

Our ref: JAJP/Moore - 027027

Your ref:

18 February 2020

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA



St Neots Office



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Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 CONSULTATION – Land Adjacent to Ponds Cottage, Land at Manor Farm and Land South of High Street, Graveley

Our client, who is the landowner of several sites in Graveley, has instructed us to make the following comments on their behalf in respect of the Greater Cambridge Local Plan Issues and Options Consultation.

One of the big themes outlined in the Local Plan Issues and Options 2020 is climate change. Achieving net zero carbon is an important consideration in the preparation of the Local Plan. The sites in Graveley were put forward as part of the Greater Cambridge Local Plan Call for Sites undertaken in Spring 2019. The sites provide an infill opportunity in Graveley and the homes would be efficiently designed. The sites can accommodate tree planting which will also create biodiversity net gain, another important big theme. The Issues and Options Consultation also identifies wellbeing and social inclusion as another big theme, especially in rural areas where people have limited access to services and transport. Enhancing the vitality of villages is supported by Paragraph 78 of the National Planning Policy Framework and the development of the sites in Graveley will enable homes and enhance the setting and spirit of the village through much needed housing providing environmental and social benefits.

As set out in the Local Plan Issues and Options, the cost of renting or buying a home in Greater Cambridge is much higher than the national average. If the Local Plan does not make provision for a larger quantity of housing this will be exacerbated. To achieve this, the Council must set itself an ambitious housing target for the plan period. The Government's Standard Methodology fails to consider changing economic circumstances in its calculations. Considering Greater Cambridge is at the heart of the Oxford-Cambridge Arc, the UK Innovation Corridor and the Cambridge-Norwich Tech Corridor, all of which will transform the regional economy, it is imperative the Councils plan for a higher number of homes than the minimum required by government. The type of housing provided should be informed by the Strategic Housing Market Assessment. It is also important to note that Paragraph 68 of the National Planning Policy Framework requires councils to identify 10% of their housing need on sites of 1 hectare or less. Land within and adjacent to villages such as Graveley is perfectly suited to meeting this requirement.

Yours sincerely

**Jack Pearson MPlan (Hons)
Graduate - Planning**

For and on behalf of Brown & Co - Property and Business Consultants LLP
t/a Brown & Co Barfords

