



Greater Cambridge Council
Draft Local Plan 2024-2045

Regulation 18 Consultation 2025-26

January 2026



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1 INTRODUCTION

1.1 Context

1.1.1 Gladman Developments Ltd. (Gladman) welcome the opportunity to comment on the draft Greater Cambridge Plan as part of the Local Plan Full Update and request to be updated on future consultations and the progress of the Local Plan.

1.1.2 Gladman specialise in the promotion of strategic land for residential development and associated community infrastructure and have considerable experience in contributing to the development plan preparation process having made representations on numerous planning documents throughout the UK alongside participating in many Examinations in Public.

1.1.3 This submission provides Gladman's formal representations to the Regulation 18 consultation.

1.1.4 Gladman Developments have several land interests within Greater Cambridge's authoritative area which are being promoted through the emerging Local Plan Update. The following sites were submitted to the Call for Sites and are considered to be suitable and sustainable locations for development:

- Land off Brook Road, Bassingbourn (around 80 dwellings)
- Land off Back Road, Linton (around 80 dwellings)
- Land off Balsham Road, Linton (around 65 dwellings)
- Land off Whitecroft Road, Meldreth (around 85 dwellings)
- Land off Station Road, Over (up to 65 dwellings)
- Land south of Willingham Road, Willingham (around 100 dwellings)

1.1.5 The sites are available, suitable, and deliverable for housing as summarised in Section 6 of this representation. Gladman looks forward to engaging further with the Council as the plan progresses.

- 1.1.6 This submission also has been produced largely utilising the 2024 NPPF (National Planning Policy Framework) regulations recognising that the Council are seeking to submit their Local Plan before the December 2026 deadline. We note that a revised NPPF consultation has very recently been announced (on 16th December 2025), and therefore the council will need to carefully consider any potential implications for the emerging Local Plan.
- 1.1.7 A minor house-keeping comment would be that draft local plans are often very long documents, and so it is useful for the reader to have access to the whole document as one, single, PDF file. Unfortunately, the draft plan is not available in this format and we found it difficult to navigate the document via the website portal, which requires scrolling through the web pages and/or downloading several PDFs which comprised the whole document in six parts. A single file that can be downloaded is therefore requested for future consultations. It is difficult to know which of many large PDF files to download to find the policy or map sought. This is also the case for the Sustainability Appraisal work.
- 1.1.8 Additionally, it would be easier for the reader if the policies were numbered as well as/instead of having lettered codes. This would help the reader with navigating through such a long document.

2 LEGAL COMPLIANCE

2.1 Duty to Cooperate

- 2.1.1 The Duty to Co-operate, as a legal test, has now been rescinded by the Levelling Up and Regeneration Act, which received Royal Assent on 26 October 2023. However, engaging with prescribed bodies on relevant strategic and cross boundary matters remains an important part of the plan making process.
- 2.1.2 The revised Framework introduced a number of significant changes to how local planning authorities are expected to cooperate including the preparation of Statement(s) of Common Ground (SoCG) which are required to demonstrate that a plan is based on effective cooperation and has been based on agreements made by

neighbouring authorities where cross boundary strategic issues are likely to exist. Planning guidance sets out that local planning authorities should produce, maintain, and update one or more Statement(s) of Common Ground (SoCG), throughout the plan making process¹. The SoCG(s) should provide a written record of the progress made by the strategic planning authorities during the process of planning for strategic cross-boundary matters and will need to demonstrate the measures local authorities have taken to ensure cross boundary matters have been considered and what actions are required to ensure issues are proactively dealt with e.g. unmet housing needs.

2.2 Sustainability Appraisal

- 2.2.1 In accordance with Section 19 of the 2004 Planning and Compulsory Purchase Act, policies set out in Local Plans must be subject to Sustainability Appraisal (SA). Incorporating the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, SA is a systematic process that should be undertaken at each stage of the Plan's preparation, assessing the effects of the Local Plan's proposals on sustainable development when judged against reasonable alternatives.
- 2.2.2 The Council should ensure that the results of the SA process conducted through the preparation of the Local Plan clearly justify the policy choice made, including proposed site allocations (or decisions not to allocate sites) when considered against reasonable alternatives. In meeting the development needs of the area, it should be clear from the results of the assessment why some policy options have been progressed and others have been rejected.
- 2.2.3 The SA must demonstrate that a comprehensive testing of options has been undertaken and that it provides evidence and reasoning as to why any reasonable alternatives have not been pursued. A failure to adequately give reasons in the SA could lead to a challenge of the Council's position through the examination process.

