1. Section 2.6 of the First Proposals document states the Councils “want our rural villages to continue to thrive and sustain their local services, but we don’t want to encourage lots of new homes in places where car travel is the easiest or only way to get around. We therefore propose some development in and around villages that have good transport links and services”

2. As set out in detail in our representations on Development Strategy, the approach put forward in the First Proposals document will not deliver the above stated aim. The proposed distribution of new growth and allocations via the GCLP is fundamentally flawed and will not deliver a varied, flexible and robust housing supply or see the benefits arising from sustainable development reaching established and sustainable rural settlements.

3. MGH objects to the use of the terminology, “where car travel is the easiest or only way to get around”. The use of the word “easiest” in this context is inappropriate and does not represent an objective or robust approach to determining the distribution of growth. The easiest or most convenient travel option available to a person will depend on the specific circumstances of that individual. In terms of promoting sustainable travel patterns, the distribution of development should be based on the quality and frequency of public transport connections serving a settlement; and the settlement’s proximity to larger hubs or urban areas.

4. MGH are promoting ‘Land at Ambrose Way, Impington’ (HELAA Ref: 40392) for removal from the Green Belt and subsequent allocation for residential development. MGH welcomes the publication of the HELAA review which appraises the development potential of the site. However, MGH has noted a number of specific technical flaws in the published appraisal which should be remedied as the GCLP preparation continues.

5. To aid the preparation of these representations a Masterplan for the site has been prepared, along with a number of supporting Technical Notes. The Masterplan and the Technical Notes are summarised and provided in the Site Promotion Document appended to these representations.

6. In light of our review of the HELAA appraisal and the Technical Notes we attach as a separate sheet a schedule of the HELAA inaccuracies and recommended amendments.

(SEE ATTACHED SHEET)

7. Updated Call for Sites Forms have also been submitted to explain and evidence the latest technical work completed by MGH.

8. Providing that a rural settlement has strong sustainability credentials in terms of public transport links, employment opportunities, social infrastructure, shops and services it is abundantly possible to bring forward proportionate levels of new sustainable development. It is contended that bringing forward development at Rural Centres such as Histon & Impington is as sustainable as bringing forward growth at New Settlements which have a similar service provision / planned service provision. The service provision at Histon & Impington is set out in the submitted Site Promotion Document.

9. This set of representations has also demonstrated that the proposed GCLP Development Strategy is flawed in its approach to supporting economic/jobs growth, providing a flexible and varied housing supply and supporting the long-term vitality of established sustainable rural settlement. The representations have also confirmed that there is a compelling package of exceptional circumstances which justifies the focused release of land from the Green Belt.

10. In reviewing and amending the GLCP’s overall housing need requirement, development strategy and the need for additional focused Green Belt releases it is strongly recommended that our client’s site is allocated for residential development and the Green Belt boundary modified to facilitate this. The ‘Land at Ambrose Way’ is a suitable and deliverable site with very limited development constraints (which can be overcome through planning conditions and careful design) and is located at a settlement which is a designated Rural Centre and is an inherently sustainable location for new proportionate growth.