

# Chapter 5 Development Options



Summersfield, Papworth Everard, South Cambridgeshire



## Chapter 5 Development Options

- 5.1 The Local Plan needs to allocate land for new housing development to meet the long term needs of the District in places where people will want to live, which are good for the economy and close to jobs and which will cause the least harm to the built and natural environment. Chapters 3: Development Needs and 4: Spatial Strategy have explored the options for housing levels over the next 20 years and where it should be focused which gives us an indication of the amount of additional housing that would need to be allocated in addition to what is already planned. In summary, the options mean we need to find additional land for between 4,300 and 9,300 new homes.
- 5.2 We have listened to feedback from Parish Councils at recent workshops about their concerns at loss of green spaces in villages (an issue we address in Chapter 8: Protecting and Enhancing the Natural and Historic Environment), sometimes through development within village frameworks because development cannot be provided on the edge of a village under current policy. We explore the approach to village development, including village frameworks, in Chapter 4: Spatial Strategy. Feedback on these issues will help inform the Council's approach in the new Local Plan.
- 5.3 We must allocate specific sites to provide enough housing to meet the housing target we include in the plan. The Council has identified a number of site options across the District for consultation that could potentially provide housing. We have drawn on our Strategic Housing Land Availability Assessment (SHLAA) of the sites proposed to us for development through the "Call for Sites" process in 2011 to help us do this, together with the Sustainability Appraisal (SA) of each site and a summary assessment that draws together the two assessments and reaches a view on the 'Sustainable Development Potential' of each site. Appendix 6 of the SHLAA document includes detailed assessments of all sites and can be viewed on our website: [www.scambs.gov.uk/ldf/shlaa](http://www.scambs.gov.uk/ldf/shlaa). Annexes 1 and 2 of the Initial Sustainability Appraisal Report include detailed sustainability appraisals of all sites and the summary assessment for each site and can be viewed on our website: [www.scambs.gov.uk/ldf/localplan](http://www.scambs.gov.uk/ldf/localplan)
- 5.4 A wide range of matters have been taken into account in selecting the site options, including whether the proposal is in a sustainable location, meaning it is at a town or village having good services and facilities and has good access to public transport. Factors affecting specific sites have also been considered, including constraints such as flooding, designations protecting specific areas, accessibility, landscape, townscape, biodiversity, heritage assets, the viability of development, and whether it could be relied upon to deliver over the plan period. We highlight where a site option would involve the loss of an existing employment area, and that this needs to be carefully balanced with wider employment objectives.

- 5.6 The site options cover a range of scales and locations of development from new settlement options to village development of varying sizes, to provide a genuine choice in moving to a preferred set of sites in the Local Plan. The sustainability appraisal has guided us to include sites at the larger and better served villages. Therefore Green and Amber sites at the larger better served villages, including those at villages identified as options to be upgraded at Issue 13, are put forward for consultation. Some sites at smaller villages have been identified as Amber, but have not been put forward for consultation given the number of dwellings available at a range of sites in more sustainable locations. There may be smaller villages where the local community is interested in having some additional development, and we ask at Chapter 4; Spatial Strategy for local communities to let us know how the Local Plan can help respond to local aspirations.
- 5.7 A different approach is taken to land in the Green Belt on the edge of Cambridge. A co-ordinated approach is being taken with Cambridge City Council to look at broad locations in the Green Belt around Cambridge in this consultation, rather than potential development sites, as explained in Chapter 4.

#### Issue 16: Development Options

- The following list sets out 52 site options for consultation. The Green (G) indicates more sustainable sites with development potential (few constraints or adverse impacts), and Amber (A) indicates less sustainable sites, but where there is still development potential (some constraints or adverse impacts). The site boundaries and approximate dwelling capacities are indicative at this stage in the Local Plan making process and the capacities should be read alongside the options for development needs set out in Chapter 3: Development Needs in Issue 4.

It looks first at possible sites relating to new settlements. 5 site options are proposed:

- **Northstowe Reserve** - Option to allocate the current reserved land at Northstowe. The current planning application for a first phase of development of 1,500 homes includes a development framework plan for the whole new town, including the current reserve site. Allocation of the reserve land would be unlikely to provide additional housing in the plan period, but could provide flexibility on how the town is developed.

- **Waterbeach** - Two options for a new town at Waterbeach based on the MOD Barracks site (one larger, one smaller) and a third option to redevelop just the built area of the Barracks site which would be a large village extension rather than a new settlement. New settlements take a long time to come forward and are only likely to provide housing towards the latter part of the plan period.
- **Bourn Airfield** - Option for a new village with both the landowner and a developer putting in proposals. New settlements take a long time to come forward and are only likely to provide housing towards the latter part of the plan period.

It then looks at possible sites at villages. These are listed in the order of the village category assessment at Appendix 3 (dealt with in Chapter 4: Spatial Strategy). Some villages have more than one site option. Site options are proposed at:

- Sawston
- Histon & Impington
- Cambourne
- Great Shelford & Stapleford
- Cottenham
- Fulbourn
- Linton
- Melbourn
- Gamlingay
- Milton
- Swavesey
- Bassingbourn
- Girton
- Comberton
- Papworth Everard
- Willingham
- Waterbeach

