

3 Year Affordable Housing Programme 2008 to 2011 Council Housing Sites. Update on schemes currently under investigation.

1 Kendal Way (East Chesterton) – 10 Units

Infill. Planning and access issues re development of this site - both would be hard to overcome. This site has now been approved as allotment land in Cambridge Allotment Management Policy (March 2010). **It is recommended not to pursue for housing development**

Suez, Hobart, Marmora Road (Coleridge) – 4 Units

Infill. Unable to secure the surrender/purchase of all the garden land required to redevelop for housing. Problem of restricted development area due to trees. Two units likely to have been maximum could provide on site. **It is recommended not to pursue for housing development.**

Land north of Fison Road (Abbey) – 10 Units

Infill. There is a potential conflict as useful open space in this area of significant housing on the edge of the city. The identified site consists of a tree belt and sits on the boundary between the city and SCDC. It is recommended that consideration of this site for development is deferred – would be better to consider if any of the neighbouring SCDC land came forward for development in the future. **It is recommended not to pursue for housing development.**

131 Wadloes Road (Abbey) – 1 Unit

Infill. Initial visit suggests that this site as identified is not feasible– not a sufficient site on its own and there could be access issues. **It is recommended not to pursue for housing development.**

354 Cherry Hinton Road (Queen Ediths) – 1 unit

Infill. This land is at junction of Wulfstan Way /Cherry Hinton Road and is currently green space with trees and public bench. The site is not large enough to accommodate one unit without interfering with the visibility of road users approaching the junction. **It is recommended not to pursue for housing development.**

Howard Road (Abbey) – 4 units Infill. This land is the site of main cycle/footpath between Cambridge and Fen Ditton, located at boundary between City and SCDC. Cycle/footpath bordered by open green and tree belt. **It is recommended not to pursue for housing development.**

Chalfont Close (Cherry Hinton) – 1 unit . The piece of land identified is not CCC owned land, and also is unlikely to be sufficient to produce one unit of housing. **It is recommended not to pursue for housing development.**

5-8 Queens Meadow (Cherry Hinton) - infill. The potential site identified consists of part of the rear gardens of 5-8. However apart from one unit, the gardens are not significantly long and there is no natural access, it would require demolition of one of the existing units. The garden land, if secured, would not produce more than 1 or 2 units. **It is recommended not to pursue for housing development.**

Gwydir Street (Petersfield)

The Gwydir Street site comprises buildings in a conservation area; they are therefore afforded a degree of protection. If redevelopment is to occur in a conservation area certain tests must be passed, such as the buildings must be structurally unsound and the current use of the buildings is unsuitable but there is no alternative use. If these tests are not met then permission will not be granted for demolition by the planning authority. The Gwydir Street site will not meet these tests therefore it is highly unlikely that the site would receive permission to demolish; therefore there is no opportunity to re-develop the area. **It is recommended not to pursue for housing development.**

99 Kendal Way (East Chesterton)

Four properties out of five within the proposed site boundary have performed their Right to Buy. Therefore Hundred Houses Society (HHS) has been investigating the opportunity of buying back the dwellings in order to re-develop the area. Three of the four owners of the old council houses said that they would consider selling their properties to HHS. Therefore the site boundaries have reduced but with a minimal detrimental effect on the potential for development. HHS is now working on financial viabilities as to how to progress this site.

3 – 48 Roman Court (King Hedges)

Executive Councillor approved (March 2010) working in partnership with Papworth Housing Trust to redevelop the old, ground floor sheltered housing scheme. The proposal is to provide older person flats to be owned and managed by CCC, and a supported housing project for young people with learning and physical disabilities, to be owned and managed by Papworth Trust. Detailed work with Papworth Trust has now begun and completion of the project is projected for end of 2011/12.

Harris Road (Arbury)

Planning permission has been gained for four dwellings on this site, which is to be owned by Cambridge City Council and will be managed by City Homes. The scheme comprises three 2-bed houses and one 3-bed house. The council has signed a design and build contract with Mansell Construction Services Limited who started construction at the beginning of May 2010. The S106 contributions have been paid. The scheduled practical completion is January 2011.

Cockerell Road (Arbury)

Planning permission has been gained for a 2-bed, fully wheelchair accessible bungalow on this site, which is owned by Cambridge City Council and will be managed by City Homes. The council has signed a design and build contract with Mansell Construction Services Limited who started construction at the beginning of May 2010. The S106 contributions have been paid. The scheduled practical completion is January 2011.

Church End (Cherry Hinton)

Planning permission has been gained for two dwellings on this site, which is owned by Cambridge City Council and will be managed by City Homes. The scheme comprises a 3-bed house and a 5-bed, fully wheelchair accessible house. The S106 contributions have been paid. The council has signed a design and build contract with Elliston Steady & Hawes (Building) Limited. A highways stopping up notice, which will allow the Council to remove two car-parking bays and divert part of a footpath, is required before building works

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can be started. A draft stopping up notice has been issued and if there are no objections by the 10th June 2010 a full stopping up notice will be given and building works will commence.

Teversham Drift (Cherry Hinton)

Planning permission has been gained for a 2-bed, fully wheelchair accessible bungalow on this site, which is owned by Cambridge City Council and will be managed by City Homes. The council has signed a design and build contract with Elliston Steady & Hawes (Building) Limited (ESH), who are running this site in tandem with Church End and therefore the two sites will start together.

Seymour Court and garage site (Romsey)

A project manager and cost consultant has been procured who will potentially manage the redevelopment of Seymour Court. Currently there are two potential routes for the redevelopment of this site; either the ownership of the site will be retained by Cambridge City Council and the new dwellings will be managed by City Homes, or the land will be sold to a Registered Provider (RP or Housing Association) for redevelopment and management. Both routes are subject to final scheme approval.

Latimer Close / 51-73 Barnwell Road (Abbey)

Latimer Close and Barnwell Road, which are two separate potential sites, also have the same two options as Seymour Court, which are that either the Council or an RP will develop and manage these sites subject to final scheme approval. On Latimer Close there are four owner-occupiers who have performed their Right to Buy; therefore their properties would need to be bought back by the Council or an RP for redevelopment to be possible. Within Barnwell Road site there are two owner-occupiers, again these properties would need to be bought back by the Council or the RP.

Lichfield Road (Coleridge) – 20 Units

Infill. Site adjacent to Lichfield scheme. Detailed investigation to begin June 2010.

St Matthews Street Garages. Garage site. Detailed investigation to begin June 2010.

25 May 2010