

**DRAFT GREATER CAMBRIDGE LOCAL PLAN REG.18 CONSULTATION – DECEMBER 2025
BLOOR HOMES EASTERN
LAND EAST OF RIDGEWAY AND OLD PINWOOD WAY, PAPWORTH EVERARD
REPRESENTATIONS**

INTRODUCTION

The consultation on a Reg.18 Draft Greater Cambridge Local Plan (draft GCLP) is taking place between 1st December 2025 and 30th January 2026. This document provides draft representations to the consultation. The final version of the representations will be uploaded into the online consultation system.

REPRESENTATIONS TO DRAFT GCLP

Vision for Greater Cambridge

Comment

Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way, Papworth Everard. The Vision for Greater Cambridge in the Reg.18 Draft Greater Cambridge Local Plan (draft GCLP) refers to increasing quality of life for communities, minimising carbon emissions, reducing car use, providing housing, supporting infrastructure and increasing green spaces.

As set out in these representations, the preferred housing target, the development strategy and the selected allocations for the draft GCLP are unlikely to fully deliver the Vision for Greater Cambridge. The housing requirement is not aligned with jobs growth, which would lead to more people commuting into Cambridge to work mostly by car. The development strategy is too focussed on the delivery of large strategic sites including an expanded Cambourne, existing new settlements at Northstowe, Waterbeach and Bourn Airfield, and a proposed new settlement at Grange Farm. The delivery timetable for infrastructure to support an expanded Cambourne and at Grange Farm is uncertain. For all of the large strategic site allocations the predicted housing delivery rates are unrealistically high, and the delivery of policy compliant levels of affordable housing is often not achieved. The development strategy avoids directing development to the larger villages, including Papworth Everard regardless of their sustainability credentials, existing services and facilities, accessibility by sustainable modes of transport, or affordable housing needs.

It is considered that the Vision for Greater Cambridge would only be fully delivered with a higher housing requirement, an amended development strategy, and additional development at the more sustainable villages including Papworth Everard.

Strategic Priorities

Comment

Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way, Papworth Everard. The draft GCLP identifies seven strategic priorities relating to climate change, biodiversity and green spaces, wellbeing and social inclusion, great places, jobs, homes, and connectivity and infrastructure. As set out in these representations, the preferred housing target, the development strategy and the selected allocations for the draft GCLP are unlikely to fully deliver the strategic priorities.

The housing requirement is not aligned with jobs growth, which would lead to more people commuting into Cambridge to work mostly by car. This outcome would not meet the climate change strategic priority. The development strategy is too focussed on the delivery of large strategic sites, where the timetable for the delivery of necessary infrastructure is uncertain in some cases, the predicted housing delivery rates are unrealistically high, and the delivery of policy compliant levels of affordable housing is often not achieved. It is considered that housing and affordable housing needs would not

be met by a development strategy based on this approach and would not meet the homes strategic priority. The development strategy avoids directing development to the larger villages, including Papworth Everard, regardless of their sustainability credentials, existing services and facilities, accessibility by sustainable modes of transport, or affordable housing needs. This approach does not support the residents or services and facilities in those villages, and would not meet the great places, homes, connectivity and infrastructure strategic priorities. It is noted that some green infrastructure opportunity areas identified in draft GCLP, including close to Papworth Everard, are unrelated to strategic development allocations that could support their delivery. In these circumstances those proposed green infrastructure opportunity areas are unlikely to be delivered, and this outcome would not meet the biodiversity and green spaces strategic priority.

It is considered that the strategic priorities for the draft GCLP would only be fully delivered with a higher housing requirement, an amended development strategy, and additional development at the more sustainable villages including Papworth Everard.

Policy S/JH: New Jobs and Homes

Object

Policy S/JH of the draft GCLP sets out the targets for jobs and housing during the plan period from 2024 to 2045. The jobs target is 73,300 additional jobs, and the housing target is a minimum of 48,195 dwellings. The proposed housing target is derived from the national standard method figure for calculating local housing needs, which for Greater Cambridge is 2,295 dwellings per annum. In summary, the housing target is not consistent with national policy because upward adjustments for growth and affordable housing have not been considered.

