



Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

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Notes

The Councils have prepared this document so that it is compliant with the website accessibility requirements as far as possible; however there may be some sections of this document as published that are not fully website accessibility compliant. If you would like any sections of this document to be made fully website accessibility compliant, please contact the Planning Policy, Strategy and Economy Team by email:

localplan@greatercambridgeplanning.org or phone: 01954 713183.

This document is available to view on [Cambridge City Council's website](#) and [South Cambridgeshire District Council's website](#).

In March 2020, at the end of the officer process of preparing this update to the Councils' Greater Cambridge Housing Trajectory and their five year housing land supply calculations for 2020-2025, the coronavirus started to have an impact on the Councils' business operations, including the convening of their planning committees. Where reference is made in this document to dates during the next few months when applications are anticipated to be referred to planning committee for determination, there is the potential for such anticipated dates to change unavoidably as the coronavirus situation unfolds.

Executive Summary

- i. This Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document has been prepared to publish the latest Greater Cambridge housing trajectory and position on Five Year Housing Land Supply. Greater Cambridge consists of the local planning authorities of Cambridge City Council and South Cambridgeshire District Council.
- ii. On the basis of the information included within this document, the two local planning authorities can demonstrate that they will meet their individual housing requirements for 2011-2031 as set out in the Cambridge Local Plan 2018 (adopted in October 2018) and South Cambridgeshire Local Plan 2018 (adopted in September 2018). Together, as Greater Cambridge the two planning authorities can demonstrate a five year housing land supply, consistent with the approach to calculating the five year supply as set out in the adopted Local Plans and found sound by the examining Inspectors. **The Councils jointly have 5.4 years of housing land supply for the 2020-2025 five year period.**
- iii. On the basis of the five year supply calculations in this document and from the date of this document (1 April 2020), for the purposes of making decisions on planning applications paragraph 11(d) of the NPPF (published in February 2019) does not apply to Cambridge or South Cambridgeshire.

1. Introduction

1. To support the Government's objective of significantly boosting the supply of housing, it is important that a sufficient amount of land can come forward where it is needed and that land with planning permission is developed without unnecessary delays. Housing trajectories are used by Councils to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in their Local Plan (or Local Development Framework), and also to calculate their five year housing land supply.
2. The government through the National Planning Policy Framework (NPPF, published in February 2019, paragraph 73) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years worth of housing against their requirement set out in their adopted development plan (or against local housing need where their requirement is more than five years old). The NPPF (published in February 2019, paragraph 73) also sets out a requirement to provide an additional buffer of 5%, 10% or 20% depending on specific circumstances.
3. The approach to considering the five year housing land supply for Greater Cambridge is set out in Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018. The Inspectors that examined both Local Plans confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge (which is the term used to describe Cambridge and South Cambridgeshire together) reflecting the joint development strategy across the two Local Plans, using a 20% buffer and the Liverpool methodology. The Inspectors' Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, housing delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing land supply and delivery should be considered jointly.
4. The Councils have prepared the Greater Cambridge housing trajectory and their five year supply calculations based on the guidance set out in the NPPF (published in February 2019) and NPPG (updated in July 2019) for housing trajectories and five year supply calculations.
5. The five year housing land supply for 2020-2025 (as set out in this document) should be used when making planning decisions from the date of publication of this document (1 April 2020).

2. Housing Requirements and Housing Completions

6. The Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 700 dwellings per year. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need, which is an annualised average of 975 dwellings per year.
7. The NPPG¹ (updated in July 2019) requires that any assessments of five year housing land supply include total net completions from the base date of the Local Plan, broken down by types of development (e.g. affordable housing).
8. The total net completions by year between 1 April 2011 and 31 March 2019 for Cambridge and South Cambridgeshire are shown in the Greater Cambridge housing trajectory (see Figure 2). However, Figure 1 (below) provides a breakdown of the total net completions by area, monitoring year (1 April to 31 March) and as either market or affordable dwellings.

¹ Paragraph: 014 Reference ID: 68-014-20190722

Figure 1: Total Net Completions by Area, Year and by Market/Affordable Dwellings

(a) Greater Cambridge

Tenure of Dwelling / Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Market	820	903	1,381	1,062	1,146	1,160	1,002	1,334
Affordable	228	125	572	526	429	574	847	686
Total	1,048	1,028	1,953	1,588	1,575	1,734	1,849	2,020

(b) Cambridge

Tenure of Dwelling / Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Market	295	417	900	523	596	725	445	523
Affordable	60	56	422	197	300	458	667	345
Total	355	473	1,322	720	896	1,183	1,112	868

(c) South Cambridgeshire

Tenure of Dwelling / Year	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019
Market	525	486	481	539	550	435	557	811
Affordable	168	69	150	329	129	116	180	341
Total	693	555	631	868	679	551	737	1,152

9. The Greater Cambridge housing trajectory (published in November 2019²) anticipated that in 2019-2020 there would be 541 dwellings completed in Cambridge

² [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply - Main Document \(November 2019\)](#), see figure 2

and 989 dwellings completed in South Cambridgeshire, giving an overall total of 1,530 dwellings anticipated to be completed in Greater Cambridge. The Councils will not know the total actual housing completions for 2019-2020 until later in 2020, once the results of a comprehensive survey of all extant planning permissions has been undertaken in April / May 2020.

10. Whilst the comprehensive housing completions information for 2020-2021 will not be available until later in 2020, in February 2020 officers surveyed housing completions on each of the sites of 10 or more dwellings (net) included in the Greater Cambridge housing trajectory (November 2019). Although this survey is a couple of months earlier than the usual comprehensive survey of extant planning permissions, it shows that so far in 2019-2020 collectively these sites have delivered 11 dwellings more than anticipated in the Greater Cambridge housing trajectory (November 2019). A comparison of predicted and actual completions for these sites is included in Appendix A.
11. This early survey of housing completions suggests that the anticipated completions for 2019-2020 in Greater Cambridge is likely to be a robust assessment of actual completions. However, rather than assuming that the sites of 10 or more dwellings (net) will deliver additional completions to those recorded in February 2020 in the remaining month of the 2019-2020 monitoring year, the Councils have assumed for the purposes of this Greater Cambridge housing trajectory and their five year supply calculations that the completions recorded in February 2020 will be all that will be completed by 31 March 2020. The Councils have taken this conservative approach on the larger sites, even though it is likely that additional completions will be delivered, as there are many factors that could influence how many additional dwellings are actually completed in the final month of the monitoring year.
12. Although this early survey did not include small sites of 9 or less dwellings (net), 73% of the dwellings anticipated to be delivered from these small sites in 2019-2020 were on sites that were already under construction at 31 March 2019. Therefore as the majority of these small sites were already under construction and as the sites of 10 or more dwellings (net) have delivered a few more dwellings than anticipated a month before the end of the 2019-2020 monitoring year, the Councils consider that it is reasonable to assume that the small sites of 9 or less dwellings will deliver at least as anticipated.
13. The Greater Cambridge housing trajectory (see Figure 2) therefore includes actual completions to February 2020 for the larger sites (where each site has an individual row in the housing trajectory) and anticipated completions from the Greater Cambridge housing trajectory (November 2019) for the small sites of 9 or less dwellings (net). There are some minor amendments to the anticipated completions from the small sites of 9 or less dwellings (net) that had not been started at 31 March 2019 that are explained in Appendix C. The Councils will publish the comprehensive actual housing completions information later in 2020.

3. Approach to Preparing the Greater Cambridge Housing Trajectory and Five Year Supply

Requirements set out in National Planning Policy and Practice Guidance

14. The government through the NPPF (published in February 2019, paragraph 73) requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years' worth of housing against their housing requirement. It provides (in the glossary) the following definition of deliverable:
- "To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."
15. The NPPG³ (updated in July 2019) states that in order to demonstrate five years' worth of deliverable housing sites, local planning authorities will need robust up to date evidence, and it advises that evidence to demonstrate deliverability may include:
- current planning status, for example on larger sites with an outline or hybrid planning permission, how much progress has been made towards approving reserved matters planning applications or a linked planning performance agreement with timescales for approval of reserved matters planning application(s) and discharge of conditions;
 - firm progress towards the submission of a planning application, for example a written agreement between the Council and developer(s) which confirms the developer(s) delivery intentions and anticipated start and build out rates;
 - firm progress with site assessment work; or
 - clear relevant information about site viability, ownership constraints or infrastructure provision.

³ Paragraph: 007 Reference ID: 68-007-20190722

16. The NPPF (published in February 2019, in the glossary) provides the following definition of developable:
- “To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.”
17. The NPPG⁴ (updated in July 2019) requires that any assessments of five year housing land supply include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year, and where delivery has either exceeded or not progressed as expected a commentary indicating the reasons for this or the effects on build out rates;
 - for small sites, details of their current planning status and a record of the number of homes completed and under construction by site;
 - details of demolitions and planned demolitions; and
 - for sites with outline planning permission or allocated in adopted Local Plans, and where included in the five year supply, information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed planning permission.

