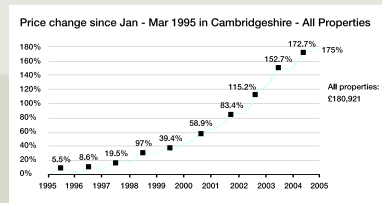
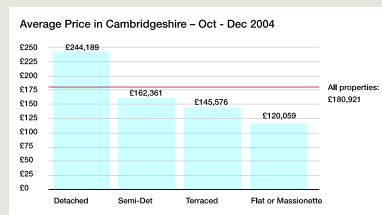


Why is Mereham needed?

The need for Mereham stems from the already apparent problem of meeting targets set for new housing by the Government and Cambridgeshire County Council.

These targets have been agreed to deal with the undersupply of housing in Cambridgeshire which in turn has driven up property prices significantly. The graphs opposite show how house price inflation has created particular difficulties for people trying to own their first home.

However, despite the clear need for new housing, sites already chosen for new homes – such as the new settlement of Northstowe and those within the Cambridge Green Belt – are proving difficult to bring forward. They are reliant on major infrastructure being developed or relocated such as a sewage treatment works, a Rapid Transit System, the Cambridge Airport and the widening of the A14.



These constraints are already leading to a shortfall in housing of around one third less than target and this will not be recovered by 2016, when there will be an estimated 12,000 houses less than required.

Mereham is not so constrained by infrastructure requirements and could provide some 2,500 new homes by 2016. The land required for the new community is in the control of the developer and the infrastructure required can be fully funded without claims on the public purse. However, it is important to recognise that even with Mereham, there will still be the need to provide another 9,500 homes on other sites in Cambridgeshire to meet the projected shortfall.