It is noted that the job target is not aligned with the housing target. It is considered that a job target that is higher than the housing target would require potential employees to commute into Greater Cambridge to fill those jobs. This outcome would lead to an increase in in-commuting to Greater Cambridge. It is anticipated that most of the in-commuting would be by car, particularly if public transport options are not available or the delivery of transport infrastructure projects are subject to unconfirmed funding decisions and associated development.

The housing target identified in the 2023 'Greater Cambridge Employment and Housing Evidence Update Employment Land, Economic Development and Relationship with Housing' Report was based on a Central Growth Scenario, the preferred 2011 Census commuting data, and included a 1:1 commuting patterns adjustment. This previous approach sought to better align the job and housing targets. The 2025 Greater Cambridge Employment and Housing Needs Update 2024-2045 Report does not include a similar commuting patterns adjustment, which is an inconsistent approach. It is requested that the housing target is recalculated to include the previous commuting patterns adjustment.

Paragraph 61 of the NPPF confirms the Government's objective to significantly boost the supply of housing, and to achieve this by ensuring that a sufficient amount and variety of land for housing is identified. Paragraph 62 expects the standard method to be used to determine the minimum number of houses needed. Paragraph 63 expects the size, type and tenure of housing needs of the community to be assessed and reflected in planning policies, including for example those with an affordable housing need. Paragraph 69 states in part that "*The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment*". Paragraph 008 (ID. 67 - Housing needs of different groups) in the Planning Practice Guidance states in part that "*An increase in the total housing requirement included in the plan may need to be considered where it could help deliver the required number of affordable homes*". The housing target in Policy S/JH is based on the standard method only, with no adjustments for growth linked to economic development and infrastructure investment or to meet affordable housing needs, all of which are relevant to Greater Cambridge.

The Greater Cambridge City Deal recognised the relationship between housing and economic growth, and that the shortage of available and affordable housing within Greater Cambridge has had an

impact on house prices, commuting patterns, and recruitment and retention of employees. The Cambridgeshire and Peterborough Devolution Deal included a commitment to deliver substantial economic growth and to double economic output during the next 25 years. The National Infrastructure Commission, the Cambridge and Peterborough Combined Authority and the Greater Cambridge Greater Peterborough Enterprise Partnership have previously acknowledged and supported the economic growth potential of the Greater Cambridge area and concluded that there is a need to substantially increase housing delivery in order to support that economic growth and address the significant housing affordability issues that exist. At present there is an imbalance between rates of economic growth and housing delivery in Greater Cambridge. The housing target in Policy S/JH ignores the commitments made in the Greater Cambridge City Deal and the Cambridgeshire and Peterborough Devolution Deal. It also ignores the findings of work undertaken by the National Infrastructure Commission, the Cambridge and Peterborough Combined Authority and the Greater Cambridge Greater Peterborough Enterprise Partnership.

In 2024 the Government established a Cambridge Growth Company to maximise Cambridge's full economic potential and to deliver nationally significant growth. The Growth Company will seek to unlock and accelerate development for Cambridge, and to deliver the homes, jobs and infrastructure needed for the long-term and sustainable growth of the City. It will seek to deliver more ambitious levels of growth than are proposed in the emerging Greater Cambridge Local Plan. In order to deliver more ambitious levels of growth, the Growth Company will need to tackle some of the barriers to growth including water and transport infrastructure, traffic congestion, and housing affordability. It is acknowledged that the draft GCLP does not need to take into account the levels of growth to be addressed by the Cambridge Growth Company. However, it does indicate that there are growth ambitions for Greater Cambridge and there should be some upward adjustment to the housing target in Policy S/JH to reflect this future growth during the plan period for draft GCLP.