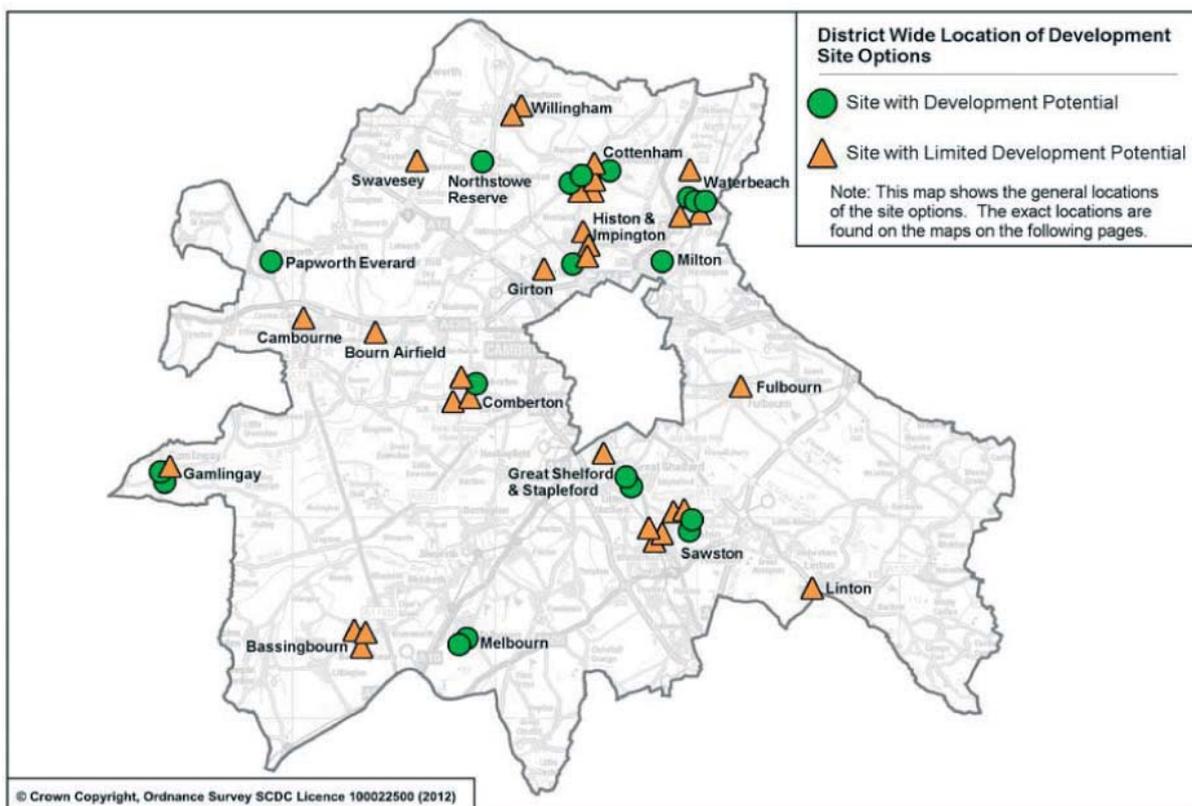
The site options provide for up to 23,000 homes (taking the larger number where there are alternatives). However, this includes the whole of new settlements, and as said above, it is not realistic to expect such sites to provide housing until the latter part of the plan period, and their contribution towards the housing figure for 2031 will be reduced accordingly.

**Question 16:**

**A: Which of the site options do you support or object to and why?**  
Please provide any comments.

**B: Are there any other sites that we should consider? (These could be sites already submitted through the “Call for Sites” process or new sites).**  
Please provide any comments.

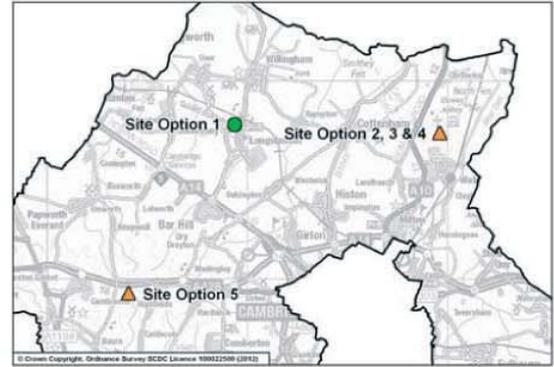
Figure 8: Map showing the location of the site options being proposed



## New Settlement Site Options

### Key for Site Option Maps

-   Site with Development Potential
-   Site with Limited Development Potential



### Site Option 1: Extension to Northstowe

Land north west of B1050, Station Road, Longstanton (Northstowe Reserve)

**Site Size:** 56.08 hectares      **Dwelling Capacity:** 900

**SHLAA Reference:** Sites 242 & 273

#### Comments:

- Pros**
  - Site already reserved for development
  - Good public transport links via Guided Bus
  - Would allow for flexibility in how Northstowe is developed
- Cons**
  - Unlikely to lead to additional housing delivery at Northstowe to 2031



### Site Option 2: New Town at Waterbeach

Land north of Waterbeach

**Site Size:** 558.68 hectares      **Dwelling Capacity:** 12,750

**SHLAA Reference:** Site 231

#### Comments:

- Pros**
  - Reuses previously developed land
  - Relatively close to Cambridge
  - Close to railway station
  - Large enough for two secondary schools
- Cons**
  - Impact on Denny Abbey and landscape setting
  - Capacity of the A10 and A14



### Site Option 3: Small New Town at Waterbeach

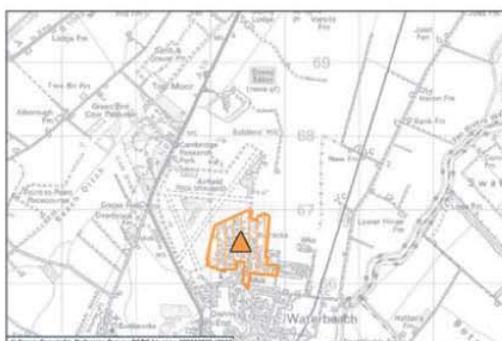
Land north of Waterbeach (MOD only)

**Site Size:** 280.20 hectares      **Dwelling Capacity:** 7,600

**SHLAA Reference:** Site 231 (part)

#### Comments: (where different from above)

- Pros**
  - Less impact on landscape setting
  - Large enough for a secondary school
- Cons**
  - Less need/incentive to move Railway station and sewage works



### Site Option 4: Waterbeach Barracks built area only

Land north of Waterbeach (built area only)

**Site Size:** 58.15 hectares      **Dwelling Capacity:** 930

**SHLAA Reference:** Site 231 (part)

#### Comments: (where different from above)

- Pros**
  - Less impact on landscape setting and Denny Abbey
- Cons**
  - As a large village extension unlikely to have critical mass to bring significant infrastructure improvements
  - Too small for a secondary school



**Site Option 5: New Village – Bourn Airfield**

Bourn Airfield, Bourn

**Site Size:** 141.70 hectares      **Dwelling Capacity:** 3,000-3,500

**SHLAA Reference:** Sites 057 & 238

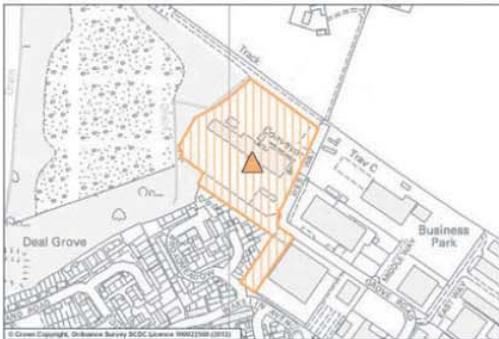
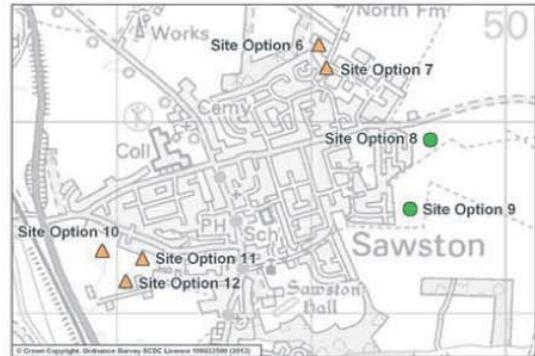
**Comments:**