Process undertaken by Cambridge City Council and South Cambridgeshire District Council

18. The Councils have prepared this Greater Cambridge housing trajectory and their five year supply calculations based on the guidance set out in the NPPF (published in February 2019) and NPPG (updated in July 2019) for housing trajectories and five year supply calculations.
19. The Greater Cambridge housing trajectory sets out anticipated annual net completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2019 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
 - developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
 - developments on unallocated sites of 9 dwellings or less (net) with outline, reserved matters or full planning permission, prior approval permission for changes of use, or technical details approval relating to a permission in principle; and
 - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).
- The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

⁴ Paragraph: 014 Reference ID: 68-014-20190722

20. The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and developments on unallocated sites of 10 dwellings or more (net). For developments on unallocated sites of 9 dwellings or less (net) and the windfall allowance, the Greater Cambridge housing trajectory includes an overall total of anticipated annual net completions from these sources.
21. The delivery timetable and anticipated annual net completions for each of the sites in the housing trajectory have been gathered from a number of sources, depending on the planning status of the site and its size. The definition of deliverable in the glossary of the NPPF (published in February 2019) makes a distinction between the information required to demonstrate the deliverability of sites of different size and planning status, and therefore the Councils' approach to gathering evidence to demonstrate deliverability of each site has been made based on its size and planning status in accordance with the NPPF. The following paragraphs explain the methodology used to assess the deliverability and / or developability for each of the different types and sizes of sites.
22. For all **allocations in the Councils' adopted Local Plans and Area Action Plans**, and all developments on **unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission** by either of the Councils' planning committees, a letter and questionnaire was sent in 2019 to the housebuilder, developer, landowner or agent for the site as part of the preparation of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#). The questionnaire asked them: to provide details on whether the site is deliverable in terms of its availability, suitability and achievability; their expected delivery timetable for the site; and also to tell us the reasons for any actual or possible future delays in delivery.
23. The majority of the questionnaires were sent out in March and April 2019, with some additional questionnaires sent out in subsequent months as additional sites were permitted or alternative landowner, developer or housebuilder details were identified, and completed questionnaires were returned between March and July 2019. Some additional information or updated questionnaires were received in October 2019. Copies of each of the completed questionnaires or emails received are included in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#) (see Section A2).
24. For this update to the housing trajectory and five year supply calculations, the Councils have sent an email or letter to the housebuilder, developer, landowner or agent for each of the sites of 10 or more dwellings (net) where:
- it was anticipated in the Greater Cambridge Housing Trajectory (November 2019) that there would be completions between 2019 and 2025; or
 - outline planning permission, reserved matters planning permission, full planning permission, or a prior approval application for change of use was approved between 1 April and 31 December 2019.
25. A copy of the template email / letter text is included in Appendix A, and the list of questions sent to each site is included in Appendix D along with the responses received. The email or letter sent asked the housebuilder, developer, landowner or

agent about progress being made towards the delivery of their site, and in particular what their current anticipated delivery timetable and build out rates are.

26. For all allocations without planning permission and not anticipated to deliver completions between 2019 and 2025, the Councils have used the evidence collected as part of preparing the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#) to assess the developability of the site, as these sites are not anticipated to deliver any dwellings within the five year supply period.
27. For developments on **unallocated sites of 9 dwellings or less (net) with planning permission**, it is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent. Therefore, the Councils' have developed typical assumptions for the delivery of these sites in terms of lapse rates and build out patterns (as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#)). Commentary on the specific figures for developments on unallocated sites of 9 dwellings or less (net) with planning permission included in the Greater Cambridge housing trajectory is set out in Appendix C.
28. For other unidentified windfall developments that are anticipated to come forward (known as the **windfall allowance**), the Councils' evidence for the inclusion of these unidentified sites in the housing trajectory is set out in Appendix D of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#). Commentary on the specific figures for the windfall allowance included in the Greater Cambridge housing trajectory is set out in Appendix C.
29. The Councils' have also developed typical assumptions for lead-in times and build out rates for sites of 10 dwellings or more (net). The methodologies used to develop each of these typical assumptions are set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#).
30. The Councils' have assessed the deliverability and / or developability of each site taking account of the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019), and using the following as evidence:
 - information on the current planning status of the site – allocated, outline planning permission, detailed planning permission, or resolution to grant planning permission;
 - a completed questionnaire or email from the developer, housebuilder, landowner or agent setting out some or all of the following: anticipated start on site, anticipated first housing completions, anticipated annual housing completions for the duration of the build, anticipated dates for planning applications being submitted or planning permissions being approved, and / or constraints and market or cost factors that have the potential to delay delivery of the development;
 - the date of the submission or approval of planning applications, including full or reserved matters planning applications;

- progress towards the discharge of planning conditions;
 - data collected in the annual survey of extant planning permissions carried out in March-May 2019 that records whether a site is under construction or not started, and the number of dwellings on each site that are completed, under construction or not started;
 - data collected in a survey of extant planning permissions of 10 or more dwellings carried out in February 2020 that records whether the site is under construction or not started, and the number of dwellings on each site that are completed;
 - information known by the Council(s) regarding the delivery of the site as a result of working with the developer, housebuilder, landowner or agent through the pre-application or planning application processes;
 - site ownership details, for example whether the site is in the ownership of a housebuilder or developer;
 - information on whether pre-application discussions have been undertaken;
 - whether a planning performance agreement is in place for the site and the terms of that agreement; and
 - the Councils' typical assumptions for lead-in times, build-out rates, build-out patterns and lapse rates (as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#)).
31. The Councils have not solely relied on the information provided by the developer, agent, landowner or housebuilder in a completed questionnaire or email to assess the deliverability and / or developability of a site. Where no completed questionnaire or email has been received, the Councils' have assessed the deliverability and / or developability of the site based on data gathered from the other sources of information.
32. Overall, the Councils' have taken a robust and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory, using evidence from a number of sources, and in some cases have taken a more cautious approach in terms of the delivery timetable or delivery rate for a site than that suggested by the landowner, developer, housebuilder or agent in a completed questionnaire.
33. Where the Councils' have taken a different approach to the delivery timetable or build out rate for a site to that suggested by the landowner, developer, housebuilder or agent, the Councils' have made this clear in the commentary (see Appendix C) that accompanies each site included in the Greater Cambridge housing trajectory.
34. For some sites of 10 or more dwellings (net), the Councils' survey in February 2020 recorded the first few completions on the site. These dwellings have been recorded as completed as they meet the Councils' definition of completion for monitoring purposes of a watertight dwelling. The Councils' definition of a completed dwelling also includes show homes. These dwellings may not be considered complete by the housebuilder or development industry, as they do not meet the alternative definitions of a completed dwelling used by Building Control or Council Tax, or meaning ready for occupation. Therefore where a housebuilder, developer, landowner or agent anticipates that the first dwellings will not be completed until after 1 April 2020, and

where the Councils have recorded completions in their survey in February 2020, the Councils have revised the anticipated completions for future years so that the number of actual and anticipated completions on the site included in the housing trajectory totals the number of dwellings permitted on the site. The Councils have taken a consistent approach across all sites in the housing trajectory.

35. The Councils' Brownfield Registers 2018⁵ include brownfield sites either allocated, with planning permission, or a resolution to grant planning permission. Therefore the Councils' Brownfield Registers do not include any additional sites to those already considered for the Greater Cambridge housing trajectory.

⁵ [Cambridge Brownfield Register](#) and [South Cambridgeshire Brownfield Register](#)

4. Greater Cambridge Housing Trajectory and Five Year Supply Calculations

Greater Cambridge Housing Trajectory

36. The Greater Cambridge housing trajectory is set out in Figure 2 (below) and commentary on each site in the Greater Cambridge housing trajectory including an assessment of its deliverability and / or developability is included in Appendix C.
37. The Greater Cambridge housing trajectory sets out anticipated annual net completions from new builds, conversions, changes of use and demolitions for Cambridge and South Cambridgeshire from 1 April 2019 to 31 March 2033 for:
- adopted allocations included in the Cambridge Local Plan 2018, South Cambridgeshire Local Plan 2018, and adopted Area Action Plans;
 - developments on unallocated sites of 10 dwellings or more (net) with planning permission or a resolution to grant planning permission by either of the Councils' planning committees;
 - developments on unallocated sites of 9 dwellings or less (net) with outline, reserved matters or full planning permission, prior approval permission for changes of use, or technical details approval relating to a permission in principle; and
 - other unidentified windfall developments that are anticipated to come forward (known as the windfall allowance).
- The housing trajectory also records actual annual net completions for Cambridge and South Cambridgeshire for 1 April 2011 to 31 March 2019 from new builds, conversions, changes of use and demolitions.

