site, repeating the concerns listed at Question 11.2.

Sutton

- 11.4 Two respondents disagreed with the assessment of land adjacent 123 High Street, believing development would adversely effect designated statutory and non-statutory sites and protected species and the maintenance and enhancement of human health. It was also considered that development of the site would not improve the quality, range and accessibility of services and facilities or redress inequalities related to age, gender, disability, race, faith, location and income, faith, location and income.

Burwell

- 11.5 Two respondents expressed concern over the suitability of the preferred option site at land north of Newmarket Road, repeating comments already made at Question 6.1. No specific comments relating to the Sustainability appraisal were received.

Fordham

- 11.6 One respondent disagreed with the appraisal of land adjacent 82 Isleham Road, believing development of the site would have an adverse impact upon minimising the loss of undeveloped land and productive agricultural holdings.

Bottisham

- 11.7 One respondent repeated comments made at Question 5.3 regarding the suitability of the employment allocation. No specific comments relating to the Sustainability appraisal were received.