**GREATER CAMBRIDGE LOCAL PLAN (GCLP) – FIRST PROPOSALS**

**REGULATION 18: PREFERRED OPTIONS**

**REPRESENTATIONS: BLETSOES – VARIOUS CLIENTS**

**INTRODUCTION**

1. We act for various landowning clients and we are promoting sites in their ownership for residential development (please see separate representations to chapter S/RRA Allocations in the Rest of the Rural Area).
2. On behalf of our clients, we make the following comments on the Regulation 18 Preferred Options Consultation.

**S/JH: NEW JOBS AND HOMES**

1. Greater Cambridge is a unique district both in a national and international context. The region is at the forefront of the technology and life science industries and sufficient growth opportunities need to be planned for to ensure that the district continues to contribute to the growth of the UK economy and remains competitive in a global context. The aims and objectives of the Greater Cambridge City Deal, the Oxford-Cambridge Arc and the Cambridge and Peterborough Combined Authority in terms of job creation and housing growth provide important context in the preparation of the Greater Cambridge Local Plan (GCLP). The area is subject to significant growth initiatives and investment (public and private) some of which have already been implemented, with others coming on stream in the plan period.
2. The Housing and Employment Relationship Report (November 2020) (HERR) suggests two scenarios in excess of the Standard Method as follows:
* Provide for 58,500 new jobs in the area over the plan period 2020-2041. To support this growth option a housing need of 44,400 dwellings is required over the over the plan period.
* Provide for 78,700 new jobs in the area over the plan period 2020-2041. To support this growth option a housing need of 56,500 dwellings is required over the over the plan period.

We question the reasoning behind the GCLP planning for growth based around the lower figure and it is noted that the HERR states that the GCLP should plan for economic growth within the range of the two scenarios. The Councils should plan positively through the GCLP to maintain and enhance the economic growth prospects for the district and ensure it remains a globally competitive location for the technology and life science industries. We therefore comment that the Councils should plan for the higher figure which can be comfortably accommodated within established sustainable settlements.

*Neighbourhood Planning and Windfall Development*

1. We object to the approach to windfall development set out in the GCLP. The GCLP identifies Neighbourhood Plans as the mechanism to meet windfall housing numbers with the informal identification of indicative housing requirements for a Neighbourhood Plan Area. We object to this approach as paragraph 66 of the NPPF makes it clear that strategic policies should identify the housing requirement for a Neighbourhood Plan Area.
2. To allow rural settlements to thrive and offer an increased housing opportunities (including affordable housing) the GCLP should seek to allocate sites for development in a broader variety of settlements.