¹ PPG Reference ID: 61-001-20180913

The SA should inform plan making. Whilst exercising planning judgement on the results of the SA in the Local Plan is expected, the SA should still clearly assess any reasonable alternatives and clearly articulate the results of any such assessment.

3 NATIONAL PLANNING GUIDANCE

3.1 National Planning Policy Framework

3.1.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied within which plan-making and decision-taking. The NPPF requires plans to set out a vision and a framework for future development and seek to address the strategic priorities for the area. Local Plans should be prepared in line with procedural and legal requirements and will be assessed on whether they are considered 'sound'.

3.1.2 The National Planning Policy Framework sets out four tests that must be met for Local Plans to be considered sound. In this regard, we submit that in order to prepare a sound plan it is fundamental that it is:

- **Positively Prepared** – The Plan should be prepared on a strategy which seeks to meet objectively assessed development and infrastructure requirements including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- **Justified** – the plan should be an appropriate strategy, when considered against the reasonable alternatives, based on a proportionate evidence base.
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with National Policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

3.1.3 The NPPF reaffirms the Government's commitment to ensuring up-to-date plans are in place which provide a positive vision for the areas which they are responsible for,

to address housing, economic, social and environmental priorities and to help shape the development of local communities for future generations.

- 3.1.4 To support the Government’s continued objective of significantly boosting the supply of homes, it is important that the Greater Cambridge Local Plan provides a sufficient amount and variety of land that can be brought forward, without delay, to meet housing needs.
- 3.1.5 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 3.1.6 Once the minimum number of homes that are required is identified, the strategic planning authority should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. In this regard, paragraph 67 sets out specific guidance that local planning authorities should take into account when identifying and meeting their housing needs. Annex 2 of the Framework (2024) defines the terms “deliverable” and “developable”.
- 3.1.7 Once a local planning authority has identified its housing needs, these needs should be met as a minimum, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so. This includes considering the application of policies such as those relating to Green Belt and giving consideration as to whether or not these provide a strong reason for restricting the overall scale, type and distribution of development (paragraph 11b)i.). Where it is found that full delivery of housing needs cannot be achieved (owing to conflict with specific policies of the NPPF), Local Authorities are required to engage with their neighbours to ensure that identified housing needs can be met in full.
- 3.1.8 As outlined in our Introduction section, a revised NPPF was announced on 16th December 2025. In light of this, the council will need to ensure that any future consultations for this draft Local Plan are compliant with this revised version. In the interim, this rep has been submitted largely in conjunction with the 2024 version of the NPPF.

3.2 Planning Practice Guidance

- 3.2.1 The need to plan for the sufficient delivery of homes is affirmed in the Written Ministerial Statement (WMS) given by the then Deputy Prime Minister, and Secretary of State for Housing, Communities and Local Government, Angela Rayner on 30 July 2024, in addition to the on-going consultation on proposed revisions to the Framework and other changes to the planning system.
- 3.2.2 The WMS reaffirms that the country is in “the most acute housing crisis in living memory” and is clear in its conclusion that “there is no time to waste. It is time to get on with building 1.5 million homes”. These are now material considerations for plan making and decision making and clearly set the tone and direction of the newly elected Government.

4 REGULATION 18 CONSULTATION

4.1 Introduction

- 4.1.1 The sections that follow below include comments from Gladman on the overall strategic approach taken by the council, as well as reviewing some of the proposed policies and site allocations.
- 4.1.2 The minimum end date of the plan should be 15 years from adoption, as per paragraph 22 of the Framework. The draft plan seeks to cover the period 2024-2045, i.e. 21 years. Gladman supports this approach as it gives additional years should there be any delays in the plan-making process or during examination.
- 4.1.3 However, the standard method is a forward-looking assessment of need taking into account both under and oversupply in its methodology and uses a base period that is required to start in from the year that the housing need is calculated. In order to be consistent with national policy, Gladman would recommend that the plan period to starts in a more recent year – 2025, ending in 2045. The council may then want to amend the ending year to 2046 to maintain the 21-year plan period.

