

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

LOCAL PLAN EXAMINATION

DRAFT, EMERGING STATEMENT OF COMMON GROUND

Site Capacity

Barratt Eastern Counties and the North West Cambridge Consortium of Landowners consider that the site is capable of delivering more than the 'approximately 1000 dwellings' envisaged by Policy SS/2. Their representation seeks an amendment to refer to 1200 dwellings. The Council does not consider that 1200 has been demonstrated as achievable at this point, and consider that 1000 dwellings is a robust figure for inclusion in the housing trajectory. However, the Council does not consider the 1000 dwelling figure to be a maximum, with the final capacity to be determined through a design led assessment.

Both parties would support to a minor change to Policy SS/2 Paragraph 4 to provide clarification. The additional words reflect Policy H/1, and reflect that the allocations provide an indicative capacity.

*Policy SS/2 Paragraph 4: Approximately 1,000 dwellings will be provided in South Cambridgeshire. The final number **of homes may be higher or lower than the indicative capacity, and will** be informed by a design-led assessment with a good mix of house types, sizes and tenures (including affordable housing) attractive to, and meeting the needs of, all ages and sectors of society including those with disabilities.*

Reflecting the above change, a further change is proposed to paragraph 3.12:

*The site is identified for approximately 1,000 dwellings and associated development, which lies in the Parish of Impington (with the adjoining countryside to the west lying in the Parish of Girton). The site and adjoining land will provide the infrastructure needed to deliver and serve the urban extension as a whole. The notional capacity of **1000 dwellings is a robust estimate of capacity for the purposes of plan making. The number of dwellings will be determined by a design led approach to deliver** ~~the original Darwin Green 2 site has been reduced from approximately 1,100 to 900 dwellings in light of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge site. and to ensure that a higher figure is not relied on in land supply terms than is eventually delivered.~~ **The additional part of the site added through this Local Plan is** ~~has capacity for~~*

approximately 100 further dwellings outside of the AQMA subject to ensuring sufficient space between the development and the A14 for a noise bund, preserving important landscape features and all water management features necessary to serve all parts of the Darwin Green development.

Landscape and Management Strategies

Both parties agree that there are benefits to Landscape and Management Strategies being submitted and approved as part of the outline planning permission rather than being addressed through conditions. Barratt Eastern Counties and the North West Cambridge Consortium of Landowners therefore no longer seek a change to Policy SS/2 paragraph 3 or paragraph 14 which would remove this requirement.

Countryside Enhancement Strategy

The Countryside enhancement strategy refers to land between Huntingdon Road, Cambridge Road / Histon Road and the A14.

Access to the wider countryside will be provided via the existing A14 over-bridge. A minor change to Policy SS/2 Paragraph 11 would clarify this:

*A Countryside Enhancement Strategy for the land between Huntingdon Road, Cambridge Road / Histon Road and the A14 retained in the Green Belt will be prepared and implemented to protect existing and provide new landscape, biodiversity and public access enhancements, including hedgerow management and enhancement, measures to protect and enhance wildlife habitats, and new footpaths, cycleways and bridleways including access via **the existing** A14 over bridge ~~to planned routes north of the A14~~ to connect to the wider public rights of way. Developers will be required to retain appropriate existing features of ecological interest.*

Paragraph 3.14 of the Submission Local Plan refers to the replacement of the current footpath which runs along the administrative boundary. As well as retaining the existing route within the development (along the boundary between Darwin Green 1 and Darwin Green 2), there will be opportunities for non-motorised users to use new routes identified through the countryside enhancement strategy, referred to by Barratt Eastern Counties and the North West Cambridge Consortium of Landowners as the County Park. A change is proposed to a paragraph 3.14 to clarify this:

This rural area provides an opportunity for Green Belt enhancement and a Countryside Enhancement Strategy will be required to demonstrate how landscape and biodiversity enhancements will be achieved in the area as far north as the A14 trunk road to help enhance the quality of the setting of Cambridge and mitigate the impact of development. It will also set out improved countryside access to provide for informal recreation to serve both the development proposed in the City and existing development in this sector of Cambridge. This

should include a replacement facility for the ~~There is a current~~ public footpath through open countryside along the administrative boundary between Darwin Green 1 and Darwin Green 2. This route that will be incorporated into the development. New Non-Motorised User routes will be delivered in the countryside between the site and the A14, well as pedestrian / cycle use of the A14 over bridge.

Affordable Housing

The site will be subject to district wide policies requiring the provision of affordable housing.

Part of paragraph 3.17 addresses wider strategic issues. It is not necessary to include as supporting text to the policy.

~~Paragraph 3.17: Providing substantially more affordable housing in and close to Cambridge is fundamental to the growth area strategy for the Cambridge Sub Region. This is necessary to sustain the growth of the local economy and to ensure that local people are not priced out of the housing market by economic success. The strategic developments are the key to addressing the affordable housing requirements of the area.~~