

Sent by email to: planningpolicy@eastcambs.gov.uk

31/08/2023

Dear Sir/ Madam

East Cambridge Local Plan -Single Issue Review Main Modifications

1. Thank you for consulting the Home Builders Federation (HBF) on the main modifications to the East Cambridge Local Plan Single Issue Review. The HBF is the principal representative body of the housebuilding industry in England and Wales and our representations reflect the views of discussions with our membership of national and multinational corporations through to regional developers and small local housebuilders. Our members account for over 80% of all new housing built in England and Wales in any one year.

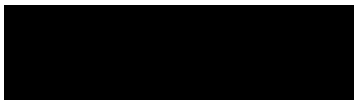
MM1, MM2 , MM3 and MM4

2. The proposed modifications all fail to amend the key failing of this local plan review in that it does not extend the plan period to ensure that it looks ahead at least 15 years from the point of adoption. Paragraph 5 of EX.INS11 notes that the inspector does not consider it open to him to recommend a main modification that would lengthen the plan period beyond 2031 as this would go beyond the scope of the plan which is concerned primarily with the housing requirement. The HBF would disagree. The plan period is a fundamental part of the housing requirement and the need for plans to take a strategic approach to meeting housing needs. To dismiss this key part of plan preparation even through a review means that the approach taken by the Council is fundamentally unsound. If the inspector then considers it impossible to address this fundamental issue through main modifications, then the plan must be found unsound. It is appreciated that the Inspector is seeking to take a pragmatic approach, but it is one that sees East Cambridgeshire move forward with a plan

that is failing to take a strategic view as to future needs and to plan effectively for those needs. The plan should be found unsound, and a new plan prepared that takes a strategic approach to meeting development needs for East Cambridgeshire.

3. If the Inspector continues to consider it possible to move forward on the basis of the proposed modification the HBF would suggest that a requirement for an immediate review is included in Growth 1. Such a modification is necessary given that the Inspector has acknowledged the plan review was not consistent with national policy and that the need to act pragmatically was a key reason for finding the plan sound.

Yours faithfully



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