4.2 A Settlement Hierarchy for Greater Cambridge

Settlement Hierarchy

- 4.2.1 The settlement hierarchy is presented under draft policy S/SH, giving 6 separate tiers.
- 4.2.2 Gladman consider that the draft settlement hierarchy is appropriate for the growth of the authoritative area for the plan period. The proportionate distribution of growth is important to ensure that settlements – both large and small – remain sustainable and that growth takes place in locations which can support it. The map under Figure 14 is a helpful illustration of this.
- 4.2.3 Gladman are promoting sites across the settlement hierarchy in Greater Cambridge, with four sites in Minor Rural centres (one in Bassingbourn, two in Linton, one in Willingham) and two sites in Group Villages (in Meldreth and Over). These site promotions are suitable and sustainable locations due to the range of services and facilities they provide, the sustainable public transport choices available and quality of life they offer residents. New development in these locations can contribute to the vitality and viability of local services, stimulate the local economy through increased resident expenditure and support local education and healthcare facilities through S106 and/or CIL contributions.

4.3 Housing Figures and Requirement and Growth Strategy

- 4.3.1 Draft policy S/JH: New jobs and homes provides details of the housing numbers required over the plan period, with the plan period here stated as being 2024-2045 (21 years). It confirms that a minimum of 48,195 new homes are needed to meet the future housing need, equating to 2,295 dwellings per year.
- 4.3.2 In determining the minimum number of homes needed, strategic plans should be based upon a local housing needs assessment defined using the standard method, unless there are exceptional circumstances to justify an alternative approach.
- 4.3.3 We note in draft policy S/JH that provision will be made for at least 48,195 new homes across a range of tenures. This is broken down by the existing adopted supply

(totalling 37,865 units), plus 13,463 additional units planned for under this draft local plan which would meet the need as well as allow for a 6.5% (3,133-unit) buffer on top of what is needed (i.e. 51,328 units in total, comprising of existing, adopted sites and draft allocations under this draft plan). These figures exclude NE Cambridge, as set out in Table 4 in draft policy S/DS.

- 4.3.4 Whilst Gladman agrees to allow for such a healthy buffer, as well as plan beyond the minimum of 15 years (to allow room for any inevitable delays in the plan-making process), the distribution of development could be made more sustainable in the authority.
- 4.3.5 There is an over-reliance on larger sites to come forward and be built out within the plan period. There needs to be a more proportional breakdown to allow for organic growth in suitable settlements (as broken down in the settlement hierarchy, draft Policy S/SH) to ensure that there are appropriate levels of development in these locations.
- 4.3.6 In addition, there is too much dependence on allocations that have not come forward from the adopted plans, despite being allocated eight years ago. There cannot be any realistic confidence in those sites adopted in the 2018 Local Plans (for Cambridge or South Cambridge) that they will now come forward if there has been no movement on them since adoption.
- 4.3.7 We also note that the housing land supply across the plan period does not exceed 5.5 years, with land supply on adoption in 2027/28 calculated as being 5.15 years. This very minimal buffer is unconvincing and creates an unnecessary risk that Greater Cambridge will fall below the 5 years needed.
- 4.3.8 The most appropriate way to resolve these issues would be to include a greater number of short-medium sized sites, as these not only assist with the overall housing need but also greatly assist with delivery in the first few years of a local plan, and thus give further reassurance to the 5-year housing land supply.

4.3.9 Gladman is promoting such sites in Bassingbourn, Linton, Meldreth, Over and Willingham. Further detail on this can be found in Section 6: Site Submissions below.

4.3.10 Further, the need for affordable homes is a pressing issue, and the Council may wish to pursue a higher housing requirement to maximise the delivery of affordable homes. This approach has been progressed by East Riding of Yorkshire.

