

**COMBERTON PARISH COUNCIL**  
**Summary of a Public Meeting held on 28 January 2009 with Circle Anglia**

Present: 66 members of the public including:  
 Miss Chris Westgarth (Chairman, Comberton Parish Council)  
 Dr Janet McCabe (Comberton Parish Council)  
 Cllr Fiona Whelan (Cambridgeshire County Council)  
 Cllr Steve Harangozo (South Cambridgeshire District Council)  
 Mr Mike Sugden (Circle Anglia)  
 Mr Rob Dean (Circle Anglia)  
 Mrs Gail Stoehr (Clerk, Comberton Parish Council)  
 Parish Council members.

Miss Westgarth, Parish Council Chairman presided.

The following points emerged from the meeting:

- The purpose of the meeting was to discuss if the two proposed sites, one in West Street and the other off Bush Close would be suitable for affordable housing and to ascertain the village's views.
- Circle Anglia is a housing provider working with South Cambridgeshire District Council to provide affordable housing through mixed tenure schemes on exception sites.
  - Occupants can only buy up to 80% of the property and the rest is owned by SCDC.
  - Properties can only be sold to someone else who meets the criteria.
  - The proposed sites at West Street and Bush Close are exception sites so would not normally be developed as outside the village envelope.
  - No private housing would be allowed on these two sites.
- The need for affordable housing (defined as being at less than market value) was established by a housing needs survey in March 2007 which identified almost 50 people needing housing. Smaller housing stock is particularly scarce.
- The Parish Council considered many potential sites some had been dismissed by SCDC as unsuitable and five had possibilities, including the two owned by SCDC in Milner Road and Wottens Close, the site at the Valley and the sites at Bush Close and West Street.
- Cllr Harangozo assured the meeting that South Cambridgeshire District Council will work with all parties.
- Although the West Street site is in the parish of Toft, the housing would be for the village of Comberton. To date Circle Anglia had not discussed this with Toft Parish Council.
- Many residents wished to comment on the detail of the plans which had been circulated between residents. It was reiterated several times during the meeting that the meeting was to discuss the principles rather than the details and residents were asked to discount the plans at this stage.
- No members of the public present expressed support for the scheme at Bush Close and there were a number of objections, which included:

- The need for housing was disputed. Some residents felt the existing housing stock should be re-evaluated and where appropriate people relocated to a housing of appropriate size.
- The infrastructure, eg, school places, will not support additional housing.
- Lack of consultation with the two residents whose homes were depicted at being at the entrance to the site and if the plans were correct would lose a part of their land for the access road.
- The sites were considered unsuitable because:
  - Swaynes Lane was felt too narrow and access would be restricted, especially for pedestrians.
  - Bush Close is low lying and would suffer from drainage and sewage problems.
  - Properties in Swaynes Lane would be overlooked.
  - Swaynes Lane is too narrow for the additional traffic and dangerous in icy weather.
  - The amenity of a lovely country lane would be damaged.
  - The location of the pumping station and the presence of pumping vehicles would impede access.
  - The garages which are used by residents.
  - Kerbing is unsuitable for the sight impaired.
- West Street residents expressed reservations about the proposal at West Street:
  - The affects of additional traffic from any additional housing.
  - the combined effect of more housing and the expansion of Comberton Village College. Cllr Whelan reported that a new secondary school at Cambourne would release enough spaces for the CVC sixth form and Mr Munday was aware of residents' concerns regarding sixth formers vehicles. Circle Anglia indicated they would work with CCC to provide traffic/safety measures such as a crossing.

#### The next steps

- The item will be on the next Parish Council's meeting's agenda and an invitation was extended to the residents to attend.
- Residents' suggestions that they work with the Parish Council to find more suitable sites will be considered.
- The Parish Council will continue to keep the residents informed via articles in Contact and also by holding open meetings on any proposed affordable housing sites as they arise.