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East Cambridgeshire District Council,
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Delivered by email – planningpolicy@eastcambs.gov.uk
30/05/2024

To Whom it May Concern,

**Re: REPRESENTATION ON DRAFT SOHAM AND BARWAY
NEIGHBOURHOOD PLAN**

This short letter has been written on behalf of the owner of the land off Station Road which is allocated under Policy SOH 2 in East Cambridgeshire's Local Plan.

We welcome the introduction of a Neighbourhood Plan for Soham that will help direct development in the settlement to ensure it meets the needs of local residents.

With regards to the draft version that has been published, we have the following comments/representations which we wish you to consider.

Paragraph 3.7 talks about the need for permeability in new development for non motorized modes of transport, especially with regards to the station. With this in mind and as we are bringing forward a relatively large development next to the station, we would welcome the inclusion of our 'Key pedestrian and cycle routes Plan' in the Neighbourhood Plan (see below).



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Policy SBNP17 – High Quality Design recommends in paragraph ii. The height of new development reflects the area’s characteristics roofspace and no more than two and half storeys in height.

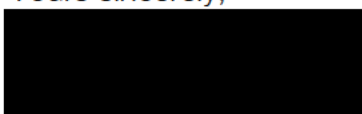
This height restriction for new development across the whole neighbourhood is way too descriptive and restrictive. Surely, good design should maximise the delivery of development on sustainable locations whilst making sure to not be excessive or appear overbearing or out of character. There are locations (based on topographical features) where limited use of 3 storeys or even 3 and half storeys could be acceptable. For example, next to the new station. In addition, this policy would prevent high quality higher density development from coming forward and cause the inefficient re-use of brownfield sites such as the site owned by my client.

Paragarph vi. of the same policy states that as a mimimum National Space Standards for roof sizes and storage space are required for modern living. This rigid approach is not considered to reflect local need potentially and may result in further viability issues and prevent the delivery of a greater proportion of affordable housing which is of high demand in Soham. We would urge that this is not included or that it is re-worded to make it a suggestion, for example, ‘Development should where possible meet National Space Standards....’.

As our allocated site under Policy SOH 2 is for approximately 90 homes in the Local Plan. We would welcome if the neighbourhood plan re-affirmed this allocation, consistent with the Local Plan.

We would be grateful if you would consider this representation and consider incorporating our suggestions that we believe will result in a more robust plan.

Yours sincerely,



Richard Conroy BSc MSc (TP)
Director

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