

Draft Greater Cambridge Local Plan 2024-2045

Comments on behalf of Martin Grant Land Limited

Land at Silverdale Close, Coton

Policy CC/WE: Water Efficiency in New Developments

- 1.1. These representations have been prepared by Stantec on behalf of Martin Grant Land Limited (formerly Martin Grant Homes) pursuant to their land interests at Silverdale Close, Coton. The site has been assessed within the Housing and Economic Land Availability Assessment 2025 (HELAA). The Site ID is 115148 and the HELAA Site ID is 40079.
- 1.2. These representations provide updated information regarding the site, and should be read in conjunction with the following submissions:
 - Call for Sites March 2019
 - Regulation 18 Issues and Options February 2020
 - Regulation 18 First Proposals December 2021
 - Call for Sites Submission Update March 2025
- 1.3. Point 1 of policy CC/WE states that development proposals must demonstrate that there will be an adequate water supply available to serve that development.
- 1.4. There appears a clear conflict between this and paragraph 20 of the NPPF 2024. This states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for infrastructure for water supply (amongst others). The NPPF therefore confirms that the supply of water is not normally a matter for individual planning applications because they are strategic in nature. The Planning Practice Guidance (Water supply, wastewater and water quality Paragraph 016 Ref ID: 34-016-20140306) confirms that planning for the necessary water supply would normally be addressed through authorities' strategic policies and adds that '*water supply is therefore unlikely to be a consideration for most planning applications*'.
- 1.5. Point 1 should not therefore be a requirement to fall for applicants. As such, it is recommended it is deleted.