There are a number of proposed and planned infrastructure projects in Greater Cambridge that should have been taken into account in deciding whether adjustments should be made to the housing target in Policy S/JH. The list of infrastructure projects includes East West Rail, Cambourne to Cambridge Busway, Cambridge South East Transport project, Waterbeach to Cambridge Busway, Cambridge Eastern Access project, and Cambridge South Station. In addition, the Greater Cambridge Partnership is delivering greenways to connect surrounding villages to Cambridge by walking and cycling. The funding for some of these projects have not been confirmed, but it is anticipated that they will need to be supported by associated development.

The 2025 'Housing Needs of Specific Groups in Cambridge and South Cambridgeshire' Report identifies the housing needs of different groups, including the need for affordable housing. Chapter 7 of the Report deals with affordable housing need. The Report identifies an acute need for affordable housing in Greater Cambridge. It estimates an annual need for 1,083 affordable homes for households unable to buy or rent housing across Greater Cambridge, excluding those that can rent but not buy – see Paragraph 7.62 in the Report. It includes an analysis of the affordable housing need if those households already living in accommodation are excluded, which would be an affordable need for 425 homes per annum in Cambridge and 318 dwellings per annum in South Cambridgeshire – see Paragraph 7.63 in the Report.

A combined figure for Greater Cambridge would be 743 affordable homes per year. It is acknowledged that the affordable housing data is complex, households needs will change over time, and the annual affordable housing needs should not be multiplied to generate a figure for the whole plan period. The Report concludes that no adjustments are required to the housing target for the draft GCLP to address affordable housing needs. This cannot be correct. The annual monitoring data shows that affordable housing delivery in Greater Cambridge does fluctuate each year, but does show that c.500 affordable dwellings are provided on average each year, which is less than the current need. In addition, some of the existing strategic sites are not able to deliver policy compliant levels of affordable housing (e.g. Northstowe and Waterbeach new settlements) because of the need to provide significant amounts of new infrastructure, and it is anticipated that the outcome would be the same for the proposed strategic sites at North Cambourne and Grange Farm. If affordable housing needs are to be met then a higher housing target and additional allocations should be identified in the draft GCLP to address the shortfall in the delivery of affordable housing from the existing and

proposed strategic sites. It is considered that the housing target in Policy S/JH should include some upward adjustment to address affordable housing needs.

The representations to Appendix D deal with the part of Policy S/JH that relates to the housing requirements for neighbourhood plan areas.

Requested Change

The following changes to Policy S/JH are requested.

It is requested that the housing target is recalculated to include the previous commuting patterns adjustment, consistent with the adjustment made in the 2023 'Greater Cambridge Employment and Housing Evidence Update Employment Land, Economic Development and Relationship with Housing' Report.

It is requested that the housing target includes some upward adjustments for growth ambitions, that reflect the Greater Cambridge City Deal and the Cambridgeshire and Peterborough Devolution Deal, and the Cambridge Growth Company.

It is requested that housing target include some upward adjustment to address affordable housing needs.

Consistent with the representations to Appendix D, a new policy is required in the draft GCLP to ensure that the housing requirements for neighbourhood plan areas are delivered.

Policy S/DS: Development Strategy

Object

Policy S/DS of the draft GCLP sets out the development strategy. In summary, the development strategy comprises delivery at the following locations: sites within Cambridge; existing urban extensions on the edge of Cambridge; existing new settlements; proposed new settlements; housing and employment at employment sites in the rural southern cluster; proposed new strategic employment allocations; and, a limited number of sites at villages in the rural area. It is acknowledged that the principle of development at most of the strategic sites is already established through adopted development plan documents e.g. Eddington, Cambourne West, Northstowe, Waterbeach, Bourn Airfield, and Cambridge East. The proposed strategic sites at Cambourne North (related to the proposed East West Rail and new station for Cambourne) and proposed new settlement at Grange Farm (related to a new stop on the proposed Cambridge South East Transport project) are new strategic allocations for draft GCLP.