Figure 2: Greater Cambridge Housing Trajectory

[see tables on pages 13-28]

Greater Cambridge Housing Trajectory

Actual and Predicted Completions by Location, Type of Site, and Year	For more detail, see:	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total in Plan Period: 2011-2031	Total in Five Year Supply: 2020-2025
Actual Completions																										
Cambridge	Table C1a	355	473	1,322	720	896	1,183	1,112	868	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,929	0
South Cambridgeshire	Table SC1a	693	555	631	868	679	551	737	1,152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,866	0
Allocations in Cambridge Urban Area																										
Cambridge - allocations	Table C2	-	-	-	-	-	-	-	-	15	99	287	175	70	0	365	300	132	100	114	114	70	0	216	1,771	631
South Cambridgeshire - allocations	Table SC2	-	-	-	-	-	-	-	-	0	0	0	63	0	0	0	0	0	0	0	0	0	0	0	63	63
Allocations on Cambridge Fringe Sites																										
Cambridge - allocations	Table C3	-	-	-	-	-	-	-	-	254	272	318	588	496	442	593	457	355	185	125	125	0	0	0	4,210	2,116
South Cambridgeshire - allocations	Table SC3	-	-	-	-	-	-	-	-	87	256	227	285	334	258	383	383	320	370	325	325	450	130	0	3,553	1,360
Allocations of New Settlements																										
South Cambridgeshire - allocations	Table SC4	-	-	-	-	-	-	-	-	246	232	495	680	670	557	650	650	650	650	650	650	650	650	13,989	6,780	2,634
Allocations in Rural Area																										
South Cambridgeshire - allocations	Table SC5	-	-	-	-	-	-	-	-	123	144	389	348	225	206	175	205	205	205	205	165	150	150	830	2,595	1,312
Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																										
Cambridge	Table C4	-	-	-	-	-	-	-	-	189	133	240	139	64	13	0	0	0	0	0	0	0	0	0	778	589
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	614	588	926	683	271	183	40	20	0	0	0	0	0	0	0	3,325	2,651
Windfall Allowance																										
Cambridge	Table C4	-	-	-	-	-	-	-	-	0	0	0	0	0	0	130	130	130	130	130	130	130	130	0	780	0
South Cambridgeshire	Table SC6	-	-	-	-	-	-	-	-	0	0	0	0	0	0	220	220	220	220	220	220	220	220	0	1,320	0
Totals		1,048	1,028	1,953	1,588	1,575	1,734	1,849	2,020	1,528	1,724	2,882	2,961	2,130	1,659	2,556	2,365	2,012	1,860	1,769	1,729	1,670	1,280	15,035	37,970	11,356
CAMBRIDGE	Total	355	473	1,322	720	896	1,183	1,112	868	458	504	845	902	630	455	1,088	887	617	415	369	369	200	130	216	14,468	3,336
SOUTH CAMBRIDGESHIRE	Total	693	555	631	868	679	551	737	1,152	1,070	1,220	2,037	2,059	1,500	1,204	1,468	1,478	1,395	1,445	1,400	1,360	1,470	1,150	14,819	23,502	8,020

Five Year Supply: 2020-2025	Years	%
Liverpool Method and 20% Buffer	5.4	109%

Table C1a: Housing Trajectory for Cambridge - Summary

Actual and Predicted Completions by Site and Year	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total in Plan Period: 2011-2031	Total in Five Year Supply: 2020-2025
Completions																									
Actual Completions ^	355	473	1,322	720	896	1,183	1,112	868	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,929	0
Allocations - Cambridge Urban Area																									
Cambridge Urban Area	-	-	-	-	-	-	-	-	15	99	287	175	70	0	365	300	132	100	114	114	70	0	216	1,771	631
Allocations - Cambridge Fringe Sites																									
North-West Cambridge (University Site)	-	-	-	-	-	-	-	-	7	2	0	152	34	0	231	125	125	125	125	125	0	0	0	1,051	188
NIAB	-	-	-	-	-	-	-	-	100	180	200	200	200	200	200	200	98	0	0	0	0	0	0	1,578	980
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	0	0	0	60	132	132	132	132	132	60	0	0	0	0	0	780	324
Cambridge East - land at Coldham's Lane	-	-	-	-	-	-	-	-	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
Trumpington Meadows (Cambridge Southern Fringe)	-	-	-	-	-	-	-	-	0	0	7	66	0	0	0	0	0	0	0	0	0	0	0	73	73
Clay Farm	-	-	-	-	-	-	-	-	93	90	61	0	0	0	0	0	0	0	0	0	0	0	0	244	151
Bell School	-	-	-	-	-	-	-	-	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0
Land north of Worts' Causeway	-	-	-	-	-	-	-	-	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	200	200
Land south of Worts' Causeway	-	-	-	-	-	-	-	-	0	0	50	50	50	50	30	0	0	0	0	0	0	0	0	230	200
Unallocated Sites																									
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	189	133	240	139	64	13	0	0	0	0	0	0	0	0	0	778	589
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																									
Windfall Allowance	-	-	-	-	-	-	-	-	0	0	0	0	0	0	130	130	130	130	130	130	130	130	0	780	0
Totals	355	473	1,322	720	896	1,183	1,112	868	458	504	845	902	630	455	1,088	887	617	415	369	369	200	130	216	14,468	3,336

Notes:
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table C1b: Housing Trajectory for Cambridge - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions ^	355	473	1,322	720	896	1,183	1,112	868	-	-	-	-	-	-	-	-	-	-	-	-	-
Predicted Completions	-	-	-	-	-	-	-	-	458	504	845	902	630	455	1,088	887	617	415	369	369	-
Cumulative Completions	355	828	2,150	2,870	3,766	4,949	6,061	6,929	7,387	7,891	8,736	9,638	10,268	10,723	11,811	12,698	13,315	13,730	14,099	14,468	14,468
Annualised Housing Target over Plan Period	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Annualised Housing Target taking Account of Actual / Predicted Completions	718	732	697	696	682	647	611	589	601	611	585	545	533	546	438	326	228	135	-99	-468	-
Comparison of Actual / Predicted Completions against Annualised Housing Target	-345	-227	622	20	196	483	412	168	-242	-196	145	202	-70	-245	388	187	-83	-285	-331	-331	-

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

Actual and Predicted Completions by Site and Year	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total in Plan Period: 2011-2031	Total in Five Year Supply: 2020-2025	
Completions																										
Actual Completions ^	693	555	631	868	679	551	737	1,152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,866	0
Allocations - Cambridge Urban Area																										
Orchard Park - parcel L2	-	-	-	-	-	-	-	-	0	0	0	63	0	0	0	0	0	0	0	0	0	0	0	0	63	63
Orchard Park - parcel Com 4	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Allocations - Cambridge Fringe Sites																										
North-West Cambridge (University Site)	-	-	-	-	-	-	-	-	15	21	9	20	15	0	125	125	125	125	125	125	250	32	0	0	830	65
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	102	200	200	200	200	98	0	0	702	0
Cambridge East - north of Newmarket Road	-	-	-	-	-	-	-	-	0	110	160	225	210	190	190	190	25	0	0	0	0	0	0	0	1,300	895
Cambridge East - north of Cherry Hinton	-	-	-	-	-	-	-	-	0	0	0	35	68	68	68	68	68	45	0	0	0	0	0	0	420	171
Trumpington Meadows (Cambridge Southern Fringe)	-	-	-	-	-	-	-	-	72	125	58	5	41	0	0	0	0	0	0	0	0	0	0	0	301	229
Allocations - New Settlements																										
Northstowe	-	-	-	-	-	-	-	-	246	232	345	395	345	187	250	250	250	250	250	250	250	250	5,819	0	3,250	1,504
Waterbeach New Town	-	-	-	-	-	-	-	-	0	0	150	250	250	250	250	250	250	250	250	250	250	250	6,100	0	2,400	900
Bourn Airfield New Village	-	-	-	-	-	-	-	-	0	0	0	35	75	120	150	150	150	150	150	150	150	150	2,070	0	1,130	230
Allocations - Rural Area																										
Cambourne - additional 950 dwellings	-	-	-	-	-	-	-	-	32	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	7
Fulbourn & Ida Darwin Hospitals	-	-	-	-	-	-	-	-	0	0	37	65	65	46	0	0	0	0	0	0	0	0	0	0	213	213
Papworth West-Central	-	-	-	-	-	-	-	-	0	20	41	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61
Former Bayer CropScience site, Hauxton	-	-	-	-	-	-	-	-	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
Cambourne West	-	-	-	-	-	-	-	-	0	0	80	160	160	160	150	150	150	150	150	150	150	150	830	0	1,460	560
Dales Manor Business Park, Sawston	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north of Babraham Road, Sawston	-	-	-	-	-	-	-	-	0	41	79	38	0	0	0	0	0	0	0	0	0	0	0	0	158	158
Land south of Babraham Road, Sawston	-	-	-	-	-	-	-	-	0	0	0	0	0	0	25	55	55	55	55	15	0	0	0	0	260	0
Land north of Impington Lane, Impington	-	-	-	-	-	-	-	-	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	26	26
Land west of New Road, Melbourn	-	-	-	-	-	-	-	-	7	16	11	0	0	0	0	0	0	0	0	0	0	0	0	0	34	27
Green End Industrial Estate, Gamlingay	-	-	-	-	-	-	-	-	0	-5	50	40	0	0	0	0	0	0	0	0	0	0	0	0	85	85
East of Rockmill End, Willingham	-	-	-	-	-	-	-	-	34	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	72	38
Land at Bennell Farm, West Street, Comberton	-	-	-	-	-	-	-	-	0	15	30	45	0	0	0	0	0	0	0	0	0	0	0	0	90	90
Histon & Impington Station Area	-	-	-	-	-	-	-	-	0	12	35	0	0	0	0	0	0	0	0	0	0	0	0	0	47	47
Unallocated Sites																										
Unallocated Sites with Planning Permission	-	-	-	-	-	-	-	-	614	588	926	683	271	183	40	20	0	0	0	0	0	0	0	0	3,325	2,651
Unallocated Sites with Resolution to Grant Planning Permission	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfalls																										
Windfall Allowance	-	-	-	-	-	-	-	-	0	0	0	0	0	0	220	220	220	220	220	220	220	220	0	0	1,320	0
Totals	693	555	631	868	679	551	737	1,152	1,070	1,220	2,037	2,059	1,500	1,204	1,468	1,478	1,395	1,445	1,400	1,360	1,470	1,150	14,819	23,502	8,020	

Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions

Totals	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Actual Completions ^	693	555	631	868	679	551	737	1,152	-	-	-	-	-	-	-	-	-	-	-	-	-
Predicted Completions	-	-	-	-	-	-	-	-	1,070	1,220	2,037	2,059	1,500	1,204	1,468	1,478	1,395	1,445	1,400	1,360	-
Cumulative Completions	693	1,248	1,879	2,747	3,426	3,977	4,714	5,866	6,936	8,156	10,193	12,252	13,752	14,956	16,424	17,902	19,297	20,742	22,142	23,502	23,502
Annualised Housing Target over Plan Period	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	19,500
Annualised Housing Target taking Account of Actual / Predicted Completions	990	1,014	1,037	1,047	1,072	1,109	1,137	1,136	1,142	1,134	1,034	906	821	757	615	400	68	-621	-2,642	-4,002	-
Comparison of Actual / Predicted Completions against Annualised Housing Target	-282	-420	-344	-107	-296	-424	-238	177	95	245	1,062	1,084	525	229	493	503	420	470	425	385	-

Table C2: Housing Trajectory for Cambridge - Allocations within Cambridge Urban Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
The Paddocks Trading Estate, Cherry Hinton Road	Cambridge Local Plan 2018 - Site R7 (123 dwellings)	2.79	123	0	123	0	0	0	0	0	0	60	63	0	0	0	0	0	0	0	123	0
379-381 Milton Road	Cambridge Local Plan 2018 - Site M1 (95 dwellings)	2.41	95	0	95	0	0	0	0	0	0	40	55	0	0	0	0	0	0	0	95	0
BT telephone exchange and car park, Long Road	Cambridge Local Plan 2018 - Site R14 (76 dwellings)	2.01	76	0	76	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	0	0
Willowcroft, Histon Road	Cambridge Local Plan 2018 - Site R2 (78 dwellings)	1.61	78	0	78	0	0	0	0	0	0	42	22	14	0	0	0	0	0	0	78	0
Travis Perkins, Devonshire Road	Cambridge Local Plan 2018 - Site R9 (43 dwellings)	1.23	43	0	43	0	0	0	0	0	0	43	0	0	0	0	0	0	0	0	43	0
Police Station, Parkside	Cambridge Local Plan 2018 - Site M4 (50 dwellings)	0.48	50	0	50	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	50	0
Ridgeons, Cromwell Road	Cambridge Local Plan 2018 - Site R12 (245 dwellings), 16/1904/OUT (up to 245 dwellings), 18/1432/FUL (demolition of all buildings) & 19/0288/FUL (295 dwellings)	3.25	295	0	295	0	0	50	175	70	0	0	0	0	0	0	0	0	0	0	295	295
Henry Giles House, Chesterton Road	Cambridge Local Plan 2018 - Site R4 (48 dwellings)	0.77	48	0	48	0	0	0	0	0	0	0	0	0	0	24	24	0	0	0	48	0
295 Histon Road	Cambridge Local Plan 2018 - Site R1 (32 dwellings), 15/0519/OUT (demolition of 1 dwelling and 27 new dwellings) & 19/0718/REM (demolition of 1 dwelling and 27 new dwellings)	0.71	26	0	26	0	6	20	0	0	0	0	0	0	0	0	0	0	0	0	26	26
Betjeman House, Hills Road	Cambridge Local Plan 2018 - Policy 21 / Site M44 (156 dwellings), 06/0552/FUL (156 dwellings) & 09/1177/EXP (extension of time for implementation)	0.77	156	0	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Station Area - Pink Phase (Station Road West)	Cambridge Local Plan 2018 - Policy 21 / Site M14 (mix of uses including residential), 08/0266/OUT (up to 331 dwellings), 13/1034/REM (Blocks C1, C2, D1 & F1, 137 dwellings) & 15/1759/FUL (Blocks 11 & K1, 89 dwellings)	1.29	226	137	89	0	22	67	0	0	0	0	0	0	0	0	0	0	0	0	89	89
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk	Cambridge Local Plan 2018 - Site R5 (35 dwellings)	0.86	35	0	35	0	0	0	0	0	0	15	20	0	0	0	0	0	0	0	35	0
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	Cambridge Local Plan 2018 - Site R8 (33 dwellings)	0.75	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0
Mill Road Depot and adjoining properties, Mill Road	Cambridge Local Plan 2018 - Site R10 (167 dwellings), 17/2245/FUL (182 dwellings), 18/1947/S73 (additional 4 dwellings) & 19/0175/FUL (50 dwellings)	2.69	236	0	236	15	71	150	0	0	0	0	0	0	0	0	0	0	0	0	236	221
Horizon Resource Centre, 285 Coldham's Lane	Cambridge Local Plan 2018 - Site R11 (40 dwellings)	0.82	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	0	0
Cambridge Professional Development Centre, Foster Road	Cambridge Local Plan 2018 - Site R16 (67 dwellings)	1.49	67	0	67	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	0	0
Clifton Road Area	Cambridge Local Plan 2018 - Policy 21 / Site M2 (maximum capacity of 550 dwellings)	9.40	550	0	550	0	0	0	0	0	0	80	80	80	80	80	80	70	0	0	480	0
82-88 Hills Road and 57-63 Bateman Street	Cambridge Local Plan 2018 - Site M5 (20 dwellings)	0.50	20	0	20	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	20	0
636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	Cambridge Local Plan 2018 - Site R6 (75 dwellings)	1.01	75	0	75	0	0	0	0	0	0	15	20	20	20	0	0	0	0	0	75	0
315-349 Mill Road and Brookfields	Cambridge Local Plan 2018 - Site R21 (78 dwellings)	2.92	78	0	78	0	0	0	0	0	0	20	40	18	0	0	0	0	0	0	78	0
Total - Allocations within Cambridge Urban Area			2,350	137	2,213	15	99	287	175	70	0	365	300	132	100	114	114	70	0	216	1,771	631

Table C3: Housing Trajectory for Cambridge - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
North-West Cambridge (University Site) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 15/1663/REM (121 dwellings)	3.82	121	112	9	7	2	0	0	0	0	0	0	0	0	0	0	0	0	0	9	2
North-West Cambridge (University Site) - Lot S3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 18/1195/REM (186 dwellings)	0.93	186	0	186	0	0	0	152	34	0	0	0	0	0	0	0	0	0	0	186	186
North-West Cambridge (University Site) - Lot M3	North West Cambridge AAP (approximately 3,000 dwellings), 11/1114/OUT (up to 3,000 dwellings) & 17/0285/REM (106 dwellings)	1.26	106	0	106	0	0	0	0	0	0	106	0	0	0	0	0	0	0	0	106	0
North-West Cambridge (University Site) - Future Lots	North West Cambridge AAP (approximately 3,000 dwellings) & 11/1114/OUT (up to 3,000 dwellings)	74.38	750	0	750	0	0	0	0	0	0	125	125	125	125	125	125	0	0	0	750	0
Total - North West Cambridge (University Site)			1,163	112	1,051	7	2	0	152	34	0	231	125	125	125	125	125	0	0	0	1,051	188
NIAB Frontage	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 03/0282/OP (residential development) & 07/1124/REM (187 dwellings)	3.55	187	153	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NIAB Main (Darwin Green)	Cambridge Local Plan 2018 - Policy 20 / Site R43 (1,696 dwellings), 07/0003/OUT (up to 1,593 dwellings), 15/1670/REM (114 dwellings), 16/0208/REM (173 dwellings) & 19/1056/REM (pending, 330 dwellings)	48.05	1,593	15	1,578	100	180	200	200	200	200	200	200	98	0	0	0	0	0	0	1,578	980
Total - NIAB (Darwin Green)			1,780	168	1,612	100	180	200	200	200	200	200	200	98	0	0	0	0	0	0	1,578	980
Cambridge East - Land North of Cherry Hinton	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R47 (780 dwellings) & 18/0481/OUT (pending, maximum of 1,200 dwellings)	55.99	780	0	780	0	0	0	60	132	132	132	132	132	60	0	0	0	0	0	780	324
Cambridge East - Land at Coldham's Lane	Cambridge East AAP, Cambridge Local Plan 2018 - Policy 13 / Site R41 (57 dwellings), 14/0028/OUT (up to 57 dwellings) & 16/0746/REM (57 dwellings)	1.30	57	35	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
Total - Cambridge East			837	35	802	22	0	0	60	132	132	132	132	132	60	0	0	0	0	0	802	324
Trumpington Meadows - Lots 1-5	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings), 11/0073/REM (lots 1-5, 163 dwellings) & 11/0075/REM (lots 1-5, 161 dwellings)	8.49	324	316	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8
Trumpington Meadows - Riverside	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) & 16/1488/REM (122 dwellings, of which 42 dwellings in Cambridge)	0.70	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Lots 10 & 11	Cambridge Local Plan 2018 - Policy 18 / Site R42b (598 dwellings), 08/0048/OUT (approximately 600 dwellings) & 16/1769/REM (65 dwellings)	1.70	65	0	65	0	0	7	58	0	0	0	0	0	0	0	0	0	0	0	65	65
Total - Trumpington Meadows (Cambridge Southern Fringe)			431	358	73	0	0	7	66	0	0	0	0	0	0	0	0	0	0	0	73	73
Clay Farm (Clay Farm - Parcels 1B, 2, 5-7, 8A, 8B, 10-11, 12A, 12C, 13A, 13B, 14A & 14B, Countryside Properties)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 10/1296/REM (306 dwellings), 12/0794/REM (229 dwellings), 13/0705/FUL (2 dwellings), 14/0520/REM (136 dwellings, 7 dwellings replaced by 15/2397/REM), 14/1736/REM (165 dwellings), 15/0844/REM (251 dwellings, 50 dwellings replaced by 16/2208/REM), 15/2397/REM (11 dwellings), 16/2208/REM (67 dwellings) & 19/0553/FUL (2 dwellings)	23.12	1,112	873	239	88	90	61	0	0	0	0	0	0	0	0	0	0	0	239	151	
Clay Farm (Parcels 15-18, Bovis Homes)	Cambridge Local Plan 2018 - Policy 18 / Site R42a (2,250 dwellings), 07/0620/OUT (up to 2,300 dwellings), 12/0754/REM (102 dwellings) & 13/0751/REM (295 dwellings)	10.13	397	392	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Total - Clay Farm			1,509	1,265	244	93	90	61	0	0	0	0	0	0	0	0	0	0	0	0	244	151
Bell School	Cambridge Local Plan 2018 - Policy 18 / Site R42d (347 dwellings), 06/0795/OUT (not exceeding 347 dwellings) & 13/1786/REM (270 dwellings)	7.36	270	238	32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	32	0
Land north of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB1 (200 dwellings)	7.81	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	200	200
Land south of Worts' Causeway	Cambridge Local Plan 2018 - Policy 27 / Site GB2 (230 dwellings), 19/1168/OUT (pending, up to 230 dwellings)	7.71	230	0	230	0	0	50	50	50	50	30	0	0	0	0	0	0	0	0	230	200
Total - Allocations on Cambridge Fringe			6,420	2,176	4,244	254	272	318	588	496	442	593	457	355	185	125	125	0	0	0	4,210	2,116

