

Draft Greater Cambridge Local Plan 2024-2045

Comments on behalf of Martin Grant Land Limited

Land at Silverdale Close, Coton

Policy S/JH: New Jobs and Homes

- 1.1. These representations have been prepared by Stantec on behalf of Martin Grant Land Limited (formerly Martin Grant Homes) pursuant to their land interests at Silverdale Close, Coton. The site has been assessed within the Housing and Economic Land Availability Assessment 2025 (HELAA). The Site ID is 115148 and the HELAA Site ID is 40079.
- 1.2. These representations provide updated information regarding the site, and should be read in conjunction with the following submissions:
 - Call for Sites March 2019
 - Regulation 18 Issues and Options February 2020
 - Regulation 18 First Proposals December 2021
 - Call for Sites Submission Update March 2025
- 1.3. Policy S/JH sets out the requirements within the proposed 21-year plan period of 2024-2045. Regarding housing need, it sets out the need for a 'minimum of 48,195 new homes' within this plan period. Paragraph 62 of the National Planning Policy Framework (NPPF) seeks strategic policies to be informed by a local housing assessment conducted using the standard method in national planning practice guidance.
- 1.4. The latest standard method figures following the update in June 2025 seeks an annual requirement of 1,103 dwellings per annum within Cambridge City and 1,193 dwellings per annum within South Cambridgeshire District. Combined, this results in 2,296 dwellings per annum for the Greater Cambridge authority. Based on a 21-year plan period, the housing need total should therefore be a minimum of 48,216 dwellings. The Local Plan should therefore be updated accordingly to reflect this figure.
- 1.5. The acknowledgement that the housing need figure is a minimum figure is supported. The Greater Cambridge authority (Cambridge City and South Cambridgeshire District) should seek opportunities to support further development within sustainable locations.
- 1.6. There are concerns regarding the Local Plan's ability to deliver appropriate levels of affordable housing within the plan period. Table 7.16 of the Housing Needs of Specific Groups in Cambridge and South Cambridgeshire Report (August 2025) sets out the net need for affordable housing as per the figures below:
 - Cambridge City – 928 affordable dwellings per annum
 - South Cambridgeshire District – 708 affordable dwellings per annum
- 1.7. This creates a total need of 1,636 affordable dwellings per annum. This represents 71% of the total housing need of 2,296 dwellings per annum. Recent levels of affordable housing delivery are set out in the table below (as noted within the Greater Cambridge Authority Monitoring Report 1 April 2023-31 March 2024):

Draft Greater Cambridge Local Plan 2024-2045

Year	South Cambridgeshire District Affordable Housing Delivery	Cambridge City Affordable Housing Delivery	Total Affordable Housing Delivery
2023/24	503	20	523
2022/23	468	316	784
2021/22	357	147	504
2020/21	303	65	368
2019/20	344	199	543
2018/19	341	345	686
Total	2,316	1,092	3,408

- 1.8. Current affordable housing delivery rates for the Greater Cambridge authority as a whole, therefore, have an average delivery rate of 568 affordable dwellings per annum over the period 2018/19-2023/24, which represents the most up to date information published by the Councils. These delivery rates are significantly below the identified affordable housing need required for the proposed plan period.
- 1.9. It is also noted that South Cambridgeshire District has a relatively settled affordable housing delivery. However, Cambridge City has a more sporadic delivery, resulting in only 20 affordable dwellings being delivered in 2023/24. South Cambridgeshire has delivered over twice as many affordable dwellings than Cambridge City, suggesting it is a more viable place for affordable dwellings to come forward.
- 1.10. The spatial strategy within the emerging Local Plan is based on delivery of large-scale sites. Whilst the need for strategic allocations is accepted, if any of these are subject to a delay, then affordable housing delivery will suffer. For example, Bourn Airfield has yet to deliver any affordable housing. Affordable housing therefore provides strong justification for utilising a higher housing need number, thus stimulating more affordable housing delivery. This is supported by Paragraph 024 (Ref:ID:2a-024-20190220) of the 'Housing and Economic Needs Assessment' section of the Planning Practice Guidance, which states the following:
- 'An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes'*
- 1.11. Within Appendix A of the Greater Cambridge Authority Monitoring report 2023 to 2024, it is noted that between 2011 and 2024, affordable housing constituted 34% of all housing completions within Cambridge City. If such levels were to continue in the upcoming proposed plan period, then Cambridge City could be expected to deliver 375 affordable dwellings per annum (34% of the standard method figure of 1,103 dwellings per annum). For South Cambridgeshire District, it confirms that for schemes eligible to provide affordable housing, 36% were affordable. Whilst this does not provide a true representation given the number of small-scale schemes that are not eligible, it would lead to an optimistic figure of 429 affordable dwellings per annum (36% of the standard method figure of 1,193 dwellings per annum).
- 1.12. Therefore, at current rates, only 804 affordable dwellings per annum would be delivered, a figure which in itself is a big increase on current delivery rates. The figure is significantly below the identified need within the Housing Needs of Specific Groups in Cambridge and South Cambridgeshire Report (August 2025).
- 1.13. It is considered there is clear justification to increase housing need in order to meet more of the identified affordable housing need. This is especially the case within South Cambridgeshire District where provision is more consistent. Failure to increase housing numbers would result in increasing affordable housing demands within the authority area.