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Greater Cambridge Local Plan to 2040

2nd Representation by Keymer Cavendish Limited

**Re Site 45674, Hauxton Pits CB22 5HS
March 2025**

Contents:

- 1. Terms of Reference**
- 2. Housing Urgency**
- 3. Site Description**
- 4. National Planning Policy**
- 5. Local Plan**
- 6. Summary**

**Location Plan – Hauxton Base Map
Aerial Photo of the Site looking NW-SE
Extracts from NPPF – Dec 2024**

Representation by Keymer Cavendish Limited on behalf of Mr Garfit and Trustees

Call for Sites and New Information March 2025

1.0 Terms of Reference

- 1.1 Since the submissions made re site 45674 in 2020, 5 years has elapsed. Little material progress has been made on the Local Plan in terms of delivery, BUT the level of regional growth now demanded by Government has increased to 150,000 new homes by 2040. The Local Plan targets about 2,500 homes a year, which will not even deliver 50,000 new homes in the next 15 years.
- 1.2 The proposed site at Hauxton (The Site) shown in red on the attached Harston Hauxton Parish Plan was wrongly described by the Planning Dept as woodland. It is open grassland and can now be enlarged to 3 ha. Also with such high housing demand, the density will be at normal greenfield levels – c. 30 dph, but having regard to tree canopies on the boundaries.
- 1.3 Back in 2020, the Bayer Crop Science site development was beginning. It is now fully occupied with on site employment, a shuttle bus service to Cambridge Park & Ride and good cycle links. Hauxton with its village school, employment and good public transport and active travel links is a highly sustainable location.
- 1.4 We do not wish to object to any housing allocations set out in the Plan, because housing numbers are required to meet the Objectively Assessed Housing Need (OAHN) within the Greater Cambridge Plan Area.

2.0 Housing Urgency

- 2.1 Twenty-five years ago I addressed a planning conference in Cambridge, explaining how the application of the Green Belt had been responsible for ruining the very city it was imposed to protect. The roads had been clogged by quite unmanageable traffic congestion, caused by widely dispersed housing growth.
- 2.2

2.3 More recently, development closer to the City at Trumpington, north, east and soon NE Cambridge have reversed the dispersal trend. With the Local Plan Inquiry scheduled for 2027 and Adoption in 2028 at the very earliest, more smaller, easily delivered sites are required to fill the vortex while strategic sites come on stream.

2.4 In paragraph 73 of the new NPPF there is a section dedicated to small and medium sized builders: In particular the need to allocate small and medium sized sites making up 10% of the housing total. The Hauxton site is 3 ha and rapidly deliverable.

3.0 Site Description

3.1 The Site is bounded to the north, by Church Road Hauxton, which for its greater part is a developed frontage on the north side, having formed part of the Bayer Crop Science site. The Church Road part is Hauxton Meadows.



3.3 The Church Road road frontage is formed of indigenous trees interspersed with tall, leylandii. Glimpses of the Hauxton Meadows development can be seen on the photo above. **Site access will be from Church Road only.**

- 3.4 Frontage to the A10 is formed by a mature thorn hedge reinforced with mixed species planting which screens the Site throughout the year. Directly in front of the Site (west) are 2 bus stops, the northbound one being a weatherproof structure – see photo and note the cycle path and centre pedestrian refuge. No vehicular access will be from the A10.



- 3.5 Behind the Site, visible on the aerial photo are private fishing lakes. [REDACTED] [REDACTED] recontouring abandoned gravel workings 40-50 years ago.
- 3.6 Indeed, most of the 3 ha Site adjoins the old gravel workings, and was used for a few years as a tree nursery and after this use ceased, was seeded with grass. The Eastern part of the Site is used for open storage by Cambridge Farm Machinery.
- 3.7 As previously stated, there is housing to the north-Hauxton Meadows; to the south there is a close of 6 houses with access onto London Road, Harston. Adjoining the close are substantial detached houses both sides of London Road.

