

EXAMINATION INTO EAST CAMBRIDGESHIRE'S LOCAL PLAN

**MATTER 2: VISION AND OBJECTIVES AND DEVELOPMENT
STRATEGY**

**PERSIMMON HOMES EAST MIDLANDS, REPRESENTATION ID
PS210**

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Matter 2: Vision and Objectives

Issue 2: Does the overarching development strategy for the Plan present a positive framework which is consistent with national policy, justified and effective, and will continue to the achievement of sustainable development,

Question 18: Nearly half of the housing requirement set out within the submitted Local Plan is proposed to be delivered on strategic sites at Ely, Kennett, Littleport and Soham. Is the strategy and distribution of development justified, effective, positively prepared and consistent with the particular circumstances of East Cambridgeshire District

- PHEM support the settlement hierarchy proposed. The plan identifies that 9,770 dwellings need to make provision for 8,933 dwellings through allocations and of those 3480 dwellings (38.9%) will be in Ely, 500 (5.6%) in Kennett, 2453 dwellings (27%) in Littleport and 2097 dwellings (23%) in Soham.
- It is logical for Ely, Soham and Littleport to take the majority of the planned growth within east Cambridgeshire. These 3 settlements are the largest, most sustainable settlements within the borough, with the largest populations and they also benefit from existing infrastructure.
- PHEM particularly support Soham being a main settlement and taking over 23% of the total allocated sites. Population wise, in the 2011 census Soham had a population of 10,860. This compares to populations ranging from 196 – 6,309 to in the lower ranking villages classified as ‘larger’ within the Plan. Soham is well located within East Cambridgeshire being located centrally between Ely and Newmarket with good road links to both. Soham also benefits from a good range of services and facilities which will be further improved with the development of new houses and employment. One of the main visions of the Local Plan is for a new railway station in Soham, and it is these housing and employment allocations which will help to fulfil this vision.
- It is important to emphasise that PH are a major national house builder with an excellent delivery record with 15,000 homes built in 2016. As a region, PHEM build over 700 dwellings a year. PHEM are in control of and would build out one of the allocations in Soham (SOH.H10 Land off Kingfisher Drive). All the required technical assessments have been undertaken for the development of the site, thus meaning there would no delays in this site coming forward and being developed, making a massive contribution to East Cambridgeshire’s 5 year housing land supply figures. it is worth pointing out that under PHEM representations for this allocation, we have made a case, which is supported by a Master Layout and technical documents to show that

a greater number of dwellings can be accommodated on the site than identified in the allocation (175 dwellings compared to 100 specified as a maximum within the policy). In terms of sales levels, on nearby sites in Cambridgeshire of a not dissimilar size we sell on average 1 house a week, thus we could realistically expect to sell 50 dwellings a year on this site.

Question 19: Will the development strategy achieve the Council's vision and strategic objectives and deliver sustainable development for East Cambridgeshire? Does policy LP3 clearly set out the distribution of development and is the settlement hierarchy justified? Does the evidence suggest that some settlements be placed at different levels within the hierarchy? If so, what implications would this have, if any, on the development strategy?

- As discussed above, it is appropriate for the main towns to accommodate most of the growth.