**How Much Development and Where? General Comments**

**1.**The development targets for housing in Greater Cambridge are over ambitious in the plan period and bring a high level of risk to Greater Cambridge and the Vision and Aims of the Local Plan .

o The Medium plus Growth Option is not supported, a Minimum or Medium Growth Option is recommended requiring an additional 3,000 homes (rounded & incl 10% buffer) and Medium Option an additional 8,500 homes (rounded & inlc 10% buffer).

 [figures pg.84 of the SA and pg.42 of Development Strategy Topic Paper]

o The development strategy of Densification is not supported; greater focus on bringing sustainable transport initiatives to the fore from outside the Greater Cambridge Area for example improved rail links, Newmarket /Ipswich line are recommended for example

o The housing development at North East Cambridge is not supported, a focus on employment growth in the area and improved sustainable public transport from within Cambridge City, Greater Cambridge and the wider region is recommended.

**2.** Minimum or Medium Growth Option can be justified on the grounds of:

o Sustainability - where solutions to support both the existing population and housing already in plan are yet to be resolved (eg Water, Electricity, access to Health, Transport infrastructure)

o The impact of large population increases in Greater Cambridge as a result of an increase of new homes already in the pipeline 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.

o Changes in working practices post COVID to home working and reduced daily commutes now widely recognised for a number of industries, particularly the tech industries, to be permanent. Thus, reduced CO2 emissions for existing and future forecast employees and reduced demand for housing close to work.

**3.** The densification strategy to accommodate the 11, 642 additional homes required to those already committed calculated with the Growth Option of Medium+ is a high risk and not supported. **The ‘unprecedented level of densification for Cambridge proposed for North East Cambridge in particular is high risk and the S/NEC Policy is not supported:**

o The expectation is to provide housing close to the employment area, the Science Park etc. As above there have been significant changes to working practice in the tech industry which this area mainly supports. Thus reducing demand for housing close to work, where car ownership is actively discouraged and levels of density , limited green infrastructure on the door step may not be attractive.

o The CPIER (2018) report 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 is unlikely to remain attractive.

o 4,000 homes have been proposed for completion in the plan period (2041) at North East Cambridge, the first homes being available from 2030. 8,000 plus have been allocated to full build out beyond this. Inevitably supply will be determined by the developers.

If the vision for North East Cambridge level of densification etc., proves not to be popular and sustainable solutions to support the 31,000 homes already committed and yet to be built are not delivered, these homes, including the promise of affordable homes, may not be built in a timely way or the infrastructure promised realised.

o Concerns expressed about the level of demand for housing and sustainability of those proposed is most often placated with the assurance that every 5 years the housing supply, demand and need will be reviewed and adjustments made accordingly. However, in the case of North East Cambridge in order to pursue the S/NEC Policy, Anglian Water have been requested to relocate the existing fully operational waste water treatment plant. If their DCO application is successful , long before any of the above are known or review of the impact of the high growth housing targets for Greater Cambridge are realised, relocation will have taken place with significant negative impacts on another area of Greater Cambridge in the Green Belt. The effects of the relocation on the area surrounding the site identified by AW , Honey Hill, will jeopardise the Aims and Vision of the Local Plan and many Policies laid out in the First Proposals will be compromised.