Table SC3: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
North-West Cambridge (University Site) - Lots M1 & M2	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings), S/2219/15/RM (240 dwellings, 10 dwellings replaced by S/2766/19/RM) & S/2766/19/RM (9 dwellings)	2.41	118	38	80	15	21	9	20	15	0	0	0	0	0	0	0	0	0	0	80	65
North-West Cambridge (University Site) - Future Lots, including Lots S1 & S2, and Lot 4	North West Cambridge AAP (approximately 3,000 dwellings), S/1886/11 (up to 3,000 dwellings)	91.53	1,032	0	1,032	0	0	0	0	0	0	125	125	125	125	125	125	250	32	0	750	0
Total - North West Cambridge (University Site)			1,150	38	1,112	15	21	9	20	15	0	125	125	125	125	125	125	250	32	0	830	65
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	South Cambridgeshire Local Plan 2018 - Policy SS/2 (approximately 1,000 dwellings)	30.96	1,000	0	1,000	0	0	0	0	0	0	0	0	102	200	200	200	200	98	0	702	0
Total - Land between Huntingdon Road, Histon Road & A14			1,000	0	1,000	0	0	0	0	0	0	0	0	102	200	200	200	200	98	0	702	0
Cambridge East - north of Newmarket Road	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 1,300 dwellings), S/2682/13/OL (up to 1,300 dwellings) & S/1096/19/RM (239 dwellings on Phase 1a)	64.74	1,300	0	1,300	0	110	160	225	210	190	190	190	25	0	0	0	0	0	0	1,300	895
Cambridge East - north of Cherry Hinton	Cambridge East AAP, South Cambridgeshire Local Plan 2018 - Policy SS/3 (approximately 420 dwellings) & S/1231/18/OL (pending, maximum of 1,200 dwellings)	15.93	420	0	420	0	0	0	35	68	68	68	68	68	45	0	0	0	0	0	420	171
Total - Cambridge East			1,720	0	1,720	0	110	160	260	278	258	258	258	93	45	0	0	0	0	0	1,720	1,066
Trumpington Meadows - Lots 1-5	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/0160/11 (lots 1-5, 29 dwellings)	10.83	29	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trumpington Meadows - Riverside	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2176/16/RM (122 dwellings, of which 80 dwellings within South Cambridgeshire)	1.35	80	42	38	15	23	0	0	0	0	0	0	0	0	0	0	0	0	0	38	23
Trumpington Meadows - Lots 10 & 11	Cambridge Southern Fringe AAP, S/0054/08/O (approximately 600 dwellings) & S/2646/16/RM (392 dwellings, of which 327 within South Cambridgeshire)	6.00	327	64	263	57	102	58	5	41	0	0	0	0	0	0	0	0	0	0	263	206
Total - Trumpington Meadows (Cambridge Southern Fringe)			436	135	301	72	125	58	5	41	0	0	0	0	0	0	0	0	0	0	301	229
Total - Allocations on Cambridge Fringe			4,306	173	4,133	87	256	227	285	334	258	383	383	320	370	325	325	450	130	0	3,553	1,360

Table SC4: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1416/16/RM (92 dwellings)	2.87	92	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northstowe - phase 1: parcel H2 (Barratt Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3477/16/RM (135 dwellings)	8.07	135	70	65	49	16	0	0	0	0	0	0	0	0	0	0	0	0	0	65	16
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/2776/16/RM (40 dwellings)	1.09	40	33	7	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	7	7
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3174/16/RM (84 dwellings)	2.12	84	78	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Northstowe - phase 1: parcels H5 & H6 (Bovis Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3405/18/RM (240 dwellings)	20.04	240	0	240	52	23	50	50	50	15	0	0	0	0	0	0	0	0	0	240	188
Northstowe - phase 1: parcel H7 (Barratt Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1475/18/RM (115 dwellings)	4.96	115	5	110	35	60	15	0	0	0	0	0	0	0	0	0	0	0	0	110	75
Northstowe - phase 1: parcel H8 (Barratt Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1355/19/RM (73 dwellings)	2.40	73	0	73	0	30	20	20	3	0	0	0	0	0	0	0	0	0	0	73	73
Northstowe - phase 1: parcel H9 (Barratt Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/2907/19/RM (pending, 130 dwellings)	3.03	130	0	130	0	0	65	45	20	0	0	0	0	0	0	0	0	0	0	130	130
Northstowe - phase 1: parcel H10 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/0045/19/RM (76 dwellings)	6.13	76	0	76	0	23	53	0	0	0	0	0	0	0	0	0	0	0	0	76	76
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/1620/17/RM (152 dwellings)	4.72	152	66	86	56	25	0	5	0	0	0	0	0	0	0	0	0	0	0	86	30
Northstowe - phase 1: parcel H12 (Linden Homes)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/3016/16/RM (271 dwellings)	7.19	271	87	184	48	35	33	35	33	0	0	0	0	0	0	0	0	0	0	184	136
Northstowe - phase 1: parcel H13 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL (up to 1,500 dwellings), S/0390/12 (site wide masterplan) & S/0065/20/RM (pending, 92 dwellings)	2.78	92	0	92	0	0	14	70	8	0	0	0	0	0	0	0	0	0	0	92	92
Total - Northstowe (phase 1)			1,500	431	1,069	246	212	250	225	121	15	0	0	0	0	0	0	0	0	0	1,069	823
Northstowe - phase 2: parcel 2a	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings), S/0390/12 (site wide masterplan) & S/3499/19/RM (phase 2a, 406 dwellings)	10.54	406	0	406	0	20	95	170	95	26	0	0	0	0	0	0	0	0	0	406	406
Northstowe - phase 2: remaining parcels	Northstowe AAP, S/2011/14/OL (up to 3,500 dwellings) & S/0390/12 (site wide masterplan)	138.63	3,094	0	3,094	0	0	0	0	129	146	250	250	250	250	250	250	250	250	819	1,775	275
Total - Northstowe (phase 2)			3,500	0	3,500	0	20	95	170	224	172	250	250	250	250	250	250	250	250	819	2,181	681
Northstowe - phase 3	Northstowe AAP, South Cambridgeshire Local Plan 2018 - Policy SS/5 & S/0390/12 (site wide masterplan)	106.73	5,000	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0
Total - Northstowe (all phases)			10,000	431	9,569	246	232	345	395	345	187	250	250	250	250	250	250	250	250	5,819	3,250	1,504
Waterbeach New Town	South Cambridgeshire Local Plan 2018 - Policy SS/6 (8,000-9,000 dwellings), S/0559/17/OL (up to 6,500 dwellings) & S/2075/18/OL (pending, up to 4,500 dwellings)	426.00	9,000	0	9,000	0	0	150	250	250	250	250	250	250	250	250	250	250	250	6,100	2,400	900
Bourn Airfield New Village	South Cambridgeshire Local Plan 2018 - Policy SS/7 (approximately 3,500 dwellings) & S/3440/18/OL (pending, approximately 3,500 dwellings)	171.20	3,500	0	3,500	0	0	0	35	75	120	150	150	150	150	150	150	150	150	2,070	1,130	230
Total - Allocations at New Settlements			22,500	431	22,069	246	232	495	680	670	557	650	650	650	650	650	650	650	650	13,989	6,780	2,634

