

D2 HOUSING

OBJECTIVES

- D4/a To provide an adequate and continuous supply of land for housing to help meet the Structure Plan requirement set out in Policy P9/1;**
- D4/b To provide high quality housing that makes best use of previously developed and other land with higher densities in locations close to a good range of services and facilities and public transport stops;**
- D4/c To ensure the provision of a range of housing types and sizes, including affordable housing, to meet the identified needs of all sectors of the community, including key workers.**

POLICY CSF/7 Trumpington West Housing

Housing Supply

- a) Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings.**

Density

- b) At Trumpington West a range of densities will be provided following a design-led approach, including higher densities closer to Trumpington village centre and at public transport stops with lower densities on the sensitive outer edge facing the River Cam. Subject to the design-led approach and the need to provide a full range of house types and quality, the average net site density will be at least 50 dwellings per hectare.**

House Types and Quality

- c) There will be variety in the housing types provided at Trumpington West to offer choice. It will require imaginative and high quality developments which include apartments in the more accessible locations and close to services and facilities, town houses, terraced housing and family housing in forms which embrace the move towards more sustainable ways of living and will include a significant proportion of smaller homes.**

Housing Supply

- D2.1 Trumpington West will provide an adequate and continuous supply of land for housing for at least 600 dwellings in South Cambridgeshire. The whole of Trumpington West, including land in Cambridge City, will bring forward approximately 1,200 dwellings.

Housing Density

- D2.2 Making best use of previously developed land minimising the amount of Green Belt land whilst providing a basis for sustainable living where services and facilities are nearby for most of its residents means achieving an average net density across the development as a whole of at least 50 dwellings per hectare. The amount of development which can be achieved will be designed and seek to make the most effective and efficient use of land across the development as a whole.
- D2.3 Higher densities will be appropriate closer to Trumpington village centre and around public transport stops including the Trumpington Park & Ride site where a greater intensity and scale of buildings will also contribute to the design quality of Trumpington West by providing opportunities for landmark buildings and different character areas.
- D2.4 There will be areas that are relatively less accessible and where lower densities may be more appropriate and also to provide variety in character and more typical family housing. In particular, the urban edge overlooking the River Cam must be developed at lower densities and with lower building heights in order to maintain the rural character of the river valley.

House Types and Quality

- D2.5 In order to meet the need for smaller dwellings in the area and to respond to the density requirements for Trumpington West, a variety in dwelling types will need to be provided. This will help provide interest in the character and design of Trumpington West. This will include modern apartments closer to Trumpington village centre and could be included as part of the 'landmark' buildings facing the M11. Elsewhere imaginative use of town houses, terraces and other forms of high quality but higher density housing types will prevail. In the interests of providing a range of housing at Cambridge Southern Fringe, it would also be desirable for land to be made available at Trumpington West for an element of self-build projects.

Housing Mix

D2.6 Policy HG/2 of the Core Strategy and Development Control Policies sets out targets for housing mix that seek to ensure that developments provide a mix of housing sizes that address the high level of need for smaller 1 and 2 bedroom homes in the Cambridge area. For many years, the market in South Cambridgeshire has been providing a high proportion of larger properties of 4 bedrooms or more, at the expense of smaller properties. The district wide targets aim to redress this imbalance, whilst at the same time are mindful of the need to create balanced communities. It proposes that affordable housing should be of an appropriate mix to respond to identified needs at the time of the development, in accordance with HG/3. Market properties should provide:

1. At least 50% of homes with 1 or 2 bedrooms; and
2. Approximately 25% of homes with 3 bedrooms; and
3. Approximately 25% of homes with 4 or more bedrooms;

unless it can be demonstrated to the satisfaction of the District Council that a different mix would better meet local needs. As a key component of the housing strategy for South Cambridgeshire, the district wide policy will apply to Trumpington West.

Affordable Housing

D2.7 Providing substantially more affordable housing in and close to Cambridge is fundamental to the growth area strategy for the Cambridge Sub-Region. This is necessary to sustain the growth of the local economy and to ensure that local people are not priced out of the housing market by economic success. Affordable housing is addressed in the Housing section of the Core Strategy, which sets out affordable housing policy district wide, having regard to the findings of the Council's 2002 Housing Needs Survey (Final Report June 2003), carried out by Fordham Research. Policy HG/3 requires approximately 50% of the dwellings for which planning permission may be given to be affordable.

D2.8 Consistent with the Core Strategy, it is envisaged that the indicative mix of affordable housing at Trumpington West is likely to be:

1. Approximately 30% social rented; and
2. Approximately 20% intermediate housing, including for Key Workers;

giving a total of 50% affordable housing, unless it can be demonstrated that the local circumstances suggest a different mix would better meet local needs and help achieve a balanced and sustainable community profile

- D2.9 To ensure that Trumpington West develops as a sustainable community, affordable housing will be distributed through the development in small groups or clusters, with the appropriate cluster size being determined having regard to the location within the development eg village and local centres.