



EAST CAMBRIDGESHIRE  
DISTRICT COUNCIL

# East Cambridgeshire Local Plan – Single Issue Review (SIR) Proposed Submission Stage Response Form

PLEASE USE BLACK INK TO COMPLETE THIS FORM  
Please refer to 'Guidance notes on completing the Representation Form'

From 3 May to 13 June 2022, you can make representations on the soundness and legal compliance of the proposed submission Single Issue Review of the Local Plan. **All comments must be received by 11:59pm on 13 June 2022.** Responses made at this stage will be treated as formal representations and considered by an independent Planning Inspector: late submissions are unlikely to be considered by the Inspector.

Where possible, we prefer you to use this form when submitting your comments. This allows you to type your comments next to the policy or paragraph that you want to comment on. If you need any help in completing this form, please read the guidance note available on our website which explains how to make comments and how any comments will be dealt with. Please send your completed form either via email or through the post.

## PART A: YOUR DETAILS

<b>Data Protection and Freedom of Information</b>	
All personal information that you provide will be used solely for the purpose of the consultation on the documents listed in this form. Please note that each comment and the name of the person who made the comment will be featured on our website - comments will not be confidential. Full comments, including addresses, will also be available to view on request. <b>By submitting this response, you are agreeing to these conditions.</b>	
Name: <b>Manor Oak Homes</b>	Agent (if applicable): <b>Carter Jonas LLP</b>
Organisation (if applicable):	Name: <b>Brian Flynn</b>
Address: <b>c/o Agent</b>	Address: <b>Carter Jonas LLP One Station Square Cambridge</b>
Postcode:	Postcode: <b>CB1 2GA</b>
Email:	Email <b>[REDACTED]</b>
Tel:	Tel: <b>[REDACTED]</b>
<b>Signature: Carter Jonas on behalf of Manor Oak Homes</b>	
<b>Date: 10/06/22</b>	

We will send all correspondence by email if you provide us with your email address. If Agent details are provided, we will send all correspondence to them.

Do you wish to be notified of any of the following? (Please tick as appropriate)

The Submission of the Local Plan for independent examination:  
The Publication of the Inspector's Report:  
The Adoption of the Local Plan:

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and any suggested change. **After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies**

**If you need assistance please call 01353 665555**

**Please email completed forms to [planningpolicy@eastcambs.gov.uk](mailto:planningpolicy@eastcambs.gov.uk) or post to:  
Local Plan Consultation, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs CB7**

# East Cambridgeshire Local Plan – Single Issue Review (SIR)



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for examination.

## PART B: QUESTIONS

ONE FORM SHOULD BE COMPLETED FOR EACH REPRESENTATION

Q1. To which part of the SIR Local Plan or Sustainability Appraisal (SA) does this representation relate?

**Paragraph Proposed Change 4**

Q2. Do you consider the following to be legally compliant?

SIR Local Plan	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Sustainability Appraisal (SA)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

Q3. Do you consider the SIR Local Plan is:

Positively Prepared	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
Justified	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
Effective	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
Consistent with national policy	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>
In compliance with the Duty to Co-Operate	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>

Q4. If you answered 'No' to question 2 or 3 above, please give details below. Please be as precise as possible and follow guidance in our note 'Guidance notes on completing the Representation Form'. You can also use this box to set out your representation if you support the SIR Local Plan or SA.

**Proposed Change 4 of the Proposed Submission SIR provides updated supporting text to explain the housing requirement for replacement Policy GROWTH 1. The representations to Section 4 of the SIR address the proposed housing requirement in more detail, and they are not repeated in these representations.**

The proposed housing requirement is based on the local housing need calculation using the standard method set out in national policy and guidance, and no adjustments are applied to this figure. Proposed Change 4 of the SIR does not consider or assess the national guidance contained in Section Id:2a (Housing and Economic Needs Assessment) of the Planning Practice Guidance that identifies factors that might lead to an adjustment to the housing requirement, or Section Id.63 (Housing for Older and Disabled People) that explains how the housing needs of these groups should be addressed in development plans. In summary, the following factors support an upward adjustment to the housing requirement: East Cambridgeshire is within the Oxford to Cambridge Arc; the Cambridge and Peterborough Devolution Deal commits the authorities in the area, including East Cambridgeshire, to double economic output by 2040; the delivery of affordable housing in East Cambridgeshire has been poor; and there is an unmet need for older persons housing and extra care accommodation.

The SIR should be consistent with national policy and guidance on meeting housing needs. Paragraph 59 of the NPPF confirms the Government's objective to significantly boost the supply of housing, and to achieve this by ensuring that a sufficient amount and variety of land for housing is identified. Paragraph 60 expects the standard method to be used to determine the minimum number of houses needed. Paragraph 61 expects the size, type and tenure of housing needs of the community to be assessed and reflected in planning policies, including for example those with an affordable housing need, older people, students, renters and self-builders. Section Id.2a of the Planning Practice Guidance explains how housing and economic needs assessments should be undertaken, including how to calculate local housing needs using the standard method. Paragraph 010 of Id.2a makes it clear that the standard method is the minimum starting point for determining local housing needs and acknowledges that there may be circumstances where actual housing need is higher than the standard method indicates, and includes a growth strategy and strategic infrastructure. Paragraph 024 of Id.2a explains how the need for affordable housing is calculated, and it is suggested that the overall housing target should be increased where it could help deliver the required number of affordable homes. It should be noted that an adjustment to the housing requirement to increase the supply of affordable housing is different to the

affordability adjustment already factored into the standard method calculations. Section Id.63 of the Planning Practice Guidance explains how to identify and then meet the housing needs of older and disabled people. Paragraph 006 of Id.63 expects plans to include policies to meet the housing needs of older and disabled people, and could identify the number of units of specialist housing for older people that is needed during the plan period. Paragraph 013 of Id.63 is flexible towards the allocation of sites, but acknowledges that allocating sites for specialist housing for older people provides greater certainty and encouragement to meet needs and is appropriate where there is an identified unmet need for this type of housing.

In summary, there are economic strategies and transport infrastructure projects that will have an impact on the growth of East Cambridgeshire. There is a need to increase the supply and delivery of affordable housing in East Cambridgeshire. According to the Council's Housing Register there are currently 197 households with a local connection to Littleport with an affordable housing need, but those needs would not be met through the SIR. All of these factors indicate that upward adjustments are required to the housing figure derived from the standard method for East Cambridgeshire, and those adjustments should be applied to the housing requirement in replacement Policy GROWTH 1 in the SIR. There is an unmet need for older persons housing and extra care accommodation, which is not being met by the policies and allocations of the adopted East Cambridgeshire Local Plan. The SIR and the replacement Policy GROWTH 1 should identify the housing needs of older people, define policies to meet those needs, and allocate sites for this type of housing.

Q5. If you answered 'No' to question 2 or 3 above, please set out what change(s) you consider necessary, and why, to make the SIR Local Plan or SA legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording for any policy or text. Please be as precise as possible.

**The following changes are requested to Proposed Change 4:**

**It is requested that appropriate adjustments are made to the housing requirement in replacement Policy GROWTH 1 to reflect the factors identified in Sections Id.2a and Id.63 of the Planning Practice Guidance, and in particular to address affordable housing needs and older person housing needs.**

Q6. It is important to note that written and oral representations carry exactly the same weight and will be given equal consideration in the examination. As such, do you consider it necessary to participate at the oral part of the examination?

**Yes I do wish to participate at the oral examination**

*THANK YOU FOR TAKING TIME TO RESPOND*

**If you need assistance please call 01353 665555**

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**Or post to:** Local Plan Consultation, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambs CB7 4EE

(Office only) Ref:.....