4.4 Development Management Policies

Draft Policy CC/SD: Sustainable development and the climate emergency

4.4.1 This policy is not necessary and over-onerous. We argue that the content requested in a Sustainability Statement can easily be included as part of a Design and Access Statement and/or Planning Statement. This appears to be acceptable for minor development applications (within paragraph 3 of the draft policy), however there is no explanation for why there is a requirement for this to be a separate document for larger schemes.

4.4.2 We therefore request that this draft policy be removed and any such content required can form part of an application's Design and Access Statement and/or Planning Statement, regardless of the size of the scheme. There is no requirement for the information sought to be in a separate, standalone document when it can easily be incorporated within documentation which is already a requirement.

Draft Policy BG/BG: Biodiversity and geodiversity

4.4.3 We agree with paragraph 1 of this draft policy, as it reflects the legislation under the Environment Act (2021).

4.4.4 However, Gladman objects to paragraph 2 where it has a requirement of 20% Biodiversity Net Gain (BNG). Government guidance confirms that there is a requirement of at least 10% BNG on site. This paragraph must therefore be removed to reflect both national guidance and the Environment Act (2021) – Schedule 7A Part 1 para 2(3) and Schedule 2a para 3(2) which confirms that required amount is at least 10%.

4.4.5 It is noted that 20% is only requested where it is 'feasible and effective.' However, given that the request is 10% higher than what is required by national policy, inevitably the majority of the development industry will be seeking exemptions with the primary focus being the viability of a scheme. Such an exercise is unnecessary and overly onerous to result in a requirement that is already set nationally. The request for 20% should be removed.

Draft Policy H/HM: Housing mix

4.4.6 Whilst we agree with having a mix of housing types on new development sites, we would suggest that each housing type (1-bed, 2-bed etc.) be given a percentage range, rather than an exact figure. Currently as written, every development would be contrary to this policy unless it is the exact percentage of each bedroomed house given in Table 2.

Draft Policy H/CB: Self and Custom Build homes

4.4.7 Gladman agree with the principles of this policy, as those who wish to commission/build their own home can play an important part in an LPA's housing numbers and delivery. Such avenues are becoming more popular and so an appropriate mechanism should be in place via policy to accommodate this type of development.

4.4.1 The draft policy requires all developments of 20 or more dwellings to provide at least 5% self or custom build plots. Whilst Gladman acknowledges the importance of self and custom build units, having a 5% requirement on schemes of just 20 units or more would surmount to a significant number of such units being a policy requirement.

4.4.2 It is suggested that this policy is amended to having a 'sliding scale' for the percentage of such dwellings needed per site (i.e. a lower percentage on much larger scheme, as this will still provide a larger number of self/custom build dwellings). Alternatively, the threshold of 20 units should be increased to a number in the region of 70 units, which is the approach being taken by Tonbridge and Malling in their draft local plan.

- 4.4.3 We disagree with paragraph 3a in this policy. We concur with the 12-month turnaround to sell such plots as self or custom build dwellings, however should they not be sold as such dwelling-types then they should be sold as open market plots, rather to registered providers as affordable dwellings. There is already a requirement of 40% of units on major developments to be affordable units (under draft policy H/AH: Affordable Housing), which is already a significant number per site. Additionally, it is likely that revised legal agreements will need to be drawn up if the plots switch from open market dwellings (marketed as self/custom builds) to affordable units, causing more unnecessary delays, costs and officer time to a scheme that has already been determined.

5 SITE ALLOCATIONS

5.1 General Approach

- 5.1.1 As above, there are 48,195 dwellings required over the plan period, resulting in 2,295 dwellings per year. Such dwellings are identified through the existing, adopted supply, as well as sites in this draft local plan.
- 5.1.2 Gladman agrees with the proportionate approach taken with settlements and agrees with the residential allocations that have been included.
- 5.1.3 However, as outlined above, there is an over-reliance on the larger sites to come forward and be built out within the plan period. There needs to be a more proportional breakdown to allow for organic growth in suitable settlements to ensure that there are appropriate levels of development in these locations
- 5.1.4 As advised, Gladman are promoting sites in Bassingbourn, Linton, Meldreth, Over and Willingham which are wholly appropriate to assist in this regard. Further details are in Section 6: Site Submissions below.