- Pros** Former airfield counts as reuse of previously developed land  
Relatively close to Cambridge
- Cons** Relatively poor links to Cambourne, especially to centre  
May be too small for a secondary school  
Would form a ribbon of development south of the A428

**Sawston Site Options**

**Key for Site Option Maps**

-   Site with Development Potential
-   Site with Limited Development Potential



**Site Option 6:**

Land at Former Marley Tiles Site, Dales Manor Business Park, Sawston

**Site Size:** 3.56 hectares      **Dwelling Capacity:** 110

**SHLAA Reference:** Site 153

**Comments:**

- Pros** No impact on landscape or townscape
- Cons** Loss of employment land  
Potential noise nuisance from existing employment



**Site Option 7:**

Land at Grove Road / West Way, Dales Manor Business Park, Sawston

**Site Size:** 5.19 hectares      **Dwelling Capacity:** 160

**SHLAA Reference:** Site 154

**Comments:**

- Pros** No impact on landscape or townscape
- Cons** Loss of employment land  
Potential noise nuisance from existing employment



**Site Option 8:**

Land south of Babraham Road, Sawston

**Site Size:** 4.63 hectares      **Dwelling Capacity:** 140

**SHLAA Reference:** Site 258

**Comments:**

- Pros** Scope to improve existing village edge
- Cons** On village edge so relatively distant from services and facilities  
Loss of Green Belt



**Site Option 9:**

Land east of Sawston

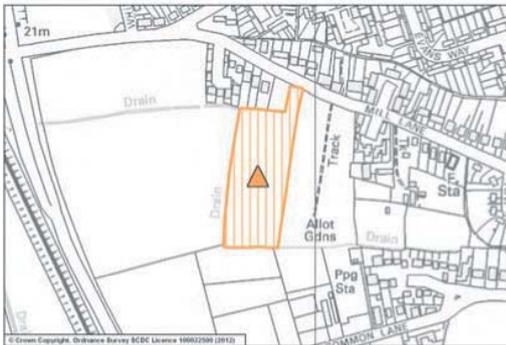
**Site Size:** 17.21 hectares

**Dwelling Capacity:** 340

**SHLAA Reference:** Site 178

**Comments:**

- Pros Scope to improve existing village edge  
Could provide additional space for primary school
- Cons On village edge so relatively distant from services and facilities  
Loss of Green Belt  
Need to respect setting of Sawston Hall



**Site Option 10:**

Mill Lane, Sawston

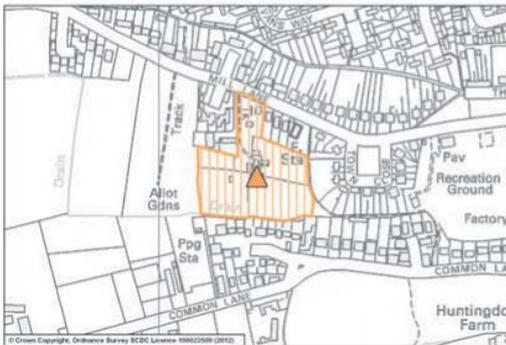
**Site Size:** 1.48 hectares

**Dwelling Capacity:** 50

**SHLAA Reference:** Site 230

**Comments:**

- Pros Limited impact on landscape setting  
Close to local services and facilities
- Cons Limited flood risk



**Site Option 11:**

Land rear of 41 Mill Lane, Sawston

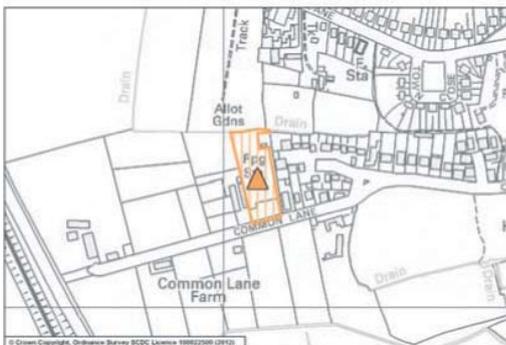
**Site Size:** 1.59 hectares

**Dwelling Capacity:** 40

**SHLAA Reference:** Site 116

**Comments:**

- Pros Limited impact on townscape and landscape setting  
Close to local services and facilities  
Good accessibility by bus, cycle and on foot
- Cons Limited flood risk



**Site Option 12:**

Land between 66 & 68 Common Lane, Sawston

**Site Size:** 0.50 hectares

**Dwelling Capacity:** 20

**SHLAA Reference:** Site 023

**Comments:**

- Pros Limited impact on townscape and landscape setting
- Cons Limited flood risk

## Histon & Impington Site Options

### Key for Site Option Maps

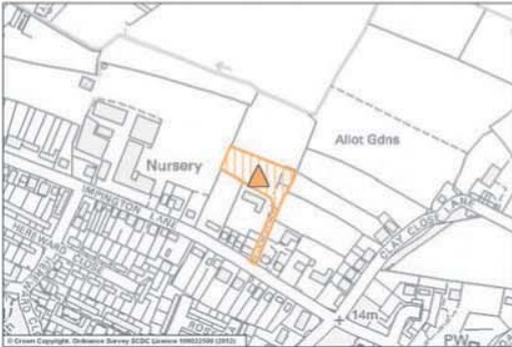
-   Site with Development Potential
-   Site with Limited Development Potential



**Site Option 13:**  
 Land at Buxhall Farm, Glebe Way, Histon  
**Site Size:** 12.44 hectares      **Dwelling Capacity:** 250  
**SHLAA Reference:** Site 133  
**Comments:**  
 Pros    Limited impact on landscape  
 Cons    Loss of Green Belt  
          Distance from local services and facilities



**Site Option 14:**  
 Land rear of 49-71 Impington Lane, Impington  
**Site Size:** 0.77 hectares      **Dwelling Capacity:** 25  
**SHLAA Reference:** Site 112 (part)  
**Comments:**  
 Pros    Close to local services and facilities  
 Cons    Loss of Green Belt



**Site Option 15:**  
 Land north of Impington Lane, Impington  
**Site Size:** 0.44 hectares      **Dwelling Capacity:** 10  
**SHLAA Reference:** Site 114 (part)  
**Comments:**  
 Pros    Close to local services and facilities  
 Cons    Loss of Green Belt