It is considered that there are a number of risks associated with the development strategy in Policy S/DS. It is proposed that 44% of the housing target would be delivered at new settlements. It is very reliant on the delivery of the existing strategic sites, but there is no evidence that delivery at these sites will increase above current rates. It is assumed that housing delivery at some of the strategic sites would be 300 dwellings per annum, but this rate has not been achieved at existing strategic sites in Greater Cambridge or delivered at these rates for a sustained period. The housing delivery rates at some of these strategic sites appear to be optimistic and not based on evidence from other similar developments. The delivery of the proposed strategic sites at Cambourne North and at Grange Farm are reliant on the delivery of transport projects that are not approved, and where funding and delivery timescales are uncertain. Most of the existing new settlements will deliver less affordable housing than the normal policy requirement of 40%, mainly because of the need for these developments to also deliver significant levels of new transport and community infrastructure in initial phases. It is anticipated that affordable housing delivery at Cambourne North and at Grange Farm would also be reduced for the same reasons. It is requested that the housing delivery assumptions for all of the strategic sites are reassessed.

The Minor Rural Centres, including Papworth Everard, are referred to as part of the development strategy but there are limited allocations in this category of settlement. It is considered that the growth

of the more sustainable villages should be part of the development strategy for draft GCLP, and particularly those villages that contain a very good range of services and facilities, are accessible by a range of modes of transport, and where there is an identified need for affordable housing for those with a local connection to the village. Papworth Everard falls within this category.

Whist Policy S/AMC/PH seeks to allocate the 5.25 ha Papworth hospital site for development. It explicitly states that **“new housing development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and recreate the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall”**.

Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way, Papworth Everard. There is planning history associated with the site and in 2018 planning permission was refused for the introduction of a residential development of up to 175 dwellings, including affordable housing as well as land to be reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping stations.

The key issue previously regarded landscaping. Bloor have revisited the scheme and an updated Masterplan framework Document has been prepared by a landscape architect. This has adopted a landscape approach towards the future development of the site with woodland planting proposed along the site perimeters. Single storey development is also promoted to the north and in the more sensitive locations on the site. The document demonstrates how up to 170 dwellings could be accommodated on the site.

The promoted development would support and boost the existing services and facilities in the village. It is a medium sized site that could be delivered relatively quickly. It is accessible by sustainable modes of transport. The site would deliver affordable housing to meet the identified needs for the village.

Requested Change

The requested changes to the development strategy in Policy S/DS are as follows.

It is requested that the housing delivery assumptions for all of the strategic sites are reassessed, taking into account realistic annual housing delivery rates and the delivery of critical infrastructure required for those sites.

It is requested that additional allocations are made in the more sustainable villages, including Papworth Everard.

Policy S/SH: Settlement Hierarchy

Comment

Policy S/SH of the draft GCLP defines the settlement hierarchy. Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way, Papworth Everard.

Papworth Everard is defined as a Minor Rural Centre in the settlement hierarchy. Minor Rural Centres have an indicative maximum scheme size of 30 dwellings within the defined development extents of those villages.

Papworth Everard contains a good range of services and facilities, and employment opportunities, including a Village Hall, The Printworks (a new social enterprise hub featuring meeting rooms, collaboration spaces, hot-desking, a café, and a microbrewery), church, primary and special needs schools, pre-school/ nursery facilities, food stores, restaurant / take-aways, shops, post office, doctor's surgery, and playing fields. It is considered a sustainable location for new development.

Papworth Everard possesses the following bus route services:

- 8: Hilton – Cambridge
- 67/67B: - St Ives – St Neots or Papworth Everard
- X2: Huntingdon – Cambridge Railway Station
- X3: Huntingdon – Addenbrookes Hospital

The village is well-related to significant employment hubs with various parks include Huntingdon (Stukeley Meadows, Edison Park), St Neots (Lakeside, Eaton Socon), and the major Cambridge Science/Business Parks (Girton, Milton), offering diverse opportunities in tech, logistics, and services, with many smaller industrial estates scattered between these towns and closer to Papworth itself.

The Application Site would be well-related to the The Papworth Everard Cycleway Scheme (often referred to within the context of the Greater Cambridge Greenways projects) is a completed infrastructure project that created a dedicated, 3.5-metre-wide, two-way, segregated path for cyclists, pedestrians, and equestrians, connecting the village of Papworth Everard with the nearby settlement of Cambourne.

However, there has been no review of the capacity of settlements to accommodate additional development for draft GCLP, or whether the development threshold limits remain relevant if no sites are available. There appears to be no major residential development opportunities within the development framework boundary of Papworth Everard.

Indeed, Policy S/AMC/PH seeks to allocate the 5.25 ha Papworth hospital site for development. It explicitly states that **“new housing development and/or redevelopment for housing will not be permitted. Conversion of existing buildings of character for residential use may exceptionally be permitted where it would be the most appropriate use of the buildings and recreate the character of the original Papworth Hospital buildings fronting the historic landscaped parkland setting of Papworth Hall”**.

Any development opportunities that do exist would be small scale and would not deliver affordable housing or provide any meaningful support to existing services and facilities. In these circumstances, the indicative maximum scheme size of 30 dwellings for Minor Rural Centres is irrelevant to Papworth Everard.

As set out in these representations, amendments should be made to the development strategy for draft GCLP, which directs development to the more sustainable villages including Papworth Everard to support existing services and facilities, deliver additional facilities, and meets identified affordable needs of villages.

Requested Change

It is requested that a review is undertaken of the capacity of the more sustainable settlements in South Cambridgeshire, including Minor Rural Centres such as Papworth Everard, to determine whether additional development can be accommodated within the existing development framework boundary, and whether the development threshold limits remain relevant if no sites are available. If the indicative maximum scheme size limits are no longer relevant, they should be deleted.

If the capacity assessment identifies no suitable sites to meet identified affordable housing needs then additional allocations should be made on the edge of those villages.

Policy S/DE: Defined Development Extents

Comment

Policy S/DE of the draft GCLP set out the approach to development within and outside the defined development extents of villages. Bloor Homes Eastern do not object to the principle of settlement boundaries being defined around villages. However, the existing defined settlement boundaries for most villages in South Cambridgeshire, including Papworth Everard, have remained largely unchanged since the Local Plan 2004. The settlement boundaries were adjusted in some cases to take into account allocations at some villages through the Site Specific Allocations DPD 2010 and the South Cambridgeshire Local Plan 2018.

No Neighbourhood Plan Area application has yet been made in relation to Papworth Everard. The currently defined development framework boundary for Papworth Everard means that limited development would take place in this village. Furthermore, the policy relating to the proposed redevelopment of the Papworth Hospital site does not support housing provision on the site. Therefore, housing and affordable housing needs would not be met. There would be no support for existing services and facilities, or the delivery of additional facilities.

No changes are requested to Policy S/DE. However, as set out elsewhere in these representations, amendments should be made to the development strategy for draft GCLP, which directs development to the more sustainable villages including Papworth Everard to support existing services and facilities, deliver additional facilities, and meets identified affordable needs of villages, of which there is a significant need within Papworth Everard.

Policy S/GB: The Cambridge Green Belt

Object

Policy S/GB of the draft GCLP sets out the Green Belt policy for Cambridge. Paragraph 143 of the NPPF sets out the five national purposes for Green Belts. The second purpose listed in Paragraph 143 states “*b) to prevent neighbouring towns merging into one another;*”. The third purpose for the Cambridge Green Belt in Policy S/GB states “*1c. prevent communities in the environs of Cambridge from merging into one another and with the city*”. Purpose 1c in Policy S/GB is inconsistent with the second purpose in NPPG Paragraph 143 i.e. it refers to communities and not towns. Consistency with national policy is one of the soundness tests for local plan policies. The reference to communities rather than towns could have implications for how inappropriate development in the Green Belt is assessed and the implementation of grey belt policy at planning application stage.

Requested Change

It is requested that Purpose 1c in Policy S/GB is amended to refer to towns and not communities. The amended text should be as follows: prevent towns in the environs of Cambridge from merging into one another and with the city.

Policy S/RRA: Additional Allocation - Land East of Ridgeway and Old Pinewood Way, Papworth Everard (Site Ref. 40439)

Object

As set out elsewhere in these representations, it is considered that upward adjustments are required to the housing target, the development strategy should direct development to the more sustainable villages, and there are exceptional circumstances to release land from the Green Belt. All these factors indicate that additional allocations should be made in the draft GCLP to meet development needs.

Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way, Papworth Everard (Site Ref. 40439). There are no significant constraints to development at this site. It has been demonstrated how suitable mitigate can be introduced to soften the landscape impacts of the promoted development.

Papworth Everard contains a good range of services and facilities, and employment opportunities, including a Village Hall, The Printworks (a new social enterprise hub featuring meeting rooms, collaboration spaces, hot-desking, a café, and a microbrewery), church, primary and special needs schools, pre-school/ nursery facilities, food stores, restaurant / take-aways, shops, post office, doctor's surgery, and playing fields.

Papworth Everard possesses the following bus route services:

- 8: Hilton – Cambridge
- 67/67B: - St Ives – St Neots or Papworth Everard
- X2: Huntingdon – Cambridge Railway Station
- X3: Huntingdon – Addenbrookes Hospital

The village is well-related to significant employment hubs with various parks include Huntingdon (Stukeley Meadows, Edison Park), St Neots (Lakeside, Eaton Socon), and the major Cambridge Science/Business Parks (Girton, Milton), offering diverse opportunities in tech, logistics, and services, with many smaller industrial estates scattered between these towns and closer to Papworth itself.

The Site would be well-related to The Papworth Everard Cycleway Scheme (often referred to within the context of the Greater Cambridge Greenways projects) is a completed infrastructure project that created a dedicated, 3.5-metre-wide, two-way, segregated path for cyclists, pedestrians, and equestrians, connecting the village of Papworth Everard with the nearby settlement of Cambourne.

In October 2018 it submitted an Outline planning application (S/1783/18/OL) seeking permission with all matters reserved except for access and for strategic landscaping areas for the residential development of up to 175 dwellings including affordable housing as well as land to be reserved for nursery use (Use Class D1) open space including strategic landscaping play areas and sustainable drainage features and associated infrastructure including foul sewerage pumping stations.

The Site is located on the north eastern edge of Papworth Everard and is bound by housing to the west and a woodland plantation to the south. The housing at Ridgeway to the north west, consists of semi-detached properties dating from the 1950s, and a mix of detached and semi-detached properties from the 1980s. A woodland belt lies on the western boundary of the southern half the Site. The woodland belt is approximately 20 metres deep and approximately 6-8 metres high, and contains a number of informal footways. It provides a buffer between the housing on Old Pinewood Way and the Site. The housing at Old Pinewood Way to the west, consists of large detached housing dating from the late 1990s to the early 2000s.

To the south of the Site lies the mature woodland of Papworth Wood, and the northern and eastern boundaries of the Site are open to the countryside.

The open fields to the east stretch up to the next village of Elsworth, which is located approximately 2km east. The landscape is made up of large, open, extensively farmed, arable fields, with evidence of hedgerow removal creating sizable irregular shaped fields. Although the open fields stretch up to Elsworth the topography of the landform prevents any visual connection with the village.

The northern half of the eastern boundary is defined by a ditch with intermittent trees and shrubs. As the eastern boundary continues south, it is marked by an informal unmade footway which turns due west to make up the southern boundary to Papworth Wood.