6 SITE SUBMISSIONS

6.1 Land off Brook Road, Bassingbourn

6.1.1 Bassingbourn is designated as a Minor Rural Centre in the draft settlement hierarchy (Policy S/SH). With an estimated population of around 2,500, it is a sustainable location for growth. Gladman are promoting land off Brook Road for residential development.

6.1.2 Land off Brook Road is capable of delivering around 80 homes and relevant community infrastructure. The entire site is approximately 16 acres, and it lies on the main access road into the settlement from the west. The site is comprised of one, flat, arable field, lying immediately west of some residential units next to the primary school - see Figure 1 below



Figure 1: Land off Brook Road, Bassingbourn

- 6.1.3 A policy-compliant level of affordable housing could be provided, in a range of sizes and tenures. The site will accommodate a range of house types and sizes informed by local need.
- 6.1.4 Suitable mitigation and precautionary measures will be implemented on site to ensure that there are no significant adverse effects on ecology and 10% biodiversity net gain can be achieved through new habitat creation and enhancement.
- 6.1.5 The site was looked upon relatively favourably within the council's HELAA (reference 116045) with minimal constraints on the site. It is therefore unclear why the site has not been proceeded with by the council, as there is little-to-no rationale for its non-inclusion. Bassingbourn has a development boundary within this draft local plan, and had the school and its neighbouring property been included within the boundary, then this site would lie adjacent to it, thus making it a natural and appropriate extension to the settlement.

6.2 Land off Back Road, Linton

- 6.2.1 Linton is also designated as a Minor Rural Centre in the draft settlement hierarchy (Policy S/SH). With an estimated population of around 4,500, it too is a sustainable location for growth. Gladman are promoting two sites in Linton: land off Back Road and Land off Balsham Road (see 6.3 below), both for residential development.
- 6.2.2 Gladman is promoting Land off Back Road, Linton (SHLAA ref: Site 197) for a high-quality residential scheme of approximately 80 new homes and associated community infrastructure. The 3.97-hectare site, as shown on Figure 2 below, offers an ideal opportunity for sustainable growth in Linton and would represent an organic extension of the village.
- 6.2.3 The site comprises a single agricultural field on the northwestern side of the village. It is well-related to the existing settlement edge of Linton, lying immediately adjacent to the established built-up area. This close relationship to the settlement ensures that

the site is visually and functionally connected to the existing community, while maintaining a logical and defensible boundary with the countryside beyond.



Figure 2: Land off Back Road, Linton

6.2.4 The site is sustainably located within easy walking and cycling distances of local facilities and the public transport network. Linton benefits from an excellent range of services and facilities that meet the daily needs of its residents, including a nursery, infant school, junior school, village college, community sports centre, doctors' surgery, pharmacy, dentist and a convenience store. There are bus stops located to the southeast of the site on Back Road that provide links to the local area and further afield within South Cambridgeshire.

- 6.2.5 The site can deliver a wide range of market and affordable homes to meet the district's general and specialist housing needs, with the potential to deliver approximately 80 high-quality new homes including a policy compliant level of affordable homes. The site would be deliverable in the short term and would help to increase the supply and choice of housing in Linton.
- 6.2.6 The site is not subject to any statutory ecological, heritage, or landscape designations and is located within Flood Zone 1. The site is free of any overriding technical constraints that would frustrate its delivery and is in a sustainable location for growth.
- 6.2.7 As above, there is an over-reliance on larger sites to come forward and be built out within the plan period. There needs to be a more proportional breakdown to allow for organic growth in suitable settlements (as broken down in the settlement hierarchy, draft Policy S/SH) to ensure that there are appropriate levels of development in these locations. The most appropriate way to resolve these issues would be to approach a greater number of short-medium sized sites, as these not only assist with the overall housing need but also greatly assist with the delivery in the first few years of a local plan, and thus give further reassurance to the 5-year housing land supply.
- 6.2.8 Land off Back Road, Linton is a suitable, available, and deliverable site that will enable the Council to meet the need for new homes in the immediate five-year period. Gladman can confirm that there is no known physical, environmental, legal or ownership restriction that would impede the successful delivery of the site. On this basis, the site should be allocated for residential development.

