S/DS: Development strategy

• The development strategy of Densification is not supported. This strategy puts the Aims & Objectives of the Local Plan at risk. : ‘Wellbeing & Social inclusion’ and ‘Great Places’ are of particular relevance here for both existing and growth populations here. As stated in the CPIER report (2018) if Cambridge does not remain an attractive place to live , the high levels of economic growth aspired to may fail.

• A greater focus on bringing sustainable transport initiatives to the fore from outside the Greater Cambridge Area within the plan period, for example in addition to East West rail, improved rail links eg Newmarket /Ipswich line are recommended and good services to the Market Towns in the Region. The latter will assist both existing employees/commuters and new, reducing CO2 emissions (key aim of densification strategy) . Increase in home working will benefit local communities (levelling out) , far from ‘dormitory towns’, with good transport networks for the odd commute day and more affordable housing, the wider region could benefit from Cambridge’s economic growth with working populations employed in Greater Cambridge but in the main remaining ‘local’.

• The CPIER (2018) report which informed the Densification strategy advises young people will still wish to be in a centre where they can physically group together, this may be so for those in their first 5 years of work but, beyond this high density living, with restricted car use, a home working opportunities and affordable housing in the wider region means living in high density housing is unlikely to remain attractive for those in stable relationships and seeking family accommodation.

• The impact of large population increases in Greater Cambridge as a result of an unprecedented amount of new homes already in the pipeline, 30,000 + amounting to a 37% increase of existing homes in 2020, are yet to be known/tested and will not be known until mid-plan period and beyond. This high growth strategy may fail if sustainable solutions do not come to the fore in a timely way and the attractiveness of Cambridge for homes and business is eroded (CPIER 2018). The impact of this unprecedented high growth strategy already in progress and committed to needs to be evaluated before it is added to further, in the case of North East Cambridge, with’ high densification housing at unprecedented levels for Cambridge’. The Aims of the Local Plan : ‘Wellbeing & Social inclusion’ and ‘Great Places’ are of particular relevance and at risk here.

• The housing development at North East Cambridge is not supported, a focus on employment growth in the area, services to support commuters and improved sustainable public transport from within Cambridge City, Greater Cambridge and the wider region to bring employees in is recommended as an alternative.

• Pursuing housing development at North East Cambridge as a result of the relocation site selected by Anglian Water in the Green Belt and within close proximity to Conservation Areas etc. is contrary to Policies: listed under ‘Bio-diversity & Green Spaces’; Great Places to Live’; Wellbeing & Inclusion.’ And is a high risk strategy. See comments under S/NEC.

• The case has been made for an alternative Minimum or Medium Growth Option in section S/JH. If adopted it is recommended the additional homes (Min 3000; Medium 8,000) required in the Plan Period could be accommodated by Cambridge Airport with forward planning and mixed development to assist build out rates (4000) and the Bio-Medical Campus (up to 4000) without the need for housing at North East Cambridge. In addition, areas identified for Major change within the City boundary S/AMC may also bring opportunities for housing within the plan period and beyond assisting with requirements of a 5 year land supply. Cambridge airport with an allocation of 7000 to full build out will also be able to offer homes beyond the plan period. The Bio-Medical Campus has been identified for growth but has not had housing no’s. allocated ; housing development could be achieved here within the plan period with a mixed development and forward planning(S/CBC).