The southern half of the western boundary is defined by a woodland plantation, which forms a buffer between the Site and the development on Old Pinewood Way. A number of informal footways occur within this woodland.

The northern half of the western boundary is overlooked by a number of properties on Ridgeway. The Site's frontage with Ridgeway is formed by a scattering of semi-mature and mature trees, but is otherwise open.

There are no listed buildings within the Site. The Papworth Everard Conservation Area contains six Listed Buildings and is located approximately 325m to the south of the Site. Papworth Hall, an associated lodge located 600 metres south of the Site is Grade II listed. Further listed buildings can be found along Ermine Street and Church Lane, including St. Peter's Church. However, these buildings have no inter-visibility with the Site and are separated from them by the urban area of Papworth Everard.

A moated site which is a scheduled monument is located approximately 500m to the south. It is well screened from the Site by the built development and woodland. The development of the Site therefore is unlikely to have any effect upon the setting of the scheduled monument.

There are no Tree Preservation Orders within or adjacent to the Site.

Two Category B trees are located on the Site's western boundary, one in the northern half of the Site and the other in the southern half. The remainder of the trees and hedges along the Site boundary are of Category C and U standard.

The site provides an opportunity to create a new development in a sustainable location, within easy reach of local services and on the edge of the existing residential area.

- An opportunity exists to provide a new recreational footway running through the proposed development, providing potential links to the informal footways that run through the woodland to the west of the Site and connecting to the existing public footpath which runs through the Site.
- Create new areas of open space throughout the Site, providing a strong green infrastructure.
- Woodland planting along the site perimeters along with new native tree and shrub planting should be incorporated within the housing areas and areas of open space to create a well-landscaped character to the development. New landscaping should also be used to reinforce existing vegetation along the Site's boundaries.
- Opportunity to design Sustainable Drainage Systems (SuDS) features to promote local ecology and biodiversity (i.e. swales / infiltration basin) and provide a distinctive character to the development

Requested Change

It is requested that Land East of Ridgeway and Old Pinewood Way, Papworth Everard is allocated with the following policy requirements:

- Site Area of 8.9 Ha
- Capacity for up to 170 dwellings, including affordable housing
- Provision of strategic landscaping including woodland perimeter planting and a biodiversity net gain

Policy I/ST: Sustainable Transport and Connectivity

Comment

Policy I/ST of the draft GCLP seeks to ensure that development promotes sustainable transport in order to reduce reliance on the car. Paragraph 110 of the NPPF expects the planning system to

actively manage patterns of growth to support transport objectives. It is expected that significant development would be focused on locations which are or can be made sustainable, by limiting the need to travel and offering a genuine choice of transport modes. Paragraph 115 identifies factors that should be considered when assessing sites to be allocated for development, including that sustainable transport modes are prioritised, safe and suitable access can be provided, and the impacts on the transport network and highway safety can be mitigated. Policy I/ST is broadly consistent with this national policy.

Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way in Papworth Everard. The principle of directing development to locations that are accessible by sustainable modes of transport is supported, but land should be allocated in the more sustainable villages including Papworth Everard to implement this approach.

Papworth Everard is defined as a Minor Rural Centre in the settlement hierarchy. It provides a good range of services and facilities and employment opportunities, including a Village Hall, The Printworks (a new social enterprise hub featuring meeting rooms, collaboration spaces, hot-desking, a café, and a microbrewery), church, primary and special needs schools, pre-school/ nursery facilities, food stores, restaurant / take-aways, shops, post office, doctor's surgery, and playing fields.

Papworth Everard possesses the following bus route services:

- 8: Hilton – Cambridge
- 67/67B: - St Ives – St Neots or Papworth Everard
- X2: Huntingdon – Cambridge Railway Station
- X3: Huntingdon – Addenbrookes Hospital

The village is well-related to significant employment hubs with various parks include Huntingdon (Stukeley Meadows, Edison Park), St Neots (Lakeside, Eaton Socon), and the major Cambridge Science/Business Parks (Girton, Milton), offering diverse opportunities in tech, logistics, and services, with many smaller industrial estates scattered between these towns and closer to Papworth itself.