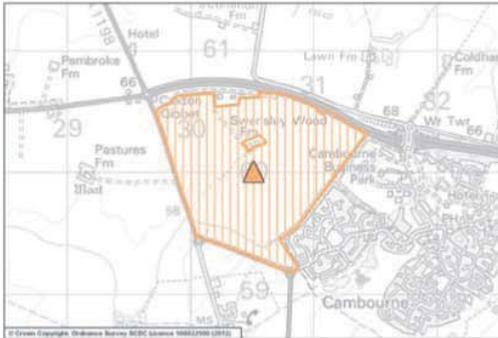
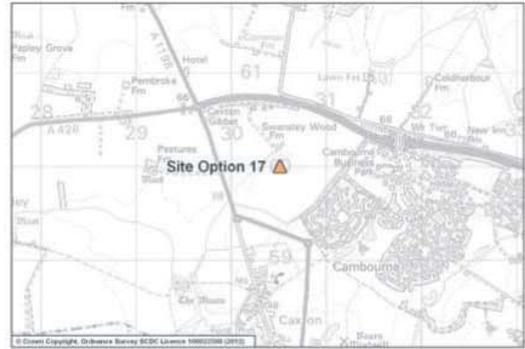


**Site Option 16:**  
 Land at SCA Packaging Ltd, Villa Road, Impington  
**Site Size:** 2.25 hectares      **Dwelling Capacity:** 70  
**SHLAA Reference:** Site 046  
**Comments:**  
 Pros    Scope to improve local environment  
          Reuses previously developed land  
 Cons    Loss of employment land (but disused)  
          Flood risk to small part of site  
          Access arrangements

## Cambourne Site Options

### Key for Site Option Maps

-   Site with Development Potential
-   Site with Limited Development Potential



### Site Option 17:

Land west of Lower Cambourne and the Cambourne Business Park, bounded to the north by the A428 and to the west by the A1198 (Swansley Wood)

**Site Size:** 150.88 hectares      **Dwelling Capacity:** 2,250

**SHLAA Reference:** Site 239

### Comments:

- Pros** Close to services and facilities in Cambourne including new secondary school
- Cons** Need to improve internal linkages within Cambourne  
Landscape impact could be mitigated by a reduced site area

## Great Shelford & Stapleford Site Options



### Site Option 18:

Land off Cambridge Road, Great Shelford

**Site Size:** 3.96 hectares      **Dwelling Capacity:** 120

**SHLAA Reference:** Site 005

### Comments:

- Pros** Limited impact on landscape and Green Belt
- Cons** Possible noise and lighting nuisance from Rugby Club  
Some distance from services and facilities



### Site Option 19:

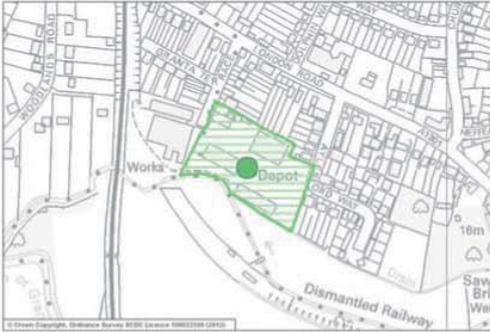
29 - 35 and 32 London Road, Great Shelford

**Site Size:** 0.55 hectares      **Dwelling Capacity:** 15

**SHLAA Reference:** Site 187

### Comments:

- Pros** Close to local services and facilities  
Scope to improve local environment  
Reuses previously developed land
- Cons** Loss of local employment unless firm can relocate



**Site Option 20:**

Granta Terrace, Stapleford  
**Site Size:** 1.63 hectares      **Dwelling Capacity:** 35  
**SHLAA Reference:** Site 186

**Comments:**

- Pros    Close to local services and facilities
- Scope to improve local environment
- Reuses previously developed land
- Cons    Loss of local employment unless firm can relocate as it hopes

**Cottenham Site Options**

**Key for Site Option Maps**

- Site with Development Potential
- Site with Limited Development Potential



**Site Option 21:**

Land at the junction of Long Drove and Beach Road, Cottenham  
**Site Size:** 1.63 hectares      **Dwelling Capacity:** 35  
**SHLAA Reference:** Site 234

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility to employment locations
- Cons    Loss of Green Belt
- Encroachment into countryside
- On village edge so relatively distant from services and facilities



**Site Option 22:**

Land at Oakington Road, Cottenham  
**Site Size:** 4.90 hectares      **Dwelling Capacity:** 110  
**SHLAA Reference:** Site 260

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    On village edge so relatively distant from services and facilities



**Site Option 23:**

The Redlands, Oakington Road, Cottenham  
**Site Size:** 2.87 hectares      **Dwelling Capacity:** 65  
**SHLAA Reference:** Site 003

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    On village edge so relatively distant from services and facilities



**Site Option 24:**

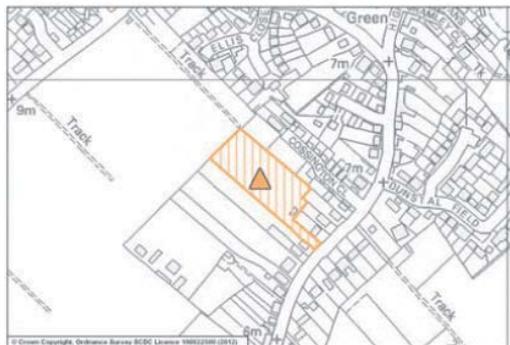
Land south of Ellis Close and East of Oakington Road, Cottenham

**Site Size:** 4.40 hectares      **Dwelling Capacity:** 100

**SHLAA Reference:** Site 129

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    Impact on setting of Listed Buildings
- On village edge so relatively distant from services and facilities



**Site Option 25:**

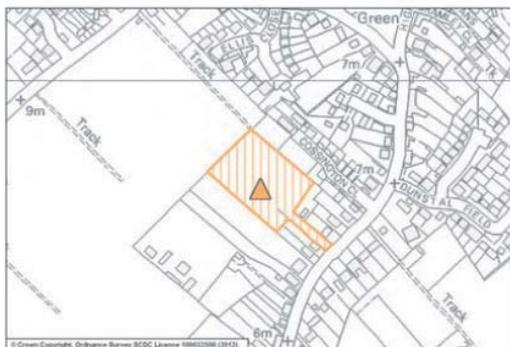
Land off Histon Road, Cottenham

**Site Size:** 0.83 hectares      **Dwelling Capacity:** 15

**SHLAA Reference:** Site 123

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    On village edge so relatively distant from services and facilities



**Site Option 26:**

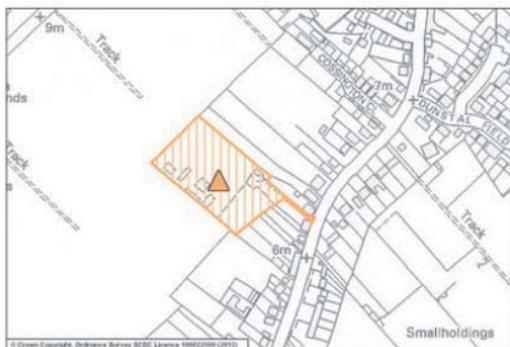
Land to the rear of 34 - 46 Histon Road, Cottenham

**Site Size:** 1.04 hectares      **Dwelling Capacity:** 20

**SHLAA Reference:** Site 263

**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    On village edge so relatively distant from services and facilities



**Site Option 27:**

Cottenham Sawmills, Cottenham

**Site Size:** 1.35 hectares      **Dwelling Capacity:** 25

**SHLAA Reference:** Site 124

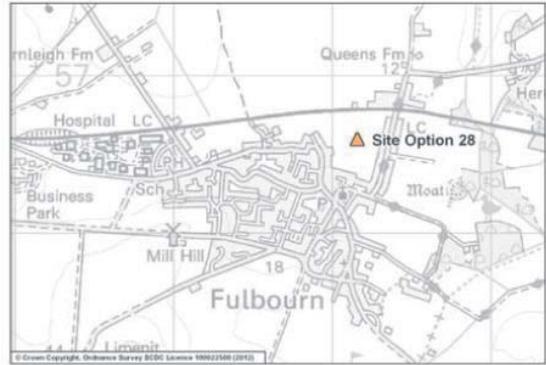
**Comments:**

- Pros    Limited impact on landscape setting
- Good accessibility by bus, cycle and on foot
- Cons    On village edge so relatively distant from services and facilities
- Loss of employment

## Fulbourn Site Options

### Key for Site Option Maps

-   Site with Development Potential
-   Site with Limited Development Potential



#### **Site Option 28:**

Land off Station Road, Fulbourn

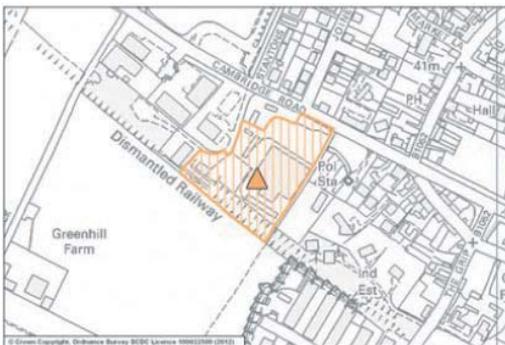
**Site Size:** 12.41 hectares      **Dwelling Capacity:** 190

**SHLAA Reference:** Site 074

#### **Comments:**

- Pros** Close to local services and facilities  
Limited impact on landscape setting
- Cons** Loss of Green Belt  
Access concerns near level crossing and via Conservation Area  
Impact on Conservation Area and Listed Buildings

## Linton Site Options



#### **Site Option 29:**

Land east of Station Road, Linton

**Site Size:** 1.78 hectares      **Dwelling Capacity:** 35

**SHLAA Reference:** Site 152

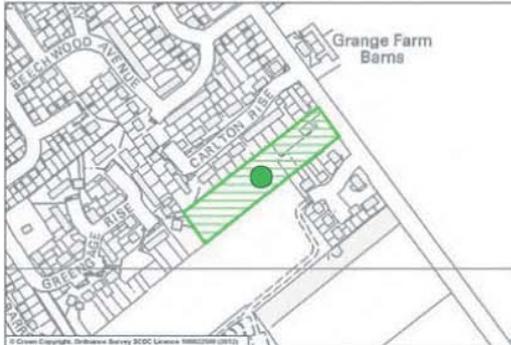
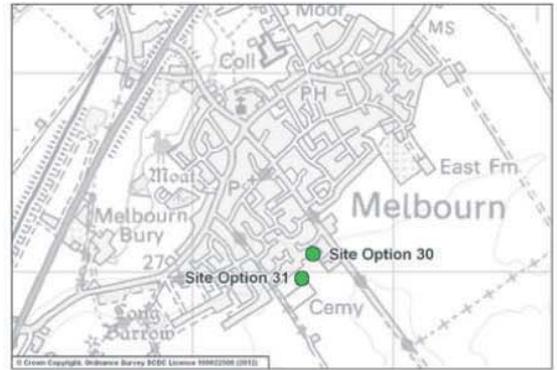
#### **Comments:**

- Pros** Reuses previously developed land
- Cons** Loss of employment land  
Located south of the A1307

## Melbourn Site Options

### Key for Site Option Maps

-   Site with Development Potential
-   Site with Limited Development Potential



#### Site Option 30:

36 New Road, Melbourn

Site Size: 0.71 hectares

Dwelling Capacity: 15

SHLAA Reference: Site 235

#### Comments:

- Pros Well screened site, limited landscape impact  
Good accessibility by bus, cycle and on foot
- Cons On village edge so relatively distant from services and facilities



#### Site Option 31:

Land to rear of Victoria Way, off New Road, Melbourn

Site Size: 2.29 hectares

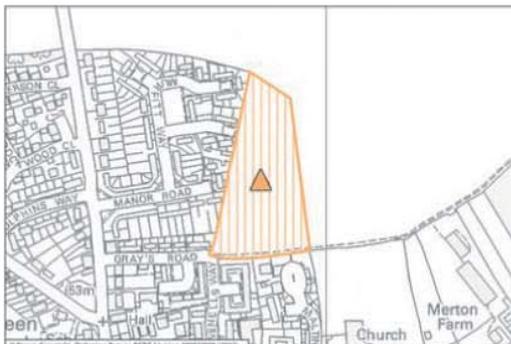
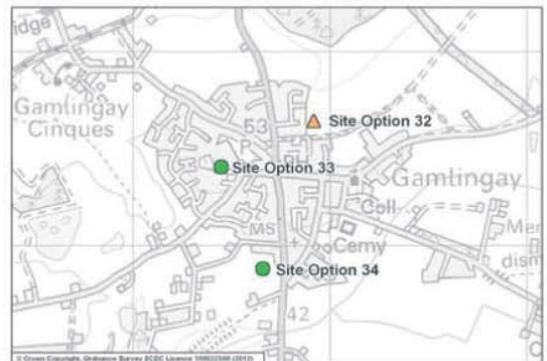
Dwelling Capacity: 50

SHLAA Reference: Site 130

#### Comments:

- Pros Well screened site, limited landscape impact  
Good accessibility by bus, cycle and on foot
- Cons On village edge so relatively distant from services and facilities

