

**Representation by Keymer Cavendish Limited (ref 58247 58428)
on behalf of W. Garfit (211069)**

**Greater Cambridge Local Plan Consultation
Policy S/DS: Development strategy**

Submitted by:

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Policy S/DS: Development strategy directly contradicts para 69 of the NPPF July 2021

Proposed Location of New Sites

Location	Policy reference / Site name	Homes 2020-2041
Cambridge urban area	S/NEC North East Cambridge	3,900
Cambridge urban area	S/C/SMS Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge	12
Edge of Cambridge	S/CE Cambridge Airport safeguarded land)	2,850
Edge of Cambridge	S/NWC North West Cambridge (Eddington) (additional new homes on existing allocated site – no expansion of site boundary	1,000
New settlements	S/NS Northstowe (faster delivery of homes already planned)	750
New settlements	S/NS Waterbeach New Town (faster delivery of homes already planned)	750
New settlements	S/CB Cambourne	1,950
Rural		
Rural Southern Cluster	S/RSC/MF Land at Maarnford Farm Hunts Road, Duxford	60
Rural Southern Cluster	S/RSC/HW Land between Hinton Way and Mingle Lane, Great Shelford	100
Rest of the rural area	S/RRA/ML The Moor, Moor Lane, Melbourn	20
Rest of the rural area	S/RRA/H Land at Highfields (phase 2) Caldecote	64
Rest of the rural area	S/RRA/MF Land at Mansel Farm, Station Road, Oakington	20
Rest of the rural area	S/RRA/CR Land to the west of Cambridge Road, Melbourn	120
All locations	Total	11,596

- **NPPF July 2021 - New National Planning Policy – Para 69**

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;

To date the Planners seem to have used the “dollop” theory to identify predominantly large sites. This contradicts new Planning Policy above.

It also ignores the Plan’s stated objective to propose some development in the rural area south of Cambridge, the Rural Southern *Cluster*, where homes and jobs can be located close to each other and served by good quality public transport, cycling and walking links, including:

New smaller sites for housing and employment in villages that have very good public transport access and are close to jobs, some through release of land from the Green Belt; and

- Development on GB is not generally acceptable, but to release a small site from the GB which in parallel secures **greatly enhanced bio-diversity, and some informal rural public access**, is a factor that weighs heavily in favour of the release.
- In these two latter respects dialogue will continue with National and Local Conservation Bodies focusing on the **substantial area** available around Hauxton Pits for enhanced bio-diversity, and some informal rural public access

Attached are three plans:

- Area further East for Biodiversity Enhancement – the plan shows areas of 1.75 ha and 3.83 ha (5.58 ha) plus possible further woodland enhancement and access
- Hauxton plan detail
- Garfit site shown on site plan

Other Matters

- Dramatically changed accessibility of Hauxton since Bayer re-development (see attached Local Plan Examination Statement 2017 submission re Bayer)
- Good public transport and public services – see above
Employment. There is employment on the Bayer site AND local interest from a Nursing Home Operator

What happens next?

“After this consultation, we will consider what you have told us carefully, and develop the Plan in more detail. We hope to publish a full Draft Plan in 2022”

For our part, we wish to maintain a dialogue with the planners and submit more detailed material.