

For office use only  
Agent number:  
Representor number:  
Representation number:



# Draft North East Cambridge Area Action Plan Consultation 2020

## Response Form

### How to use this form

If you are able to, please comment online at [www.greatercambridgeplanning.org/nec](http://www.greatercambridgeplanning.org/nec). You can comment on part or all of the Draft Area Action Plan online, and your response can be analysed more quickly and efficiently if you do so.

If you wish to comment using this form, please note we will transcribe all your responses into our online consultation system, and they will be published as part of our consultation feedback.

There are three parts to this form. Please fill in the form electronically or in black ink.

All comments must be received by **5pm on Monday 5 October 2020**. Thank you for taking the time to respond to this consultation.

### Part A – Your details

- We ask for your name and postal address because the Councils must comply with national regulations for plan-making. We also ask for contact details but it is optional for you to give these. Please be aware that if you do not provide contact details and 'opt-in' to future notifications, we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.
- Your name will be published alongside your representations on our website, but your email address, address and phone numbers will not.

### Part B - Response to the ten big questions

- This section asks you to answer ten important questions about the Area Action Plan. You can answer some or all.
- Each question has a multiple choice answer and the opportunity to add further comments.

### Part C – Comments on specific policies and supporting documents

- You can comment on specific policies in the draft Area Action Plan, and on the draft Sustainability Appraisal, draft Habitats Regulations Assessment and draft Policies Map.
- Please copy this part of the form as many times as you require. You should complete a separate response for each policy or supporting document you wish to comment on.

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or [nec@greatercambridgeplanning.org](mailto:nec@greatercambridgeplanning.org)

## Part A – Your Details

Please note that we cannot formally register your comments without your name and postal address, because the Councils must comply with national regulations for plan-making.

We also ask for contact details but it is optional for you to give these.

If you do not provide contact details and 'opt-in', we will not be able to notify you of the future stages of the North East Cambridge Area Action Plan.

Name:	Agent's name: (if applicable)	Jamie Roberts
Name of organisation: (if applicable)	Name of Agent's organisation: (if applicable)	Rentplus UK Ltd Tetlow King Planning
Address:	Agent's Address:	c/o Agent Unit 2, Eclipse Office Park, High Street, Staple Hill, BRISTOL
Postcode:	Postcode:	BS16 5EL
Email (optional):	Email (optional):	[REDACTED]
Telephone (optional):	Telephone (optional):	[REDACTED]

Signature:	JAMIE ROBERTS	Date:	5/10/2020
------------	---------------	-------	-----------

If you are submitting the form electronically, no signature is required.

## Data Protection

We will treat your data in accordance with our [Privacy Notice](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the North East Cambridge Area Action Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Comments, including your name, are published on our website, but we do not publish your address or contact details. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'. Do you wish to be kept informed about future planning consultations run by the Greater Cambridge Planning Service on behalf of Cambridge City Council and South Cambridgeshire District Council?

Please tick: Yes  No

## Part C – Comments on specific policies and supporting documents

<b>Document details:</b>	
Which document are you commenting on? (please tick)	<input checked="" type="checkbox"/> Draft North East Cambridge Area Action Plan <input type="checkbox"/> Draft Sustainability Appraisal <input type="checkbox"/> Draft Habitats Regulation Assessment <input type="checkbox"/> Draft Policies Map
Policy or section of supporting document that you are commenting on (Please state and be as precise as possible)	<b>Policy 13b – Affordable Housing</b>
Is your comment (tick one):	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Neutral <input type="checkbox"/> Object

### Comments:

Please provide your response to the policy of part of the document you are commenting on. This box will automatically enlarge if you need more space.

Please copy this page for each policy or part of the document you are responding to.

Rentplus welcomes the commitment by the Greater Cambridge councils to prepare an Area Action Plan for North East Cambridge. This prominent site presents an important opportunity to provide a significant amount of new housing to meet the urgent needs of Cambridge and its immediate surroundings.

Housing affordability is a serious concern in Cambridge and South Cambridgeshire. In 2019, the ONS reported that lower quartile house prices equated to 13.51 times lower quartile earnings in Cambridge; and an equivalent figure of 10.77 times for South Cambridgeshire. Any household on a low or middle income in the City or South Cambridgeshire faces a serious challenge in affording a home without access to either substantial savings or inherited wealth. The high cost of housing makes saving for any kind of deposit – even that for a shared ownership home – very difficult for many households including those of key workers. The implications this has for the sustainable development of Greater Cambridge are well documented, with many households forced to look for housing further afield in neighbouring authorities, resulting in high levels of out-commuting. The long-standing Sustainable Development Sequence in Cambridge and South Cambridgeshire has sought to direct development to Cambridge and the edges of Cambridge in the first instance. In this context, it is important that housing in and around Cambridge is affordable to as many people as possible. This will ensure that people of all incomes in Greater Cambridge are able to live close to their place of work and moreover, access the security and long-term stake in their community that homeownership provides.

Policy 13B 'Affordable Housing' sets a requirement to deliver 40% affordable housing, of which 60% is expected to be for affordable housing for rent, and the remaining 40% for 'intermediate' tenures. The supporting text rightly identifies rent to buy as an affordable route to home ownership. The 2020 Housing Topic Paper explains that the 60:40 split between tenures delivers more affordable home ownership dwellings than either the adopted Cambridge Local Plan or South Cambridgeshire Local Plan. It also notes that this "*could help to provide a wider range of housing options beyond the more traditional shared ownership model, and also support local businesses by improving provision of housing which is accessible to a wider range of local workers.*" The Housing Topic Paper also specifically identifies rent to buy as one of the affordable ownership models.

Rentplus therefore supports policy 13B as drafted, although would welcome recognition of the role of affordable routes to home ownership within the policy itself. Similarly, the policy would benefit from additional flexibility, given the

complex nature of the site, to vary the tenure mix to suit site circumstances and viability. We therefore recommend that the second paragraph of policy 13b is amended as below (additions in **bold**, deletions in ~~strike through~~):

*It is expected that ~~a minimum of~~ 60% of the affordable homes will be social/affordable rent (i.e. housing currently set at Social and/or Affordable Rents) to provide a balanced mix appropriate to the development but still prioritising this tenure. **The remaining affordable homes will be for affordable routes to home ownership, such as rent to buy, shared ownership, discounted market sale and other affordable routes to home ownership.***

Completed response forms must be received **by 5pm on Monday 5 October 2020**. These can be sent to us either by:

Email: [nec@greatercambridgeplanning.org](mailto:nec@greatercambridgeplanning.org) or post, to:

Greater Cambridge Shared Planning  
Cambridge City Council  
PO Box 700  
Cambridge CB1 0JH