Greater Cambridge Local Plan - Regulation 19 Representations

Great Places Chapter

Introduction

Comments box (paste as-is)	Haslingfield Parish Council considers this element of the Great Places chapter to be unsound. It fails to meet the tests of justified, effective and consistent with national policy set out at paragraph 36 of the National Planning Policy Framework (NPPF), for the reasons set out below. The great places policies include ensuring that land is used effectively in delivering appropriate housing density. Whilst a higher density is acceptable when built either in or near Cambridge city, many rural villages have little or no access to public transport, meaning they rely more heavily on cars. The smaller, infill developments in villages often consist of larger, often detached houses, which may have on-site parking for two cars but no allowance for additional householders' or visitors' cars. The policy is not justified because it applies a single density standard without taking into account the reasonable alternative of a differentiated approach for rural infill sites, and without proportionate evidence of parking demand in villages with limited public transport. It is not effective because, without such differentiation, it will not deliver safe and practical development in these locations. It is not consistent with national policy because paragraph 112 of the NPPF requires local parking standards to take into account the availability of public transport and local car ownership levels, neither of which the policy as drafted appears to reflect for rural settings.