4.0 Planning Policy – National

Published in December 2024, the new National Planning Policy Framework (NPPF) reiterates some longstanding Policies, but also makes significant new ones

- 4.1 Paras 110 and 115 stress the importance of sustainability, in particular the ability to use public transport and active travel. Under the terms of the Bayer Crop Science S.106 Agreement, not only are contributions of over £1m required towards the village Primary School and other community uses.
- 4.2 A Shuttle bus service to the Trumpington Park & Ride/Guided Busway is to be provided every **20** minutes between 07:00 and 19:00 hours every day and hourly between 19:00 and 23:00 hours Monday to Saturday. This service operates from Hauxton Meadows adjoining the Site on Church Road.
- 4.3 This makes the A10 end of Hauxton one of the most sustainable locations in terms of its accessibility to public transport. Whether residents choose to cycle into Cambridge (6.5 kilometres to the city centre), cycle to the Park & Ride/Guided Busway (2 kilometres) or work in the 4,000 square metres of offices due to be provided on the former Bayer Crop Science site, all of these journeys have minimal environmental impact.
- 4.4 This level of bus connectivity and its proximity to the Park & Ride/Guided Busway and to the Addenbrookes Medical Campus makes Hauxton west a unique and accessible semi-rural location in which to live.
- 4.5 **Smaller Sites:** Para 73 of the NPPF stresses the importance that smaller sites play in meeting a wide range of housing needs. Whilst huge New Settlements and Neighbourhoods deliver thousands of houses over time, smaller schemes in sustainable locations provide choice, can be delivered without long lead times AND provide work for local builders who cannot finance the strategic sites.
- 4.6 **Green Belt:** Historic guidance on Green Belt is repeated in the NPPF BUT on February 27th, grey belt was further defined and it is now clearly stated that

Today's guidance spells out that villages do not count as "large built-up areas" for green belt assessment purposes, and that the green belt purpose of preventing coalescence of towns does not relate to villages. It also establishes that the green belt purpose of preserving the setting and special character of historic towns does not relate to villages.

4.7 **The Golden Rules:** Para 155 is appended to this submission and starts:

*The development of homes, commercial and other development in the Green Belt should also **not** be regarded as inappropriate where:*

4.8 The various criteria are listed in the Appendices but can be summarised by defining “grey belt” land in broad terms, and stressing demonstrable need together with a sustainable location. Also listed in paras 156 and 157 are the Golden Rules relating to high levels of affordable housing and improvements to local infrastructure and open space.

4.9 These are matters suitable in detail for a full planning application, not a Local Plan Submission. Suffice it to say that a Green Belt release is not now an essential pre-cursor to a successful planning application. However an urgent Green Belt review will be required.

4.10 **The Emerging Local Plan:** The emerging Plan to 2040 has to date been over 5 years in preparation and is unlikely to be adopted before 2028. Housing numbers were set at 1770 per year, but a more recent estimate adds 550 to that target – viz. 2320 a year. However recent Government announcements seek 150,000 homes by 2040 viz. 10,000 homes a year.

4.11 In this context, it is not practical to continue to label well connected villages like Hauxton as Group Villages, where only 12-15 homes will be allowed. Villages need to thrive to retain vitality and services.

4.12 As the Chair of the Greater Cambridge Partnership said on Jan 27th at a Parliamentary presentation “**Cambridge is the engine of ideas and economic activity**”. Higher housing growth needs to start now, to fuel that engine. Apparently £10m has been allocated by Government to fund The Cambridge Growth Company; the planning system should not obstruct that drive for growth.

5.0 Summary

5.1 Whether the Site is released from the Green Belt, or is granted Planning Permission on account of “Grey Belt” status, 50% Affordable/Key Worker housing

will be provided in accordance with the Golden Rules". Similarly Housing Mix and Specialist Housing will conform with Policies H/HM and H/SH of the Local Plan.

5.2 Appropriate provision for improved local infrastructure and open space will also be made in accordance with the NPPF.

5.3 The development of the Site would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the Plan. Indeed, the provision of 60-90 homes so close to the A10 and the Bayer shuttle bus service would contribute to the greater viability of this service.

5.4 Additional local children at the local school would add funding (compulsory) and increase the sense of village community. The centre of the Site is a 10-12 minute walk from the school.

5.5 The Site is of a scale that can be developed over a number of years by local and regional builders (NPPF para 73) and will not be the sole preserve of the National Housebuilders.

5.6 Although the Site was formerly mineral workings, it has now been restored to a well screened village site in close proximity to development to the north and the south. Whilst there are open views west of the A10, views to the east are contained and contribute little to the openness of the Green Belt.

5.7 The Site is [REDACTED] immediately available for homes. Clearly some employment use could be provided on part of the Site if this was required.

5.8 With the huge unmet need for housing within the Plan Area, the Site presents a prime opportunity for early development.

5.9 We respectfully ask that serious consideration is given to the merits of providing new homes in this sustainable, attractive and accessible village fringe

This Submission is prepared by Edward Keymer FRICS of Keymer Cavendish Ltd

3rd March 2025