Table SC5: Housing Trajectory for South Cambridgeshire - Allocations in the Rural Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Cambourne - additional 950 dwellings	S/6438/07/O (up to 950 dwellings), S/1504/11 (1A, 5 dwellings), S/2111/11 (1A, 82 dwellings), S/2398/11 (1C, 16 dwellings), S/0350/12/RM (1B, 5 dwellings), S/1610/12/RM (1B, 98 dwellings), S/2596/11 (1C & 2A, 114 dwellings), S/0396/13/RM (3B, 56 dwellings), S/0496/14/RM (3C & 4C, 131 dwellings), S/0806/13/RM (2B & 2C, 120 dwellings), S/1472/14/RM (3A, 74 dwellings), S/0114/15/RM (4A, 40 dwellings), S/2352/15/RM (4B, 5An & 5Bn, 110 dwellings) & S/2292/16/RM (5As, 5Bs & 5C, 99 dwellings)	34.90	950	911	39	32	7	0	0	0	0	0	0	0	0	0	0	0	0	0	39	7
Fulbourn & Ida Darwin Hospitals	South Cambridgeshire Local Plan 2018 - Policy H/3, S/1066/13 (development brief), S/0670/17/OL (up to 203 dwellings) & S/4469/18/PN	13.38	203	0	203	0	0	27	65	65	46	0	0	0	0	0	0	0	0	0	203	203
Fulbourn & Ida Darwin Hospitals (land off Fulbourn Old Drift)	South Cambridgeshire Local Plan 2018 - Policy H/3 & S/3404/17/FL (10 dwellings)	0.34	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Papworth West-Central - south of Church Lane	South Cambridgeshire Local Plan 2018 - Policy H/4, S/0623/13 (hybrid, 58 dwellings and 8 live work dwellings), S/2859/16/VC & S/0307/17/RM (53 dwellings)	4.01	61	0	61	0	20	41	0	0	0	0	0	0	0	0	0	0	0	0	61	61
Papworth West-Central - Catholic Church site	South Cambridgeshire Local Plan 2018 - Policy H/4 & S/0089/16/FL (4 dwellings)	0.13	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Bayer CropScience site, Hauxton	South Cambridgeshire Local Plan 2018 - Policy H/2 (residential led development), S/2308/06/OL (up to 380 dwellings), S/1152/12/RM (phase 1, 201 dwellings), S/1911/14/RM (phase 1, 201 dwellings), S/0410/15/RM (phase 3, 14 dwellings), S/1735/14/RM (phase 1) & S/0175/16/FL (70 extra care apartments)	8.63	285	235	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	0
Cambourne West (land north west of Lower Cambourne)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings), S/2903/14/OL (up to 2,350 dwellings), S/4537/19/RM (pending, 200 dwellings), 20/01536/REM (pending, 190 dwellings) & 20/01640/REM (pending, 286 dwellings)	148.60	2,350	0	2,350	0	0	80	160	160	160	150	150	150	150	150	150	150	150	590	1,460	560
Cambourne West (land within the Business Park)	South Cambridgeshire Local Plan 2018 - Policy SS/8 (approximately 1,200 dwellings)	9.07	240	0	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	0	0
Dales Manor Business Park, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1a (200 dwellings), S/1598/08/F (27 units for B1c, B2 and B8 and a wind turbine) & S/1962/10 (27 units for B1c, B2 and B8 and a wind turbine)	10.70	200	0	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land north of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1b (80 dwellings) & S/3729/18/FL (158 dwellings)	3.64	158	0	158	0	41	79	38	0	0	0	0	0	0	0	0	0	0	0	158	158
Land south of Babraham Road, Sawston	South Cambridgeshire Local Plan 2018 - Policy H/1c (260 dwellings)	12.04	260	0	260	0	0	0	0	0	0	25	55	55	55	55	15	0	0	0	260	0
Land north of Impington Lane, Impington	South Cambridgeshire Local Plan 2018 - Policy H/1d (25 dwellings) & S/1486/18/FL (26 dwellings)	1.35	26	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26	26
Land west of New Road, Melbourn (land south west of Victoria Way)	South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings), S/2048/14/FL (64 dwellings, 7 dwellings replaced by S/4414/17/FL), S/0763/15/VC, S/4414/17/FL (10 dwellings), S/3577/16/VC & S/0949/19/VC (pending)	2.30	67	54	13	8	5	0	0	0	0	0	0	0	0	0	0	0	0	0	13	5
Land west of New Road, Melbourn (land at 36 New Road)	South Cambridgeshire Local Plan 2018 - Policy H/1e (65 dwellings) & S/2424/18/FL (demolition of dwelling and 22 new dwellings)	0.71	21	0	21	-1	11	11	0	0	0	0	0	0	0	0	0	0	0	0	21	22
Green End Industrial Estate, Gamlingay	South Cambridgeshire Local Plan 2018 - Policy H/1f (90 dwellings), S/2068/15/OL (demolition of 5 dwellings and 90 new dwellings) & S/4085/19/RM (pending, demolition of 5 dwellings and 90 new dwellings)	4.07	85	0	85	0	-5	50	40	0	0	0	0	0	0	0	0	0	0	0	85	85
East of Rockmill End, Willingham	South Cambridgeshire Local Plan 2018 - Policy H/1g (50 dwellings), S/2833/15/OL (up to 72 dwellings) & S/0122/18/RM (72 dwellings)	3.42	72	0	72	34	38	0	0	0	0	0	0	0	0	0	0	0	0	0	72	38
Land at Bennell Farm, West Street, Comberton	South Cambridgeshire Local Plan 2018 - Policy H/1h (90 dwellings), S/2204/15/OL (up to 90 dwellings), S/1812/17/OL (up to 90 dwellings), S/4552/17/RM (90 dwellings) & S/0351/19/VC	6.29	90	0	90	0	15	30	45	0	0	0	0	0	0	0	0	0	0	0	90	90
Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)	South Cambridgeshire Local Plan 2018 - Policy E/8 & S/0671/17/FL (35 dwellings)	0.20	35	0	35	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	35	35
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	South Cambridgeshire Local Plan 2018 - Policy E/8 & S/0783/17/FL (12 dwellings)	0.17	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12
Histon & Impington Station Area (Station Road Garage, Station Yard, Station Road, Histon)	South Cambridgeshire Local Plan 2018 - Policy E/8 & S/2010/17/OL (32 dwellings)	0.45	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Allocations in the Rural Area			5,161	1,200	3,961	123	144	389	348	225	206	175	205	205	205	205	165	150	150	830	2,595	1,312

Table C4: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Sandy Lane	03/0406/FUL (18 dwellings, 3 dwellings replaced by 06/1305/FUL), 06/1305/FUL (7 dwellings), 03/1241/FUL (5 dwellings) & 06/0544/FUL (1 dwelling)	0.60	28	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hayling House, Fen Road	16/0617/FUL (demolition of 1 dwellings and 14 new dwellings)	0.42	13	-1	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	14
34-36 Madingley Road	17/0172/FUL (demolition of 2 dwellings and 16 new dwellings)	0.33	14	-2	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16
1 Whichcote House, Springfield Road and land rear of Whichcote House, Milton Road	16/1873/FUL (11 dwellings), 17/1722/FUL (11 dwellings) & 17/0489/FUL (3 dwellings)	0.14	14	0	14	11	3	0	0	0	0	0	0	0	0	0	0	0	0	0	14	3
Sorrento Hotel, 190-196 Cherry Hinton Road	05/1329/FUL (16 dwellings)	0.22	16	2	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
64-68 Newmarket Road	14/1905/FUL (demolition of 4 dwellings and 84 new dwellings)	0.48	80	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23 and 25 Hills Road	17/0265/FUL (10 dwellings)	0.04	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Cambridge Carpets, 213 Mill Road	17/1527/FUL (14 dwellings)	0.18	14	0	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	14
Land at Anstey Way	17/1133/DEMDET (demolition of 28 dwellings) & 17/2214/FUL (56 dwellings)	0.39	28	-28	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	0
St Regis House and 108 Chesterton Road	17/0970/FUL (14 dwellings)	0.25	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
Lovell Lodge, 365 Milton Road	17/1709/FUL (14 dwellings)	0.10	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
Land at 300-314 Coldham's Lane	17/1272/FUL (demolition of 1 dwelling and 14 new dwellings)	0.31	13	-1	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14
141 Ditton Walk	15/1020/FUL (14 dwellings)	0.35	14	0	14	0	5	9	0	0	0	0	0	0	0	0	0	0	0	0	14	14
Grafton House, 64 Maids Causeway	18/0606/B1C3 (change of use of office to residential)	0.14	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0
National Institute Of Agricultural Botany, Huntingdon Road	18/1451/B1C3 (change of use of office to residential, 71 dwellings)	0.97	71	0	71	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
291 Hills Road	18/0806/FUL (demolition of 1 dwelling and 14 new dwellings), 17/1372/FUL (demolition of 1 dwelling and 15 new dwellings) & 18/0715/DEMDET (pending, demolition of 1 dwelling)	0.23	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	13	13
9-10A Ventress Close	18/1470/FUL (demolition of 4 dwellings and 15 new affordable dwellings)	0.28	11	0	11	-4	10	5	0	0	0	0	0	0	0	0	0	0	0	0	11	15
Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens)	18/1993/FUL (demolition of 15 dwellings and 24 new dwellings)	0.71	9	0	9	0	-15	24	0	0	0	0	0	0	0	0	0	0	0	0	9	9
74-82 Akeman Street	19/0261/FUL (demolition of 4 dwellings and 14 new dwellings)	0.22	10	0	10	-4	0	14	0	0	0	0	0	0	0	0	0	0	0	0	10	14
Chartwell House, 620-622 Newmarket Road	19/0767/B1C3 (change of use of office to residential, 11 dwellings)	0.08	11	0	11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	11	11
66-80B Colville Road	19/1034/FUL (demolition of 24 dwellings and 69 new affordable dwellings)	0.76	45	0	45	0	-24	67	0	0	0	0	0	0	0	0	0	0	0	0	43	43
Small Sites (9 dwellings or less) already Under Construction at 31 March 2019	-	-	-	-	99	75	24	0	0	0	0	0	0	0	0	0	0	0	0	0	99	24
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2019	-	-	-	-	247	25	62	86	49	25	0	0	0	0	0	0	0	0	0	0	247	222
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2019	-	-	-	-	139	0	14	35	49	28	13	0	0	0	0	0	0	0	0	0	139	139
Total - Unallocated Sites with Planning Permission			458	-30	973	189	133	240	139	64	13	0	0	0	0	0	0	0	0	0	778	589

Table C4: Housing Trajectory for Cambridge - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Windfall Allowance	-	-	-	-	-	0	0	0	0	0	0	130	130	130	130	130	130	130	130	0	780	0
Total - Unallocated Sites and Windfall Allowance			458	-30	973	189	133	240	139	64	13	130	130	130	130	130	130	130	130	0	1,558	589

Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Land west of 22a West Road, Gamlingay	S/0034/06/OL (residential development), S/0261/09/RM (10 dwellings), S/1866/14/VC, S/0377/16/FL (2 dwellings) & S/4413/17/FL (1 dwelling)	0.53	13	10	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Land rear of Cygnus Business Park, Swavesey	S/1329/13/FL (12 dwellings)	0.40	12	9	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0
Land to the east of Cody Road, Waterbeach *	S/1907/14/OL (up to 36 dwellings) & S/2491/16/RM (36 dwellings)	1.47	36	34	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	S/1199/13/OL (20 dwellings) & S/2253/16/RM (20 dwellings)	0.95	20	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
18 Boxworth End, Swavesey *	S/0875/15/OL (30 dwellings) & S/2900/18/RM (30 dwellings)	1.69	30	0	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30	30
East of New Road, Melbourn *	S/2791/14/OL (up to 199 dwellings) & S/2590/17/RM (199 dwellings)	10.52	199	0	199	70	40	30	59	0	0	0	0	0	0	0	0	0	0	0	199	129
Former CEMEX Cement Works, Haslingfield Road, Barrington *	S/2365/14/OL (up to 220 dwellings), S/0057/17/VC, S/1394/18/FL (demolition of former cement works), S/3485/18/RM (220 dwellings) & S/1427/19/RM (220 dwellings)	33.50	220	0	220	0	0	40	40	40	40	40	20	0	0	0	0	0	0	0	220	160
Land off Mill Lane, Sawston *	S/1515/15/OL (residential development) & S/2993/17/RM (48 dwellings)	1.47	48	5	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	0
36 Oakington Road, Cottenham *	S/1952/15/OL (up to 50 dwellings) & S/3615/17/RM (50 dwellings)	1.93	50	8	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	0
Land off Haden Way, Willingham *	S/2456/15/OL (up to 64 dwellings) & S/4441/18/RM (pending, 64 dwellings, amendments reduced number of dwellings to 61 dwellings)	2.04	61	0	61	0	0	30	31	0	0	0	0	0	0	0	0	0	0	0	61	61
East of Spring Lane, Bassingbourn *	S/1745/16/OL (up to 30 dwellings) & S/0905/19/RM (30 dwellings)	2.87	30	0	30	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	30	30
Rear of 7-37 Station Road, Foxton *	S/2148/16/OL (up to 22 dwellings) & S/2583/18/RM (22 dwellings)	0.83	22	0	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22
Land west of Mill Road, Over *	S/2870/15/OL (up to 55 dwellings) & S/3683/17/RM (53 dwellings)	1.59	53	0	53	0	0	40	13	0	0	0	0	0	0	0	0	0	0	0	53	53
South of West Road, Gamlingay *	S/2367/16/OL (up to 29 dwellings), S/1338/15/OL (up to 29 dwellings) & S/3868/18/RM (pending, 29 dwellings)	1.32	29	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land at 22 Linton Road, Balsham *	S/2830/15/OL (up to 29 dwellings), S/0255/17/OL (36 dwellings) & S/2729/18/RM (36 dwellings)	1.83	36	0	36	2	17	17	0	0	0	0	0	0	0	0	0	0	0	0	36	34
Monkfield Nutrition, High Street, Shingay-cum-Wendy *	S/2224/16/OL (up to 10 dwellings) & S/1877/19/RM (10 dwellings)	2.00	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
7 High Street, Balsham *	S/1959/16/FL (33 dwellings) & S/1294/18/VC	0.83	33	21	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
Hallmark Hotel, Bar Hill *	S/0851/16/FL (40 dwellings)	2.94	40	0	40	0	5	30	5	0	0	0	0	0	0	0	0	0	0	0	40	40
Land off Rampton Road, Cottenham *	S/2413/17/OL (demolition of dwelling and up to 200 new dwellings), S/4116/18/VC, S/2549/19/RM (pending, demolition of dwelling and up to 200 new dwellings) & S/2679/19/RM (pending, demolition of dwelling and up to 200 new dwellings)	14.19	199	0	199	0	4	50	50	50	45	0	0	0	0	0	0	0	0	0	199	199
Land east of Highfields Road, Caldecote *	S/2510/15/OL (up to 140 dwellings) & S/4619/18/RM (66 dwellings)	102.20	66	0	66	0	42	24	0	0	0	0	0	0	0	0	0	0	0	0	66	66
Land at Hurdleditch Road, Orwell *	S/3190/15/OL (up to 49 dwellings) & S/3870/18/RM (49 dwellings)	3.80	49	0	49	16	33	0	0	0	0	0	0	0	0	0	0	0	0	0	49	33
Land rear of 130 Middlewatch, Swavesey *	S/1605/16/OL (demolition of a dwelling and up to 70 new dwellings) & S/1896/19/RM (pending, demolition of a dwelling and 70 new dwellings)	2.80	69	0	69	0	-1	30	40	0	0	0	0	0	0	0	0	0	0	0	69	69
West of Cemetery, The Causeway, Bassingbourn *	S/1566/16/OL (26 dwellings) & S/4468/17/RM (26 dwellings)	1.08	26	7	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	0
Land south of 1b Over Road, Willingham *	S/2921/15/OL (26 dwellings)	0.92	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Land north and south of Bartlow Road, Linton *	S/1963/15/OL (up to 55 dwellings), S/2487/18/RM (appeal lodged, 55 dwellings), S/2501/19/RM (55 dwellings) & S/2073/19/OL (pending, up to 55 dwellings)	4.83	55	0	55	0	0	20	35	0	0	0	0	0	0	0	0	0	0	0	55	55
South of Thompsons Meadow, Trap Road, Guilden Morden *	S/3077/16/OL (up to 16 dwellings)	1.76	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West of Grace Crescent, Hardwick *	S/1694/16/OL (up to 98 dwellings) & S/4551/17/RM (98 dwellings)	4.40	98	9	89	51	38	0	0	0	0	0	0	0	0	0	0	0	0	0	89	38
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL (71 dwellings)	2.91	71	19	52	47	0	5	0	0	0	0	0	0	0	0	0	0	0	0	52	5
Land at Teversham Road, Fulbourn *	S/0202/17/OL (up to 110 dwellings) & S/3290/19/RM (pending, 110 dwellings)	6.83	110	0	110	0	0	50	50	10	0	0	0	0	0	0	0	0	0	0	110	110
Land off Bartlow Road, Castle Camps *	S/0415/17/OL (up to 10 dwellings) & S/4299/17/RM (10 dwellings)	0.55	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Land south and east of 77 Station Road, Willingham	S/1428/17/FL (22 dwellings)	0.83	22	0	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	0
Lion Works, Station Road West, Whittlesford Bridge *	S/0746/15/OL (residential development)	1.17	59	0	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
South of 279 St Neots Road, Hardwick *	S/3064/16/OL (demolition of 2 dwellings and up to 155 new dwellings)	7.44	153	0	153	0	0	13	50	50	40	0	0	0	0	0	0	0	0	0	153	153
Land at Oakington Road, Cottenham *	S/1606/16/OL (up to 126 dwellings) & S/2281/18/RM (121 dwellings)	4.68	121	0	121	7	43	50	21	0	0	0	0	0	0	0	0	0	0	0	121	114
Rear of 79 High Street, Meldreth *	S/1124/17/OL (18 dwellings) & S/0067/20/RM (pending, 18 dwellings)	1.05	18	0	18	0	0	9	9	0	0	0	0	0	0	0	0	0	0	0	18	18
Land off Gibson Close, Waterbeach *	S/2177/16/FL (20 dwellings)	0.69	20	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0
Land at Belsar Farm, Willingham *	S/3145/16/FL (25 dwellings)	1.31	25	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25
Land adjacent Longstanton Road, Over *	S/2383/17/FL (26 dwellings) & S/4201/18/VC (pending)	0.94	26	0	26	0	0	13	13	0	0	0	0	0	0	0	0	0	0	0	26	26
Land at Meldreth Road, Shepreth *	S/3052/16/FL (25 dwellings)	1.19	25	0	25	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25
Plumbs Dairy, 107 High Street, Balsham	S/0460/17/FL (15 dwellings)	0.58	15	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0
Land off Grafton Drive, Caldecote *	S/2764/16/OL (up to 58 dwellings) & S/3835/19/RM (pending, 58 dwellings)	4.31	58	0	58	0	0	28	30	0	0	0	0	0	0	0	0	0	0	0	58	58
65 Pettitts Lane, Dry Drayton *	S/4554/17/OL (up to 10 dwellings) & S/3447/18/RM (10 dwellings)	0.31	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Horseheath Road, Linton *	S/2553/16/OL (no more than 42 dwellings) & S/4418/19/RM (pending, 42 dwellings)	2.88	42	0	42	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	42	42
Land off Fen End, Over *	S/2577/17/FL (20 dwellings) & S/3350/19/VC (pending)	0.96	20	0	20	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20	20
Land between 66-68 Common Lane, Sawston *	S/2286/16/OL (up to 10 dwellings) & S/4787/18/RM (10 dwellings)	0.55	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Land south of Fen Drayton Road, Swavesey *	S/1027/16/OL (up to 99 dwellings), S/2315/18/RM (99 dwellings) & S/0491/19/VC	0.90	99	0	99	8	40	40	11	0	0	0	0	0	0	0	0	0	0	0	99	91
Sheen Farm, Royston Road, Litlington *	S/2927/17/FL (demolition of dwelling and 22 new dwellings)	1.12	21	0	21	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	21	21
Land north of Linton Road, Great Abington *	S/3564/17/OL (up to 13 dwellings) & S/1478/19/RM (13 dwellings)	0.97	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13
Land north east of Rampton Road, Cottenham *	S/2876/16/OL (154 dwellings) & S/4207/19/RM (pending, 154 dwellings, imminent amendments expected to reduce number of dwellings to 146 or 147 dwellings)	17.13	154	0	154	0	0	0	50	50	46	0	0	0	0	0	0	0	0	0	146	146
Rear of 46-56 The Moor, Melbourn *	S/1032/17/FL (23 dwellings)	0.83	23	0	23	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	23	23
Land at Linton Road, Great Abington *	S/3543/16/FL (45 dwellings)	4.11	45	6	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	0
39 Pepys Way, Girton	S/2872/17/FL (demolition of dwelling and 12 new dwellings) & S/1590/18/FL (demolition of dwelling and 9 new dwellings)	0.30	8	0	8	-1	9	0	0	0	0	0	0	0	0	0	0	0	0	0	8	9

