



## South Cambridgeshire Local Plan Examination in Public

### Hearing Statement on behalf of Defence Infrastructure Organisation/Urban and Civic (Co-Respondent 18277)

C/O:

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#### **Matter 3: Housing Need**

1. This statement is submitted on behalf of Defence Infrastructure Organisation and their Development Partner, Urban and Civic, pursuant to representations made on the proposed submission South Cambs Local Plan (co-respondent reference 18277). It is submitted in parallel with a separate statement submitted by GVA on behalf of RLW Estates Ltd, with whom the representations were made. The points made in the GVA statement are agreed with but there are distinct points to be made.  
  
*a.) Do the figures of 14,000 new homes (Cambridge City) and 19,000 new homes (South Cambridgeshire) reflect a robust assessment of the full needs for market and affordable housing, as required by the Framework (paragraphs 47 and 159)?*
2. The figures, set out by South Cambridgeshire and Cambridge City, do not reflect a robust assessment of the *full* needs for market and affordable housing because they do not fully provide for the most appropriate mix of housing taking into account demographic market trends. It should be stressed, however, that changes can be made to address these concerns without the need for a change in the development strategy.
3. In relation to the overall housing provision set out in Policy S/5 of the South Cambridgeshire Local Plan, it should be made clear that the overall number being planned for is not a ceiling and is not intended to restrict higher rates of housing delivery should that be possible. This would be in full accordance of the Government's priority to: "*significantly boost significantly the supply of housing*" (NPPF Paragraph 47).
4. It is requested that changes are made to the supporting text to Policy S/5. Importantly, emphasising the intention to plan for a level of housing but accelerate delivery does not require the need to change the overall development strategy or



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allocate new large sites. This will be dealt with in detail through separate statements on housing delivery matters and on Waterbeach New Town.

5. Regarding planning for the *full* needs, it is also important to consider the mix as well as scale, including tenures (PPG 2a-003-20140306). There is a very distinct economic context to the Cambridge sub-market. The PPG states that: "*plan makers will need to consider whether they plan to attract a different age profile e.g. increasing the number of working age people*" (PPG 2a-021-20140306). It continues by stressing the need to identifying certain types of housing and different groups, including Private Rented Sector. There are specific reasons to plan for the Private Rental Sector in Cambridge, as follows:
  - There is a strong relationship between employment growth and the private rental market. Cambridge is characterised by a young, relatively high earning and mobile residents working in technology and life sciences, and by booming clusters of employment, especially to the north of the city.
  - The growth of private rental households in the period 2001-2011 (Census 2011) has been marked at about 33% whereas owner occupier households has been almost static.
  - The city centre private rental market is dominated by the influence of the Universities and this acts as a block on the potential for new workers to secure private rental accommodation in the city.
6. Further evidence will be submitted on this in relation to Housing Delivery matter and Waterbeach New Town matter as necessary. It is apposite at this stage to stress that there is capacity to deliver the additional housing demand generated by the need to diversify tenure, and this will need to be reflected in the housing trajectory. Explicit support for meeting the specific needs of the private rental sector is also consistent with and supportive of the Greater Cambridge City Deal objective of supporting accelerated housing delivery, employment and infrastructure (Greater Cambridge City Deal June 2014). Accordingly, it would be beneficial to amend Policy S/5 and supporting text to insert reference to private rental housing.

***b.) Is the methodology used consistent with the PPG?***

7. There is agreement with the statement submitted by GVA with no further points to add at this stage.

**Proposed changes**

8. To reflect the comments made in this statement, it is requested the following changes to South Cambridgeshire Local Plan are made:

Policy S/5

In section (b.) of the policy, insert "*dedicated private rental housing.*" Alongside affordable housing and Gypsy and Traveller Pitches.

Insert new text to emphasise that the housing figure is not a ceiling and that the intention to accelerate delivery to help significantly boost the supply of housing.

Insert a new supporting text paragraph explaining the importance of the private rental sector in the context of Greater Cambridge factors.