

**Our ref: LJP/Grain - 027156**

**Your ref:**

03 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 at St Peters Street, Caxton**

The Greater Cambridge Local Plan will shape how Cambridge and South Cambridgeshire changes over the period to 2040, and possibly beyond. The Issues and Options 2020 Consultation enables the first conversation and explores big themes that will influence how homes, jobs and infrastructure are planned.

One of the big themes outlined in the Local Plan Issues and Options 2020 is climate change and achieving net zero carbon is an important consideration in the preparation of the Local Plan. The land at St Peters Street, Caxton was put forward as part of the Greater Cambridge Local Plan Call for Sites undertaken in Spring 2019 and provides an opportunity to create a well located extension to Caxton with efficiently designed homes. The site can accommodate tree planting which will also create biodiversity net gain another important big theme. The development of Land at St Peters Street, Caxton will enable homes and enhance the setting of the village through much needed housing providing environmental and social benefits.

As set out in the Issues and Options 2020 consultation 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. 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 Local Plan should provide a range of housing sites, both small and large scale to enable flexibility and competition in the market. As set out in paragraph 68 of the National Planning Policy Framework 2019 small and medium sites such as land at St Peters Street, Caxton will make an important contribution to meeting the housing requirement of the area and can be built out quickly. There is significant demand for housing within Caxton given its proximity to Cambourne and Cambridge.

The National Planning Policy Framework 2019 sets out in paragraph 78 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a nearby villages. The land at St Peters Street, Caxton is ideally placed in relation to Caxton and the transportation corridors. Caxton's proximity to Cambourne lends itself to be a highly sustainable location for future growth in Cambridgeshire along with the proposed new railway station at Cambourne as part of the Cambridge to Oxford Arc. The terminus of the proposed busway will be located in Cambourne and the Cambridgeshire Autonomous Metro (CAM) will be through Cambourne and beyond towards St Neots. The Greater Cambridge Partnership (GCP) has indicated that the proposed Cambridge-Cambourne busway could be completed as soon as 2024, making it a key

consideration in determining where future growth should be located. The Greater Cambridge Local Plan should help to meet its housing need by having a combination of large and small sites as well as along transport corridors. Therefore, dispersal through new settlements, villages and transport corridors would be appropriate locations to develop housing and this site would be key to achieving this aim and enable sustainable development in accordance with paragraph 8 of the National Planning Policy Framework 2019.

Yours sincerely

**Lydia Pravin MSc MRTPI**

**Associate - Planning**

For and on behalf of Brown & Co - Property and Business Consultants LLP

t/a Brown & Co Barfords

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