

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

By Email

Our Ref: 30227/A3/JH/SO
25 March 2019

Dear Sir/Madam,

**GREATER CAMBRIDGE CALL FOR SITES AND BROAD LOCATIONS 2019
RESPONSE ON BEHALF OF HILL RESIDENTIAL LTD AND CHIVERS FARMS (HARDINGTON)
LLP:
LAND EAST OF CAMBRIDGE ROAD, HARDWICK**

On behalf of our clients, Hill Residential Ltd and Chivers Farms (Hardington) LLP, we have pleasure in presenting a Site in Hardwick for inclusion within the emerging Greater Cambridge Local Plan. Please find attached the completed Response Form and a Site Location Plan, as requested. We have also prepared a Site Assessment Proforma to assist in your consideration of the Site. In addition, this submission is supported by the following technical documents:

- High Level Transport Strategy (prepared by PBA/Stantec),
- High Level Drainage Strategy (prepared by PBA/Stantec), and
- Preliminary Green Belt Assessment (prepared by Terence O'Rourke).

Site Location and Context

The Site comprises two land parcels as shown on the Site Location Plan. The main part of the Site (circa 27 hectares) lies to the east of Cambridge Road and south of St Neots Road, extending to Bin Brook in the south. The Site also includes a smaller landholding (circa 1 hectare) which lies to the east of Main Street, opposite Wallis Farmhouse and Sadlers Close.

The Site is currently largely greenfield land, under agricultural use. It lies directly adjacent to the functional centre of Hardwick Village, opposite the primary school and post office/convenience store (on Cambridge Road) and in close proximity to the recreation ground, children's play area and pavilion. With established residential properties lying to the east, the approach into Hardwick along St Neots Road gives a clear perception of being well within the village envelope.

Under existing planning policy, the Site lies outside the defined 'development framework' for the village and is designated as part of the Cambridge Green Belt. The Green Belt designation to the east of Cambridge Road/Main Street has resulted in the westward expansion of Hardwick, away from its historic core on Main Street (demarcated by the Conservation Area) and the functional village centre around the primary school on Cambridge Road. The settlement has developed in a



piecemeal way in recent years, to become a large village with over 1,000 houses.

Hardwick as a Location for Growth

The village of Hardwick lies some 5 miles from the centre of Cambridge and 4 miles from Cambourne. Hardwick is situated on two growth corridors: the A428 Corridor and the Oxford-to-Cambridge Corridor. It is also strategically located in close proximity to West Cambridge/Eddington on the Cambridge Fringe, as well as Bourn Airfield, Cambourne and St Neots which are further west. Hardwick will also benefit from its location on the planned route of the Cambourne-to-Cambridge public transport project (potentially the Cambridgeshire Autonomous Metro, CAM) and has potential to link into the Comberton-Coton-Cambridge Greenway. As a result, Hardwick represents a location for future development that will be accessible via sustainable transport modes and reduce dependence upon private vehicles.

The Site Opportunity

The National Planning Policy Framework (NPPF)(2019) states as follows at Paragraph 78:

'To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services...'

The Site offers the opportunity for a mixed-use development that enhances the facilities and services of Hardwick, rebalancing the spatial form of the settlement and reinforcing the functional village centre. The Site is strategically located to maximise the benefit of future public transport provision: linking St Neots Road with the village centre will improve accessibility and relieve congestion on Cambridge Road. The Site also offers opportunities to connect with existing and proposed green infrastructure, including cycle and pedestrian linkages to Comberton, Coton and Cambridge.

Whilst the Site lies within the designated Green Belt, we are confident that the merits of the proposed development significantly outweigh any harm arising. This submission is supported by a Preliminary Green Belt Assessment, prepared by Terence O'Rourke. This initial assessment concludes that the development of the Site would have no effect on the purposes of the Cambridge Green Belt. Strong new Green Belt boundaries could be created along the eastern boundary, allowing the release of the Site without prejudicing the remaining Green Belt. Further site assessment work will be undertaken in the coming months, which will provide key information relating to the Outer Cambridge Green Belt designation in this area. It will also help define the design evolution of the Site.

In short, Hill and Chivers Farms are proposing that the Site should be removed from the Green Belt and allocated for residential-led development.

Delivering key benefits in partnership with the local community

We are aware that Hardwick Parish Council takes a keen interest in the future development of the settlement. The Parish Council initiated a comprehensive village survey in 2016/17, the findings of which have been presented within the Hardwick Village Plan (December 2018). The Village Plan does not have the statutory weight of a neighbourhood plan; however, it provides some useful findings regarding the views of residents in relation to the current and future development of Hardwick Village. With reference to the Site, it is worth noting that 48.1% of respondents were in favour of 'East of Cambridge Road' as a location for new development (page 25 of the Village Plan). The Village Plan also identifies a range of uses and improvements that residents would like to see in Hardwick.

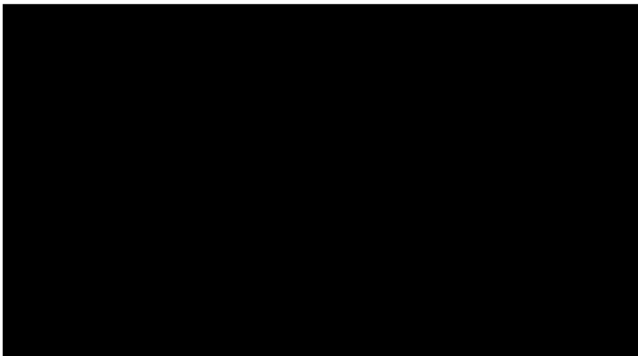
Taking account of the Village Plan, our understanding of the Site's opportunities and constraints indicates that potential uses on the Site could include:

- A relief road, connecting the village centre to St Neots Road and the future public transport route (Cambourne-to-Cambridge);
- Pedestrian crossings on Cambridge Road;
- Public open space, possibly including a country park, play parks and sports provision;
- Residential development including a range of affordable housing;
- Community building or facilities;
- Office development and/or other employment uses;
- Retail/café provision;
- Car parking; and
- Associated infrastructure.

Hill and Chivers Farms are keen to engage with Hardwick Parish Council and the local community in the emerging proposals for the Site, including the preparation of a masterplan. An ongoing process of public consultation will commence during 2019, alongside which further technical assessments will be undertaken to provide information relating to the Site's opportunities and constraints.

We would be very happy to meet with officers at the Shared Planning Service to discuss this Site's potential in more detail. Please do not hesitate to contact me, should you wish to arrange a meeting or if you require any more information at this stage. We look forward to engaging with you further during the local plan preparation.

Yours faithfully,



LYNDON GILL

Director

Encs Completed Call for Sites and Broad Locations Response Form 2019
Site Location Plan
Site Assessment Proforma (Barton Willmore)
High Level Transport Strategy (PBA/Stantec)
High Level Drainage Strategy (PBA/Stantec)
Preliminary Green Belt Assessment (Terence O'Rourke)