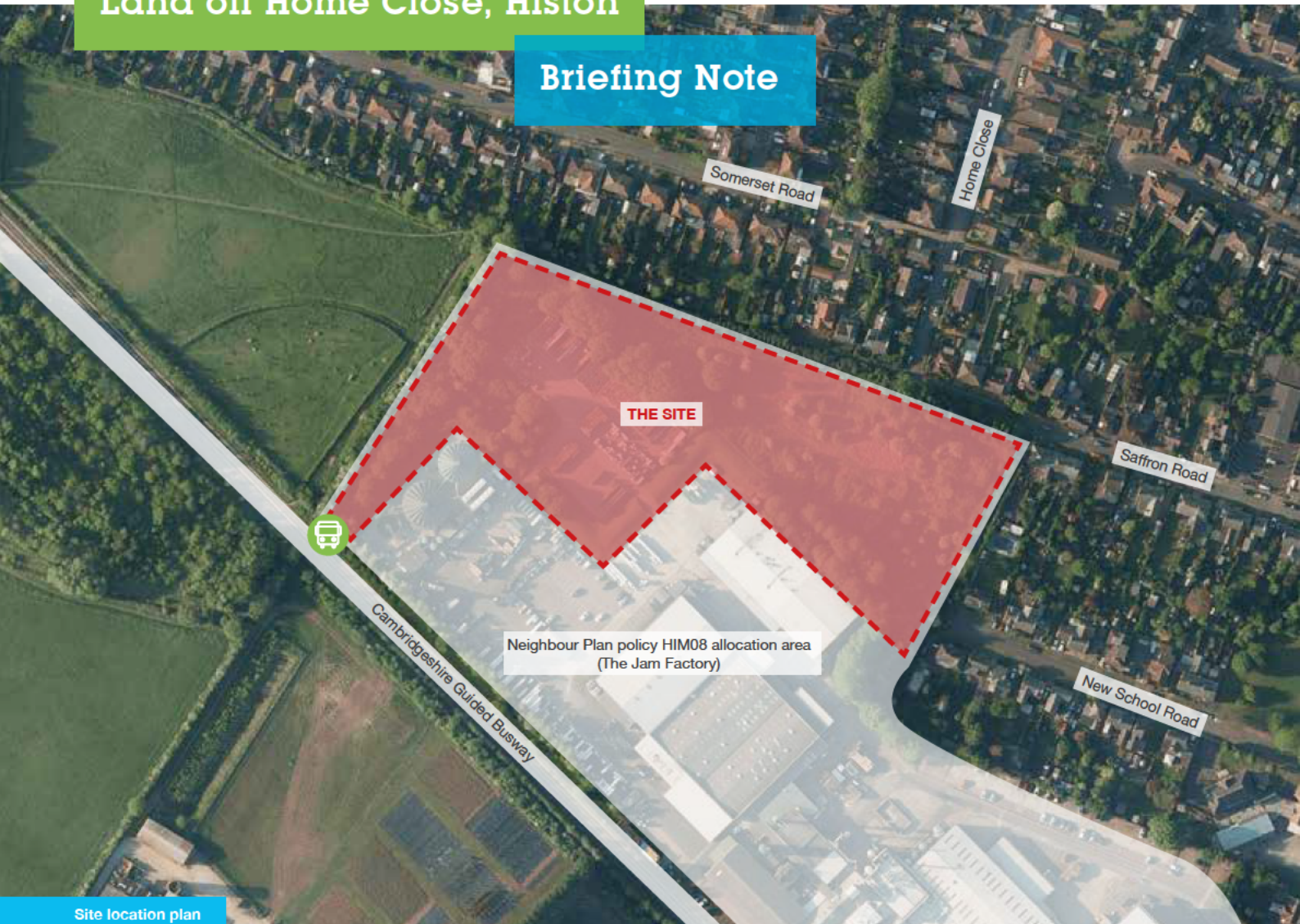


Land off Home Close, Histon

Briefing Note



Site location plan

Welcome

This briefing note has been prepared to explain how the delivery of a new stop on the Cambridgeshire Guided Busway could help unlock the development potential of the above site, and deliver a number of wider local benefits.

The Site

McCarthy & Stone are currently exploring the potential to deliver an extra care development on surplus land at the Hain Daniels factory (known locally as ‘The Jam Factory’).

Along the southern boundary of the site runs the Cambridgeshire Guided Busway, with regular services running between Cambridge and St Ives.

The site currently comprises an outdoor storage area which is no longer required and surplus land adjacent to the factory. It is part of a wider area of land which is allocated in the Histon & Impington Neighbourhood Plan.

