

GREATER CAMBRIDGE LOCAL PLAN

SITE SUBMISSIONS – MARCH 2025



Land opposite Brewery Field, on the southwest side of Hunts Road, Duxford

ADDITIONAL INFORMATION

Duxford is currently designated in the South Cambs Local Plan as a Group Village, wherein Policy S/10 permits schemes of up to 8 dwellings, or up to 15 dwellings on brownfield sites. The purpose of the Greater Cambridge Local Plan, however, is to allocate sufficient housing for the area until 2041 in accordance with Local Housing Need figures derived by the new Standard Method.

Duxford is clearly a sustainable location for development. The village comprises a good range of everyday services and facilities, including significant local employment opportunities. The site lies opposite Brewery Field open space, within 150m of Duxford Primary School and Pre-School, and within 200m of Duxford Park, Community Centre, playground, and tennis courts.

The area is also well connected to sustainable transport networks, including a mainline railway station at Whittlesford Parkway, with regular train services in London Liverpool Street. Although the station lies just over a mile away, it is easily cyclable, or walkable via existing pavements. There is also a good network of local buses in the area, with the nearest bus stop located on Hunts Road, to the south of the site. This stop is served by the 132, which runs regularly between Saffron Walden and Cambridge. Duxford is also well-connected to the highway network, with the A505 to the north, and M11 to the west.

Two development sites are currently proposed for housing in Duxford. One of these, Land at Maarnford Farm (40558), lies to the south of the site. In-between is a further plot of land that has previously been put forward in the 2019 Call for Sites, on behalf of the Gonville and Caius College. Should this frontage part of College land also be allocated, then the result would be a logical expansion of Duxford to the west, providing housing in a highly sustainable location.

Although the site extends to 3.7ha, it is envisaged that only the front 2ha part of the site would be developed, in order to align with existing built form, and the proposed allocation at Maarnford Farm. The remaining 1.7ha to the rear would be landscaped and enhanced for Biodiversity Net Gain. It is estimated that 50-70 dwellings could be accommodated on site, comprising a net density of 25-35dph. A mix of market and affordable housing is envisaged, to reflect local need. The site could also offer an opportunity for custom or self-build plots on the edge of the village in a highly sought after location.



The scheme would comprise a high quality design and layout, with on-site SuDs attenuation features and a well-landscaped buffer to the rear, also providing mitigation for any M11 noise. A new vehicular access would be required onto Hunts Road, but in a 30mph zone where safe visibility splays could be achieved. An extended pavement could also be provided, with pedestrian access at the southern end of the site, already designated as a Public Footpath (Duxford 9).

The site lies in floodzone 1, with no risk of surface water flooding. The site is also located at a sufficient distance from designated heritage assets to ensure no harm. There are no other relevant designations or constraints. Utilities are all available within close proximity to the site; no major infrastructure works are required.

The site is under single ownership, with no legal constraints, and could therefore be delivered quickly. The Local Authority are therefore respectfully requested to consider allocating this site for residential development.

Swords