6.3 Land off Balsham Road, Linton

- 6.3.1 Gladman is also promoting Land off Balsham Road, Linton for residential development. The site extends to a total area of 7.70 acres, with the site's location and the extent of the land under promotion by Gladman shown in Figure 3 below.

6.3.2 Located to the east of the settlement, Land off Balsham Road is capable of delivering 65 dwellings and, as outlined in 6.2.4 above, Linton benefits from an excellent range of services and facilities that meet the daily needs of its residents, including a nursery, infant school, junior school, village college, community sports centre, doctors' surgery, pharmacy, dentist and a convenience store. There are bus stops around 300m to the west of the site provide links to the local area and further afield within South Cambridgeshire.



Figure 3: Land off Balsham Road, Linton

6.3.3 The site comprises of one agricultural field with residential properties running alongside its western and south-western borders. The northern side runs along Balsham Road which would provide the access, with the east border having thick tree coverage, and the southern boundary lying north of further agricultural fields.

6.3.4 A policy-compliant level of affordable housing could be provided, in a range of sizes and tenures. The site will accommodate a range of house types and sizes informed by local need.

- 6.3.5 Suitable mitigation and precautionary measures will be implemented on site to ensure that there are no significant adverse effects on ecology and 10% biodiversity net gain can be achieved through new habitat creation and enhancement.
- 6.3.6 In its SA score (site reference 40336), the site's only negative is associated with Objective 8, which relates to Efficient use of land. Gladman disagrees with this conclusion, as making the site available for residential development is wholly appropriate given the location in the settlement, the settlement itself, and the site's very limited number of constraints. Residential development in this location is suitable in the context of the settlement and, given its small-medium size, will greatly assist with the housing supply in the early years of the local plan.
- 6.3.7 In light of the above, the site off Balsham Road should be reconsidered for a residential allocation as part of this draft local plan.

6.4 Land off Whitecroft Road, Meldreth

- 6.4.1 Meldreth is designated as a Group Village in the draft settlement hierarchy. With an estimated population of around 2,000 people, it is a suitable settlement for small-medium scale residential growth. Gladman are promoting Land off Whitecroft Road for residential development.
- 6.4.2 Land off Whitecroft Road is capable of delivering around 85 homes and relevant community infrastructure. The entire site is approximately 6.0 acres, and its geographical position makes it a commutable distance to larger settlements, such as Royston to the south and Cambridge to the north. It lies near excellent transport links, with the A10 just one minute drive away to link with the aforementioned settlements, and a railway station just 600 metres away with excellent links to Cambridge and beyond.
- 6.4.3 The site is comprised of one agricultural field, with further agricultural fields immediately to the north. Whitecroft Road runs along its western boundary, with residential dwellings to the south and east. The site's location can be seen in Figure 4 below.

- 6.4.4 A policy-compliant level of affordable housing could be provided, in a range of sizes and tenures. The site will accommodate a range of house types and sizes informed by local need.



Figure 4: Land off Whitecroft Road, Meldreth

- 6.4.5 Suitable mitigation and precautionary measures will be implemented on site to ensure that there are no significant adverse effects on ecology and 10% biodiversity net gain can be achieved through new habitat creation and enhancement.
- 6.4.6 Any site-specific issues such as surface water flooding can be alleviated through design and layout of a scheme, as well as any flood-mitigation measures required.
- 6.4.7 The site is suitably positioned within the village and, given its size, will allow for an appropriate level of dwellings to be formed in the context of the wider settlement. Its strong transport links (both road and rail), size and overall location make the site an

ideal residential prospect for the draft local plan. Given that more small-medium sites are needed, this site in Meldreth should be reconsidered for allocation to ensure that there is no risk to the housing need not being met over the plan period, as well as assisting with the 5-year housing land supply.

6.5 Land off Station Road, Over

6.5.1 Like, Meldreth above, Over is designated as a Group Village in the draft settlement hierarchy. With an estimated population of around 3,000 people, it is a suitable settlement for small-medium scale residential growth. Gladman are promoting Land off Station Road for residential development.

6.5.2 Land off Station Road is capable of delivering around 65 homes and relevant community infrastructure. The entire site is approximately 8.6 acres, with strong commuter linkages, as it is a short drive to the A14 which then joins Cambridge to the east.

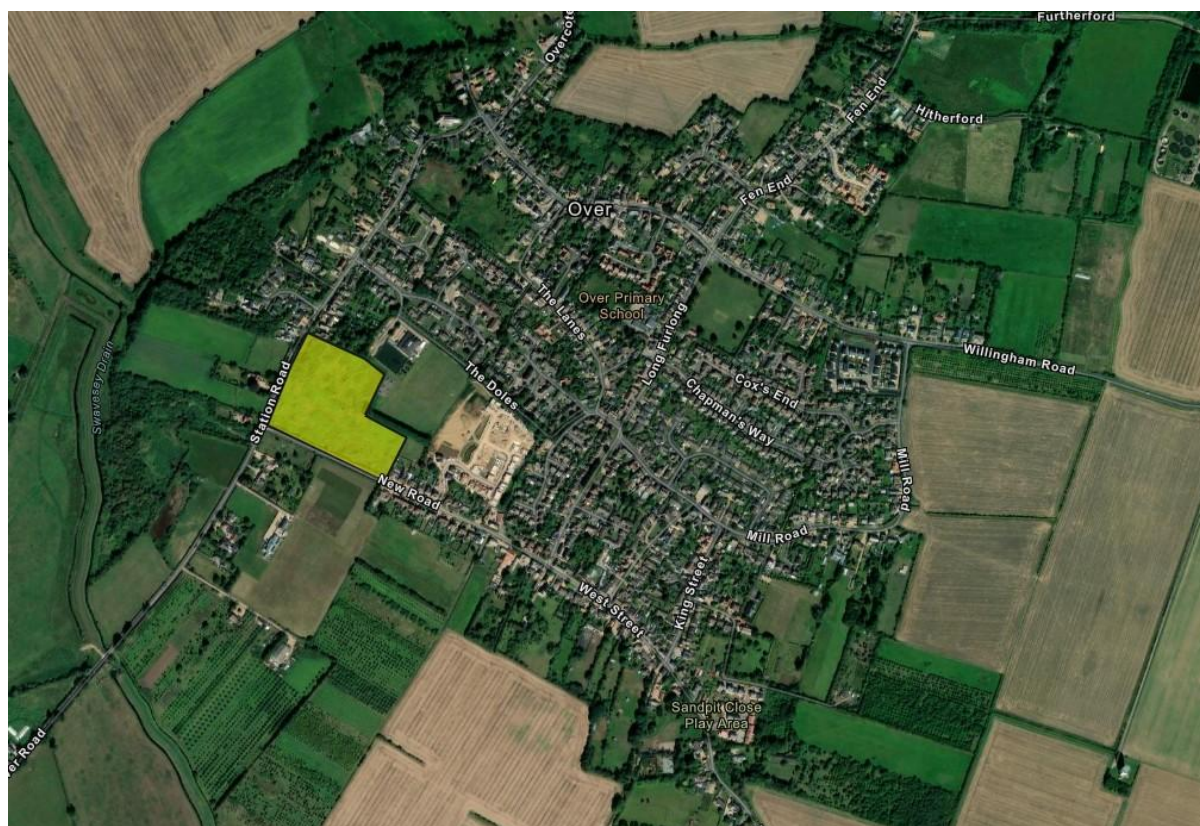


Figure 5: Land off Station Road, Over

- 6.5.3 The site is suitably positioned, with it naturally 'rounding off' the settlement at its western side, with it effectively 'in-filling' within Station Road and New Road (i.e. the village is not expanding any further outwards).
- 6.5.4 The site consists of one field, and is surrounded by residential use to the north, Station Road and New Road to the west and south, and a sports pitch to the east. The site's location can be seen in Figure 5 above.
- 6.5.5 Suitable mitigation and precautionary measures will be implemented on site to ensure that there are no significant adverse effects on ecology and 10% biodiversity net gain can be achieved through new habitat creation and enhancement.
- 6.5.6 The site is suitably positioned within the village and, given its size, will allow for an appropriate level of dwellings to be formed in the context of the wider settlement. Its strong transport links, size and overall location make the site an ideal residential prospect for the draft local plan and for Over itself. There are no notable constraints for the site of any kind and, given that more small-medium sites are needed, this site in Over should be reconsidered for allocation to ensure that there is no risk to the housing need not being met over the plan period, as well as assisting with the 5-year housing land supply.