## Gamlingay Site Options



#### Site Option 32:

Land off Grays Road, Gamlingay

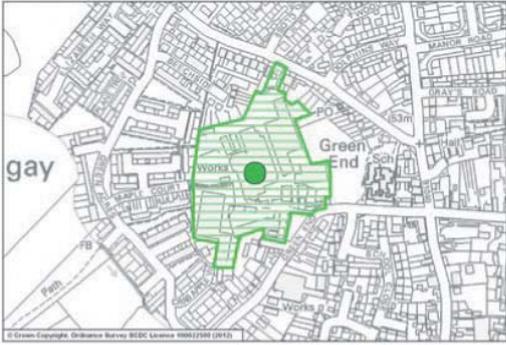
Site Size: 2.10 hectares

Dwelling Capacity: 45

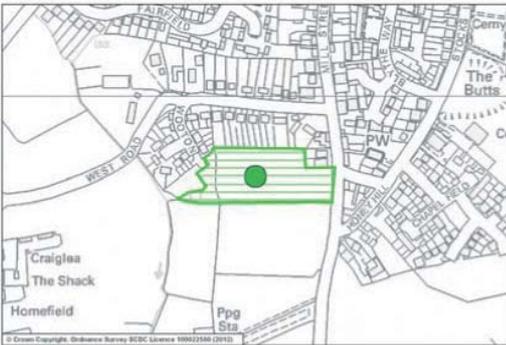
SHLAA Reference: Site 171 (part)

#### Comments:

- Pros Scope to improve existing village edge
- Cons Loss of greenfield land



**Site Option 33:**  
 Green End Industrial Estate, Green End, Gamlingay  
**Site Size:** 4.09 hectares      **Dwelling Capacity:** 90  
**SHLAA Reference:** Site 117  
**Comments:**  
 Pros    Scope to improve local environment.  
           Could provide additional space for primary school  
           Close to local services and facilities  
 Cons    Loss of employment land

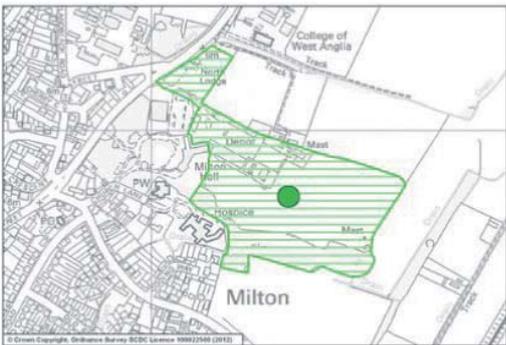


**Site Option 34:**  
 Land at Mill Road, Gamlingay  
**Site Size:** 1.18 hectares      **Dwelling Capacity:** 25  
**SHLAA Reference:** Site 093  
**Comments:**  
 Pros    Close to local services and facilities  
           Limited impacts on landscape setting  
 Cons    Need to mitigate impacts on Listed Building settings.

**Milton Site Options**



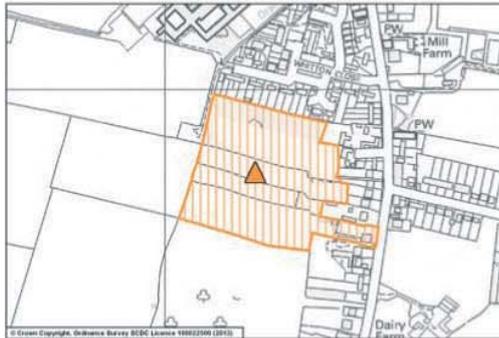
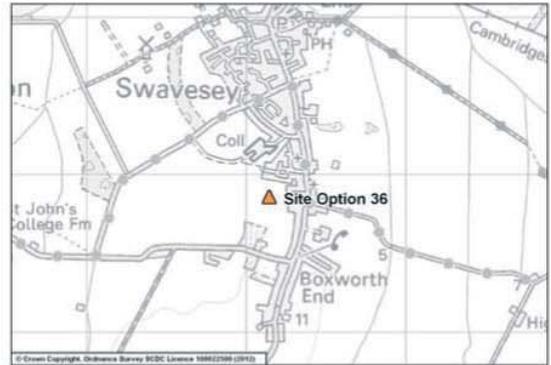
**Site Option 35:**  
 The Former EDF Depot & Training Centre, Ely Road, Milton  
**Site Size:** 8.53 hectares      **Dwelling Capacity:** 130  
**SHLAA Reference:** Site 132  
**Comments:**  
 Pros    Close to local services and facilities  
           Planning permission for housing already granted for part of site  
 Cons    Loss of Green Belt  
           Loss of employment land



### Swavesey Site Options

**Key for Site Option Maps**

-   Site with Development Potential
-   Site with Limited Development Potential



**Site Option 36:**

Land south of Whitton Close & west of Boxworth End, Swavesey

**Site Size:** 4.98 hectares

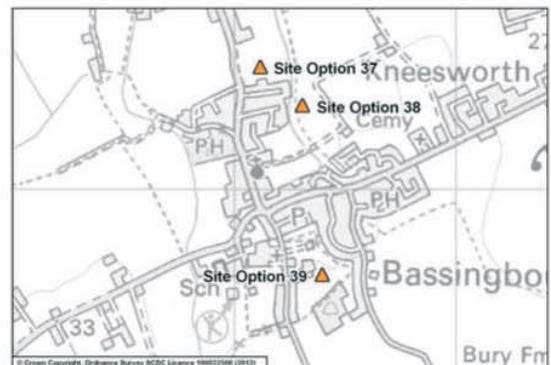
**Dwelling Capacity:** 75

**SHLAA Reference:** Site 083 (part)

**Comments:**

- Pros** Good accessibility by bus, cycle and on foot  
Scope to mitigate adverse impacts by development of part of the site only
- Cons** Impact on landscape and townscape  
On village edge so relatively distant from services and facilities

### Bassingbourn Site Options



**Site Option 37:**

Next to Walnut Tree Close, North End, Bassingbourn

**Site Size:** 3.14 hectares

**Dwelling Capacity:** 55

**SHLAA Reference:** Site 085

**Comments:**

- Pros** Limited landscape and townscape impact
- Cons** Flood risk to small part of site



**Site Option 38:**

Land north of Elbourn Way, Bassingbourn

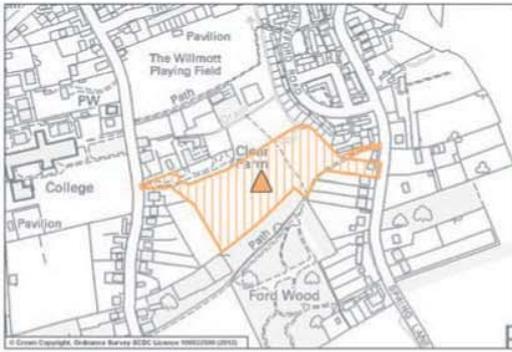
**Site Size:** 1.51 hectares

**Dwelling Capacity:** 40

**SHLAA Reference:** Site 219 (part)

**Comments:**

- Pros** Close to local services and facilities  
Scope to mitigate adverse impacts by development of part of the site only
- Cons** Flood risk to small part of site.  
Landscape and townscape impacts



