

Matter: SC51.B Policy: H/7

Representation Number: 58930

Representation Identification: 20942

Submission made by Cambridge Past, Present & Future

Examination of Submitted Cambridge City and SCDC Local Plans 2014

Matter SC5B.1 SCDC Policy H/7 : Housing Density

Written Statement submitted by Cambridge Past, Present & Future

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Question: Is the wording of the policy too inflexible and prescriptive?

1. Yes, the policy wording does not allow sufficient flexibility to accommodate local circumstances
2. The text of Paragraph 7.22 effectively contradicts the wording of the policy. It states:
“Achieving the right density of development for a location is important to the character of a place and local quality of life. The appropriate density for any particular location will be determined by the nature of the area and by its surroundings, and by a need to use land efficiently as a finite resource.”
3. The average density figures presented in the policy contradict this statement. The 30 and 40 dph averages, if required at all, should be no more than guidelines
4. CambridgePPF therefore proposes the following changed wording:
Policy H/7: Housing Density
 1. *The density of housing developments, including rural exemption sites, will be sensitive to the character of the locality and the nature of the surrounding area. In general, densities will be higher in urban extensions and large new settlements than in rural villages.*
 2. *Although net densities will vary according to local circumstances, as a guideline a net density of not more than 40 dph may be expected in urban extensions and major settlements, and 30dph in rural villages*
5. We strongly endorse the statement *“...to use land efficiently as a finite resource”*. We are concerned that some sites proposed in the SCDC Plan may not meet the guidelines in Policy H/7. For example, we accept in principle the development of Cambourne West (Policy SS/8), but question why this site should support just 1,200 houses with a density lower than the figure proposed in Policy H/7.

Cambridge Past, Present & Future
12th September, 2016

Cambridge Past, Present & Future feels it has nothing more to add to this statement and therefore declines the invitation to present oral evidence at the hearing.