6.6 Land south of Willingham Road, Willingham

- 6.6.1 Willingham is designated as a Minor Rural Centre in the draft Settlement Hierarchy. With an estimated population of around 4,000 people, it is a highly sustainable location for growth. Gladman are promoting land south of Willingham Road for residential development.
- 6.6.2 Land south of Willingham Road is capable of delivering around 100 homes and relevant community infrastructure. The entire site is approximately 11 acres, and it lies on the main access road into the settlement from the west. The main commuter route for Willingham is a short drive south of the settlement, where vehicles can join the A14. Given the site's position to the western side of Willingham, any vehicular impacts will be minimal due to commuters only driving through a small part of the

settlement (along Willingham Road/Over Road and Station Road) before exiting the village towards the A14. The majority of dwellings are situated to the north and east of the settlement, thus meaning that there would be no notable impact upon the existing residents.

- 6.6.3 The site comprises of one, flat, agricultural field, with further fields immediately to the west and south, Willingham Road adjacent to the border to the north and one residential property to the east. The site's location can be found in Figure 6 below



Figure 6: Land south of Willingham Road, Willingham

- 6.6.4 A policy-compliant level of affordable housing could be provided, in a range of sizes and tenures. The site will accommodate a range of house types and sizes informed by local need.

- 6.6.5 Suitable mitigation and precautionary measures will be implemented on site to ensure that there are no significant adverse effects on ecology and 10% biodiversity net gain can be achieved through new habitat creation and enhancement
- 6.6.6 The site has no notable constraints for development. Only minor flood risk (surface water) runs along Willingham Road on the site's northern boundary. Such a constraint can easily be mitigated against with careful design and layout, as well as any required mitigation measures.
- 6.6.7 The 30mph zone can be extended from its current position on Willingham Road (just west of Haden Way) to the western side of this site. This would provide further safety to existing residents as well as any future residents of the site.
- 6.6.8 The site is suitably positioned within the village and, given its size, will allow for an appropriate level of dwellings to be formed in the context of the wider settlement. Its strong transport links, size and overall location make the site an ideal residential prospect for the draft local plan and for Willingham itself. There are no notable constraints for the site of any kind and, given that more small-medium sites are needed, this site in Willingham should be reconsidered for allocation to ensure that there is no risk to the housing need not being met over the plan period, as well as assisting with the 5-year housing land supply.

7 CONCLUSIONS

7.1 Summary

- 7.1.1 Gladman have provided comments on a number of the issues that have been identified in the Council's consultation material and recommend that the matters raised are carefully explored during the process of undertaking the new Local Plan.
- 7.1.2 Gladman are generally in support of the plan as drafted, with some key caveats highlighted above in both the Development Management Policies section, as well as sites not included for allocation.

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- 7.1.3 The sites that have been selected as draft allocations are good options, however, as outlined above more are needed to ensure delivery within the plan period, at a scale that is appropriate across all sustainable settlements. This will also ensure a 5-year housing land supply, as small-medium sites often come through sooner and are built out faster – currently in 2027-28 it appears that the supply will only be at around 5.15 years – too close to the 5-year mark.
- 7.1.4 Such sites which are appropriate include those which Gladman are promoting, namely at Bassingbourn, Linton, Meldreth, Over and Willingham. As written, the draft local plan relies too heavily on larger schemes, as well as older sites allocated from previous plans that have not yet come forward.
- 7.1.5 Policy CC/SD is onerous and creates unnecessary work for developers, causing delays. Additionally, all reference to requesting 20% BNG should be removed to be consistent with national policy. The custom/self build dwelling trigger is too low – it should be increased to at least developments of 70+, or have a sliding scale approach, and any unsold as these types should then be sold on the open market, rather than as affordable units.
- 7.1.6 We hope you have found these representations informative and useful towards the preparation of the Greater Cambridge Local Plan.
- 7.1.7 Gladman welcome any future engagement with the Council and if you would like to discuss this representations or other matters, please contact us at policy@gladman.co.uk.

