



By Online Planning Register

18 May 2026

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org

Response to 26/01263/OUT: Outline application for the development of up to 138 residential dwellings, at land south of St Neots Road, Hardwick.

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Cambridge Past, Present and Future object to this proposal as it represents speculative development that is contrary to both adopted and emerging local planning strategies.

Conflict with Local Plan and Housing Supply: The site is not allocated for housing in either the adopted or the emerging Local Plan. While the applicant argues a lack of a five-year housing land supply, recent data confirms the Council can demonstrate a 5.6-year supply. Consequently, the 2018 Local Plan policies are up-to-date, and there is no "tilted balance" or presumption in favour of this development as claimed by the applicant.

Conflict with sustainable development: The adopted Local Plan defines Hardwick as a Group Village because it has limited services and facilities. Policy S/10 restricts development to an indicative maximum scheme size of 8 dwellings or exceptionally up to 15 dwellings. The scale of this development is entirely disproportionate to Hardwick's limited services and facilities.

Vehicular Access: The single vehicular access point would lead to several poor design outcomes. According to your HEELA site assessment, two access points are required for emergency vehicle access. In addition, there is no direct vehicular connection to Hardwick village, creating community isolation and a lack of integration with the existing community. Pedestrian and cycle access to the village centre appears limited other than along St Neots Road.

The development is heavily car-dominated, not only in terms of access and connectivity to surrounding communities, but also because parking areas dominate the character and environment of the site.

Recreational space: The play and green space areas are located on the edge of the development, where there is limited natural surveillance. Green and play spaces should instead be positioned more centrally so they can be better overlooked, more accessible, and more widely enjoyed by the community.

Drainage: The proposals include a large 2m deep attenuation basin discharging to the ditch south of St Neots Road, as well as a swale forming a central reservation within the access road. The scale and depth of the attenuation basin could present a safety hazard. A more appropriate approach would be to incorporate additional surface water attenuation and detention features throughout the site's green spaces and reduce the size of the basin.

Biodiversity Net Gain: The proposed 10% BNG is insufficient for a green field site. In-line with the emerging Local Plan and the Council's aspirations to 'double nature', any development in this location should be required to provide for a minimum of **20% BNG** ideally on-site, but with off-site units being located within the vicinity.

Conclusion: This application is a speculative proposal contrary to Policy S/7 (Development Frameworks) and Policy S/10 (Group Villages). We urge the Council to refuse this application.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer