

Greater Cambridge Local Plan Team

Via Email

December 13th 2021

localplan@greatercambridgeplanning.org

Dear Sir/Madam,

Consultation Response to Draft Greater Cambridge Local Plan

Introduction

We provide a consultation response to the above on behalf of Leaper Land Promotion.

Leaper Land Promotion promotes Custom and Self-Build schemes in rural locations across the UK.

It has a number of projects at various stages of development across the country. This includes its project at Ingholdsthorpe which won the Best Custom Build Award at the Build It Awards 2020.

Comments on Draft Greater Cambridge Local Plan (Policy H/CB: Self and Custom Build Homes)

Leaper Land Promotion wishes to **object** to the Local Plan as it relates to supporting the delivery of self and custom build housing. The policy approach to Custom and Self Build Housing in the draft Local Plan seems to reflect the policy in the adopted South Cambridgeshire Local Plan, by supporting self and custom build housing only on sites of 20 or more houses.

Information on Custom/Self Build Demand and Supply within South Cambridgeshire is shown at:

<https://www.scambs.gov.uk/housing/housing-development-policy-and-strategy/selfbuild/#Cambs-data>

The relevant table from that page is copied below. This would seem to suggest that **479 people** have been added to the register from 31/10/17 with **no permissions** granted during that period.

Assessment Period	Number of people added to register (within base period)	Permissions Granted (3 years following base period)
Base Period 1: 01/04/16 to 30/10/16	69	69
Base Period 2: 31/10/16 to 30/10/17	89	89
Base Period 3: 31/10/17 to 30/10/18	135	-
Base Period 4: 31/10/18 to 30/10/19	204	-
Base Period 5: 31/10/19 to 30/10/20	142	-

Fig. 1 Self and Custom Build Demand and Supply in South Cambridgeshire

On that basis the existing policy in South Cambridgeshire appears, demonstrably, to be not working. Leaper Land Promotion therefore believes that a policy approach which replicates one which is not currently working is inappropriate and unsustainable.

An alternative policy approach which promotes bespoke developer-led self and custom build housing needs to be created in order to ensure that self and custom build housing need in the area is met. This should include a supportive policy for small and medium housing sites which are wholly self and custom build and can help to meet demand in a targeted way.

Please let me know if you have any comments in relation to this consultation response which we trust will be taken into consideration in the creation of the Publication Draft version of the Local Plan, which we will review carefully for soundness.

Yours sincerely



James Ellis
Planning Director



CC. Leaper Land Promotion