Greater Cambridge Local Plan - Regulation 19 Representations

Great Places Chapter

Policy GP/HD: Housing Density

Comments box (paste as-is)	Haslingfield Parish Council considers Policy GP/HD 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 NPPF requires local plan policies to make efficient use of land. Whilst greater housing density is justified in major urban areas such as Cambridge city, the policy does not distinguish smaller infill developments in rural villages, where access to public transport is limited. Developers understandably want to maximise their investment, so these sites are filled to maximum capacity. Whilst the houses may provide parking for two cars per household, no allowance is made for cars belonging to additional family members or visitors to the household. This results in overflow parking onto the road, often a small cul-de-sac, and an overspill of cars onto other residential streets nearby. Overflow parking near junctions can also block sightlines for drivers exiting onto the main road, giving rise to a highway safety concern. The policy is not justified because it applies a single density approach without taking into account the reasonable alternative of a differentiated standard for rural infill sites, and without proportionate evidence of actual parking demand in villages with limited public transport options. It is not effective because the resulting overflow parking and compromised sightlines undermine the safe and practical delivery of 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.