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Your ref:

17 February 2020

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA



St Neots Office



Dear Sir/ Madam

GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 SUBMISSION OF ADDITIONAL SITE – 25 St Neots Road (Driving Test Centre and Adjoining Land)

The Greater Cambridge Local Plan will shape how Cambridge and South Cambridgeshire changes over the period to 2040, and possibly beyond. The Issues and Options 2020 Consultation enables further sites to be submitted as well as setting out the first conversation which explores big themes that will influence how homes, jobs and infrastructure are planned.

The site at 25 St Neots Road, Hardwick constitutes previously developed land and provides the opportunity to enable sensitively and efficiently designed homes which will enhance the character of the area and openness of the Green Belt. The site can provide a mixture of market, affordable and self-build housing and accommodate tree planting on the boundaries creating biodiversity net gain which is also noted as an important big theme outlined in the Issues and Options 2020. The development of the site with housing will provide economic benefits through the construction jobs created and from owner/occupiers using local services and facilities and is ideally situated.

As set out in the Issues and Options 2020 consultation the cost of renting or buying a home in Greater Cambridge is much higher than the national average. If the Local Plan does not make provision for a larger quantity of housing this will be exacerbated. To achieve this, the Council must set itself an ambitious housing target for the plan period. Greater Cambridge is at the heart of the Oxford-Cambridge Arc, the UK Innovation Corridor and the Cambridge-Norwich Tech Corridor, all of which will transform the regional economy, it is imperative the Councils plan for a higher number of homes than the minimum required by government.

The Local Plan should provide a range of housing sites, both small and large scale and this site would enable large scale development to ensure flexibility and competition in the market. As set out in paragraph 72 of the National Planning Policy Framework 2019 the supply of large numbers of new homes can be best achieved through planning for larger scale development such as significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities. The site at 25 St Neots Road, Hardwick is well located to the existing settlement of Hardwick with Cambourne further west and Cambridge to the east

It is important to note there will be a stop as part of the Cambridge Autonomous Metro along St Neots Road, in very close proximity to the site which will facilitate sustainable transport and wider access to the services and facilities in Cambridge. The Greater Cambridge Partnership (GCP) has indicated that the proposed Cambridge-Cambourne busway could be completed as soon as 2024, making it a key consideration in determining where future growth should be located. The Greater Cambridge Local Plan should help to meet its housing need by having a combination of large and small sites as well as along transport corridors. Therefore, dispersal through new settlements, villages and transport corridors would be appropriate locations to develop housing and this site would be key to achieving this aim and enable

sustainable development in accordance with paragraph 8 of the National Planning Policy Framework 2019.

Yours sincerely



Lydia Pravin MSc MRTPI

Associate - Planning

For and on behalf of Brown & Co - Property and Business Consultants LLP

t/a Brown & Co Barfords



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