The Application Site would be well-related to the The Papworth Everard Cycleway Scheme (often referred to within the context of the Greater Cambridge Greenways projects) is a completed infrastructure project that created a dedicated, 3.5-metre-wide, two-way, segregated path for cyclists, pedestrians, and equestrians, connecting the village of Papworth Everard with the nearby settlement of Cambourne.

As set out elsewhere in these representations, amendments should be made to the development strategy for the draft GCLP to direct development to the more sustainable villages including Papworth Everard.

Appendix D - Housing Requirements for Neighbourhood Areas within Greater Cambridge

Object

Appendix D of the draft GCLP identifies a housing requirement for the period 2024 to 2045 for those designated neighbourhood plan areas. Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way site in Papworth Everard.

Given the absence of any Neighbourhood Area designation, there is no specified housing requirement for Papworth Everard contained in Appendix D of the Draft Plan in relation to the period between 2024 and 2045. It is considered that additional policy support is required in the draft GCLP to ensure that the additional housing is actually delivered in Papworth Everard during the plan period. In addition, we suggest that the housing requirement for neighbourhood plan areas should take into account the affordable housing needs of a village.

There is no made Papworth Everard Neighbourhood Plan that allocates any land for development. It is noted that Paragraph 104 (Id.41: Neighbourhood Planning) of the Planning Practice Guidance

indicates that any housing requirement provided for a neighbourhood plan is not binding, and it is for the neighbourhood plan group to decide the scope of the document and whether to allocate land for development. It is also noted that the Government is no longer providing funding support for neighbourhood plans. In these circumstances, it is very unlikely that the Papworth Everard Neighbourhood Plan will be made in order to address the housing requirement for the village. There is no policy in the draft GCLP that would ensure the identified housing requirement for Papworth Everard is delivered during the plan period if the Papworth Everard Neighbourhood Plan is not progressed and made. A new policy is requested to deal with this potential scenario, in order to ensure that the identified housing requirements are met.

There is limited capacity within the defined settlement boundaries to meet the identified housing requirement for Papworth Everard. It is considered that the only realistic option for meeting that identified housing requirement is for land on edge of the village to be released for development.

As set out elsewhere in these representations, allocations should be made in Papworth Everard through the draft GCLP to meet the identified housing requirement for the village. Bloor Homes Eastern has promoted the Land East of Ridgeway and Old Pinewood Way site in Papworth Everard.

Appendix D explains how the housing requirement for neighbourhood plan areas has been calculated. In summary the housing requirement is based on the overall housing target for the draft GCLP divided proportionately to each neighbourhood plan area according to the size of their population. It is considered that an adjustment should be made to the housing requirement to reflect the affordable housing needs of villages and that indicative housing numbers be set out in respect of villages that lack any designated Neighbourhood Area.

It is requested that the housing requirement for Papworth Everard seeks to also meet affordable housing needs. The promoted development at Land East of Ridgeway and Old Pinewood Way would include housing and affordable housing to meet local needs of the village.

The promoted development by Bloor Homes Eastern in Papworth Everard includes market housing, affordable housing to meet local needs.

Requested Change

The following changes are requested.

It is requested that the draft GCLP includes a new policy to deal with the potential scenario where a neighbourhood plan is not updated or does not allocate land to meet the identified housing requirement identified in Appendix D. This requested change would ensure that the identified housing requirement for villages are met during the plan period.

It is requested that the draft GCLP includes a policy requirement that allows relevant neighbourhood plans to release land from the Green Belt to meet the identified housing requirement for villages.

It is requested that the identified housing requirements in Appendix D include an adjustment so that affordable housing needs of villages are met during the plan period. The housing requirement for Papworth Everard should also ensure that the affordable housing needs of the village are met.

Carter Jonas – January 2026