Histon & Impington Neighbourhood Plan

The Neighbourhood Plan aims to safeguard the wider Jam Factory site for employment use but explains that small-scale residential development will be supported providing it *“meets an identified housing need in the area (e.g. suitable for older people seeking to downsize into)”*.

The relevant Neighbourhood Plan policy also seeks opportunities to *“improve direct and safe access for pedestrians to and from the High Street and the Guided Busway stop and for cyclists to and from the cycleway alongside the Guided Busway.”*

The Neighbourhood Plan also sets out an aspiration to deliver a new stop on the guided busway to the northwest of the town.

The Guided Busway

At present, Histon and Impington is served by a single bus stop on the Busway, close to where it crosses Cambridge Road/Station Road. This stop is a significant distance from the north of the town including the High Street, increasing reliance on private car usage and the associated impacts (e.g. congestion, pollution).

Our Emerging Proposals

As part of our emerging proposals, we have identified an opportunity to deliver a new bus stop on the south-westernmost part of our site, together with a new public footway linking this to Home Close and, in turn, the High Street.

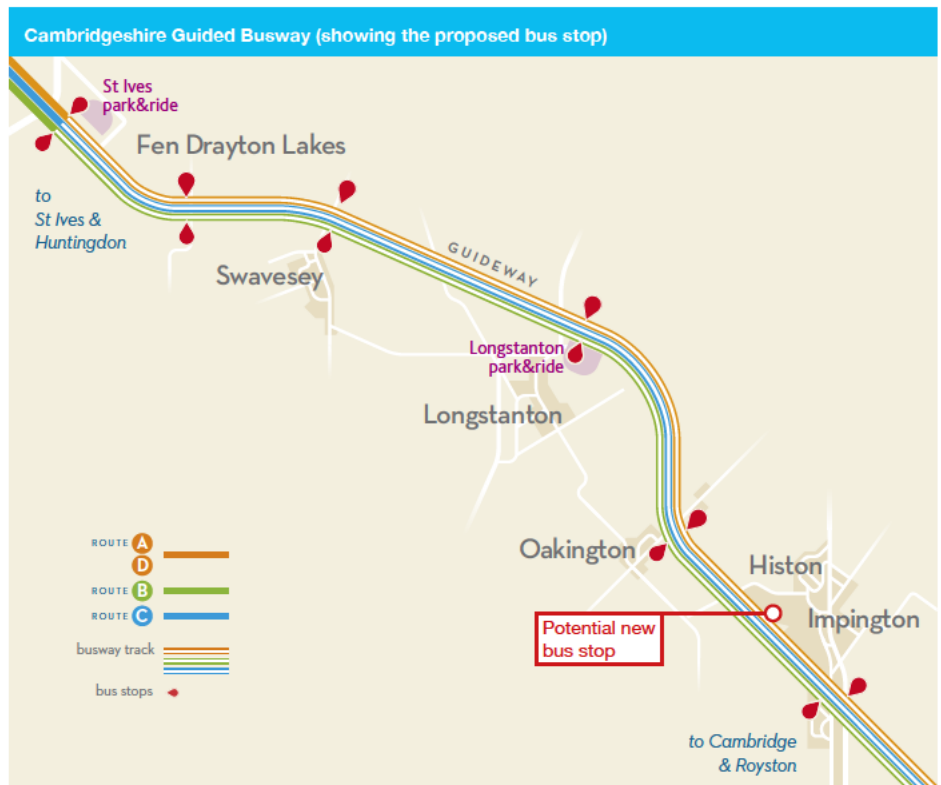
The delivery of a new Guided Busway stop would help to improve public transport links for the existing residents of Histon, employees of The Jam Factory, together with homeowners at a potential future McCarthy & Stone development.

In delivering this, we would assist South Cambridgeshire District Council in achieving its ambition of cutting carbon emissions to net zero by 2050, whilst meeting the aspirations of the Neighbourhood Plan.

About McCarthy & Stone

McCarthy & Stone is the UK's leading developer and manager of retirement communities, having sold more than 56,000 properties across more than 1,200 retirement development since 1977.

Our Retirement Living PLUS (Extra Care) developments provide independence in private apartments designed specifically for the over 70s, as well as facilities such as restaurants, well-being suites and function rooms. Importantly, they also provide flexible care and support packages to assist those needing additional help.



The Benefits

- Unlocking the potential of this site to deliver housing for older people
- Delivering improved pedestrian access between the High Street and Busway
- Helping widen access to an existing bus service for local people
- Improved access to the High Street, providing a boost for local businesses
- Reducing reliance on private car usage and associated traffic congestion
- Encouraging sustainable, low-carbon methods of transport

Information

If you would like further information or have any questions, please contact [redacted] on [redacted]

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