**Site Option 39:**

Land between South End & Spring Lane, Bassingbourn

**Site Size:** 2.12 hectares **Dwelling Capacity:** 50

**SHLAA Reference:** Site 078

**Comments:**

- Pros Close to local services and facilities  
Limited landscape and townscape impact
- Cons Impact on setting of Listed Buildings  
Site access suitability

**Girton Site Options**

**Key for Site Option Maps**

-   Site with Development Potential
-   Site with Limited Development Potential



**Site Option 40:**

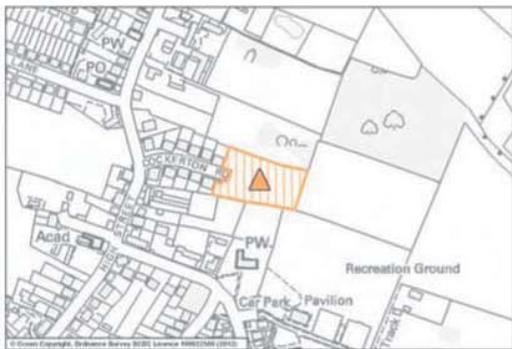
Land at Cockerton Road, Girton

**Site Size:** 0.63 hectares **Dwelling Capacity:** 15

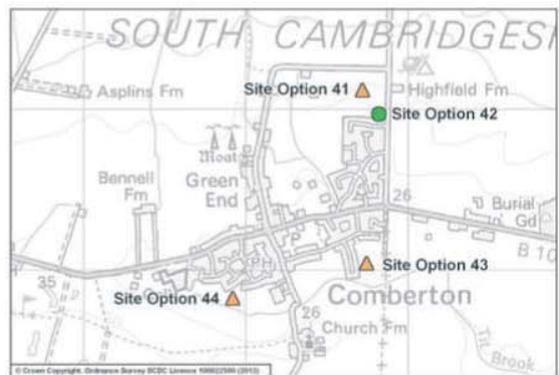
**SHLAA Reference:** Site 143

**Comments:**

- Pros Close to local services and facilities  
Good accessibility by bus, cycle and on foot
- Cons Impacts on landscape and townscape and Listed Church



**Comberton Site Options**



**Site Option 41:**

Land off Long Road (south of Branch Road), Comberton

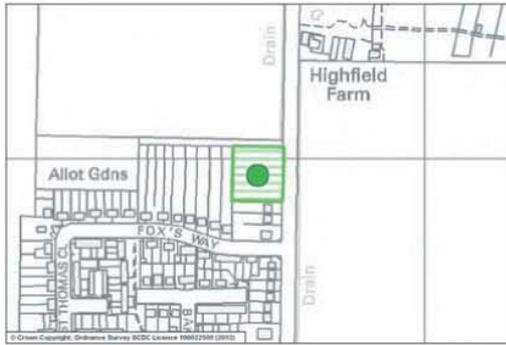
**Site Size:** 5.71 hectares **Dwelling Capacity:** 130

**SHLAA Reference:** Site 158

**Comments:**

- Pros Well screened site, limited landscape impact
- Cons On village edge so relatively distant from services and facilities





**Site Option 42:**

Land adjacent (north) to 69 Long Road, Comberton  
**Site Size:** 0.32 hectares      **Dwelling Capacity:** 10  
**SHLAA Reference:** Site 004

**Comments:**

- Pros Well screened site, limited landscape impact
- Cons On village edge so relatively distant from services and facilities

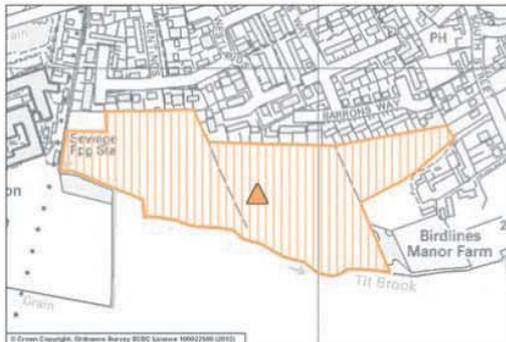


**Site Option 43:**

Land to the east of Bush Close, Comberton  
**Site Size:** 4.83 hectares      **Dwelling Capacity:** 75  
**SHLAA Reference:** Site 255

**Comments:**

- Pros Well screened site, limited landscape impact
- Cons Uncertainty regarding site access arrangements



**Site Option 44:**

Land to the west of Birdlines, Manor Farm, Comberton  
**Site Size:** 6.00 hectares      **Dwelling Capacity:** 90  
**SHLAA Reference:** Site 110

**Comments:**

- Pros Good accessibility by bus, cycle and on foot
- Cons Adverse impact on Green Belt purposes, landscape setting and setting of Listed Buildings. Capable of mitigation by limiting development to a part of the site

**Papworth Everard Site Options**

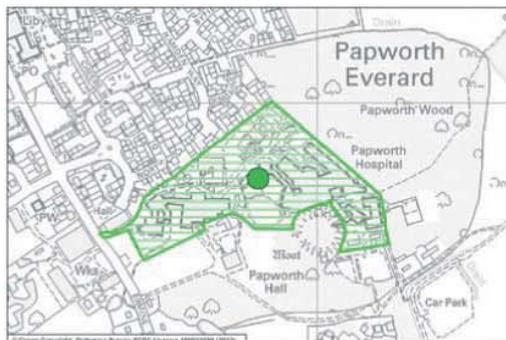


**Site Option 45:**

Papworth Hospital, Papworth Everard  
**Site Size:** 5.23 hectares      **Dwelling Capacity:** 120  
**SHLAA Reference:** Site 151

**Comments:**

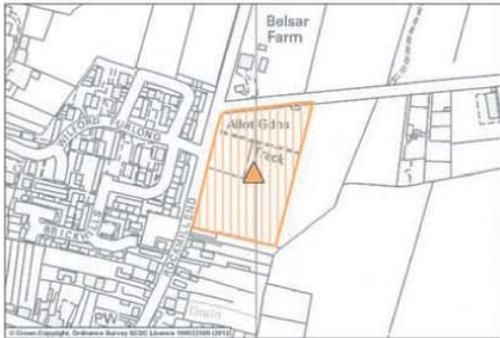
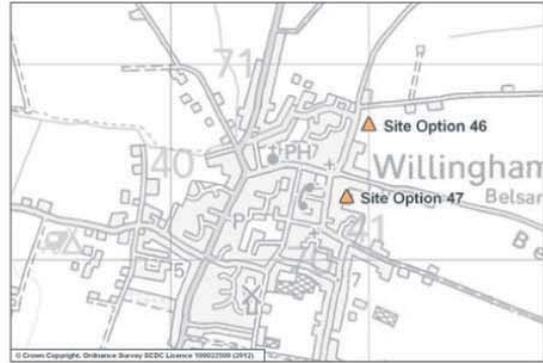
- Pros Reuses previously developed land  
 Scope to improve local environment  
 Good accessibility by bus, cycle and on foot
- Cons Loss of employment land  
 Risk to settings of listed buildings



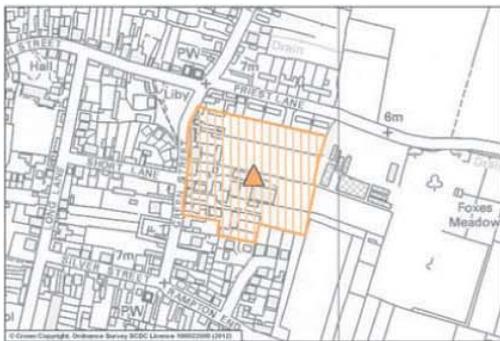
### Willingham Site Options

**Key for Site Option Maps**

-   Site with Development Potential
-   Site with Limited Development Potential



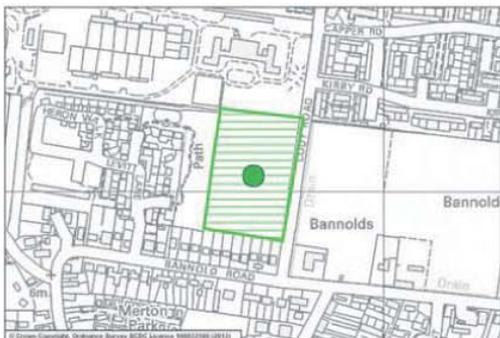
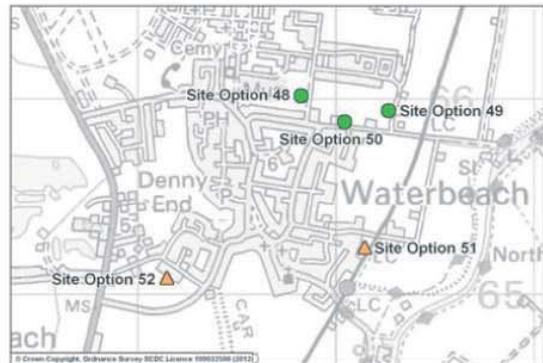
**Site Option 46:**  
 Land east of 39-65 Rockmill End, Willingham  
**Site Size:** 2.12 hectares      **Dwelling Capacity:** 50  
**SHLAA Reference:** Site 045 (part)  
**Comments:**  
 Pros Limited impact on landscape setting  
 Cons On village edge so relatively distant from services and facilities



**Site Option 47:**  
 Land to the rear of Green Street, Willingham  
**Site Size:** 2.60 hectares      **Dwelling Capacity:** 40  
**SHLAA Reference:** Site 204  
**Comments:**  
 Pros Close to local services and facilities  
 Scope to mitigate adverse impacts by development of part of the site only  
 Cons Impact on townscape and character of Conservation Area  
 Impact on setting of Listed Buildings

### Waterbeach Site Options

(Also see the New Settlement section)



**Site Option 48:**  
 Cody Road, Waterbeach  
**Site Size:** 1.86 hectares      **Dwelling Capacity:** 50  
**SHLAA Reference:** Site 089 & 189  
**Comments:**  
 Pros Good accessibility by bus, cycle and on foot  
 Limited impacts on landscape setting  
 Cons Would reduce separation from Barracks



**Site Option 49:**

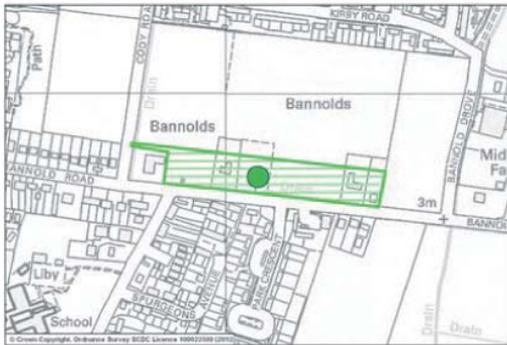
Land at Bannold Road and Bannold Drive, Waterbeach

**Site Size:** 1.77 hectares      **Dwelling Capacity:** 35

**SHLAA Reference:** Site 206

**Comments:**

- Pros    Good accessibility by bus, cycle and on foot  
         Limited impacts on landscape setting
- Cons    Potential for noise and odour from farm



**Site Option 50:**

North side of Bannold Road, Waterbeach

**Site Size:** 1.43 hectares      **Dwelling Capacity:** 30

**SHLAA Reference:** Site 155

**Comments:**

- Pros    Good accessibility by bus, cycle and on foot  
         Limited impacts on landscape setting
- Cons    Would reduce separation from Barracks



**Site Option 51:**

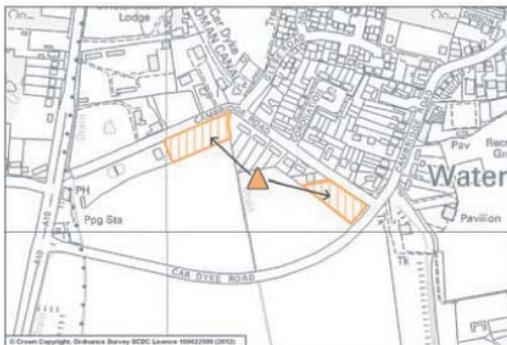
Land off Lode Avenue, Waterbeach

**Site Size:** 0.59 hectares      **Dwelling Capacity:** 15

**SHLAA Reference:** Site 001

**Comments:**

- Pros    Good accessibility by bus, cycle and on foot  
         Limited impacts on landscape setting
- Cons    Limited flood risk to half of site  
         Railway noise



**Site Option 52:**

Land off Cambridge Road, Waterbeach

**Site Size:** 0.72 hectares      **Dwelling Capacity:** 10

**SHLAA Reference:** Site 202 (part)

**Comments:**

- Pros    Good accessibility by bus, cycle and on foot
- Cons    Loss of Green Belt  
         Impact on landscape setting unless development limited to  
         Cambridge Road frontage