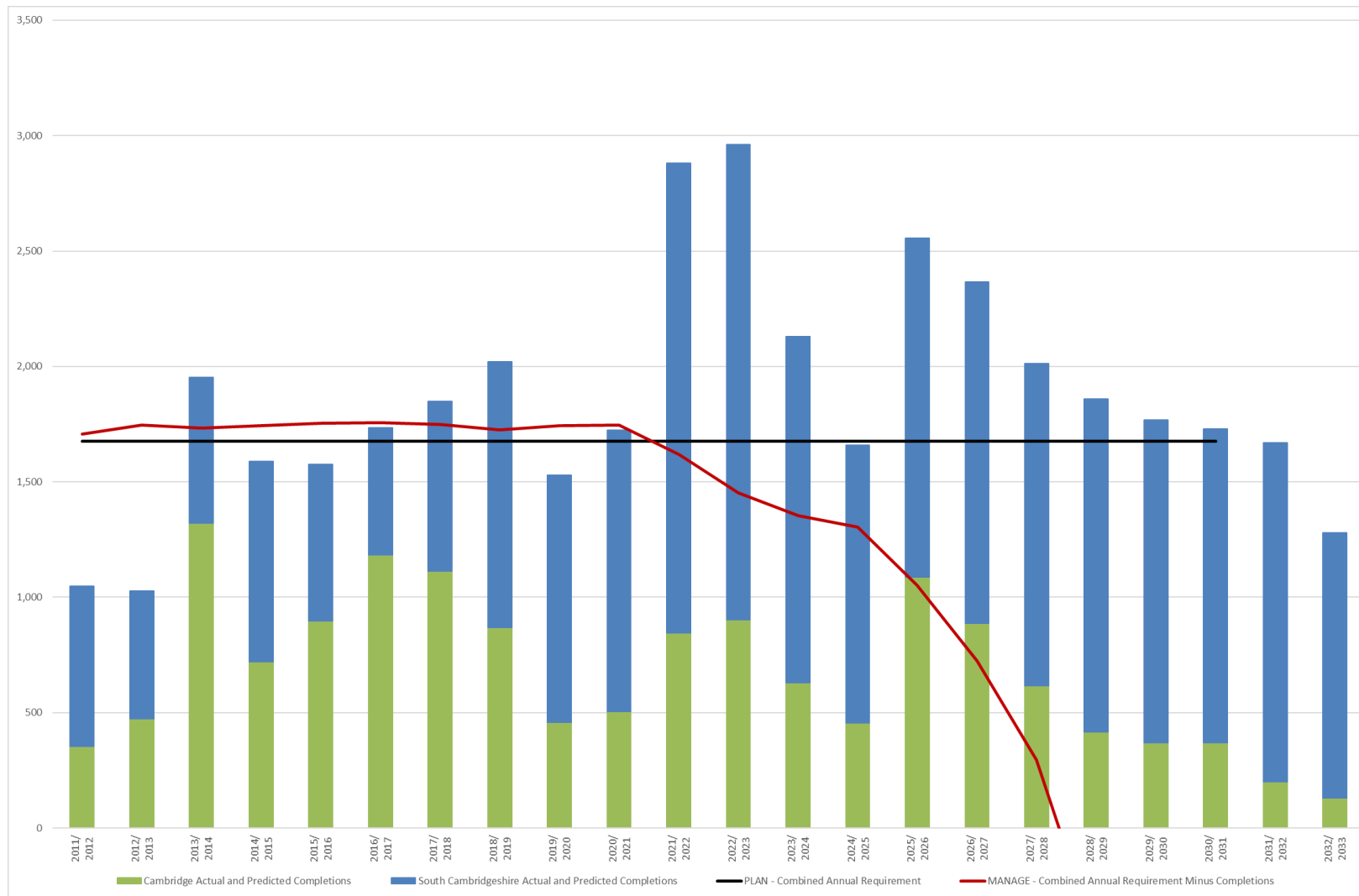
Table SC6: Housing Trajectory for South Cambridgeshire - Unallocated Sites and Windfall Allowance

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.19)	Outstanding Dwellings (net)	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	Post 2033	Total: 2019-2031	Total in Five Year Supply: 2020-2025
Land west of Balsham Road, Fulbourn	S/3396/17/FL (14 dwellings)	0.55	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
Land south and west of High Street, Cambourne	S/0796/18/FL (49 dwellings) & S/1685/19/FL (54 dwellings)	0.43	54	0	54	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	54	54
Land at the corner of Capper Road and Cody Road, Waterbeach	S/3865/17/FL (16 dwellings)	0.31	16	0	16	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	16	16
Former GoCold Building, Station Yard, High Street, Meldreth	S/1502/17/FL (22 dwellings)	0.55	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22	22
Small Sites (9 dwellings or less) already Under Construction at 31 March 2019	-	-	-	-	179	134	45	0	0	0	0	0	0	0	0	0	0	0	0	0	179	45
Small Sites (9 dwellings or less) Not Under Construction at 31 March 2019	-	-	-	-	458	46	115	160	91	46	0	0	0	0	0	0	0	0	0	0	458	412
Small Sites (9 dwellings or less) Permitted Between 1 April - 31 December 2019	-	-	-	-	124	0	12	31	44	25	12	0	0	0	0	0	0	0	0	0	124	124
Total - Unallocated Sites with Planning Permission			2,830	128	3,463	614	588	926	683	271	183	40	20	0	0	0	0	0	0	0	3,325	2,651
Land west of Longstanton	S/1970/07 (resolved to grant, an additional 36 dwellings)	64.91	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	S/2184/16/OL (resolved to grant, up to 32 dwellings)	16.70	32	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wellcome Genome Campus, Hinxton	S/4329/18/OL (resolved to grant, up to 1,500 dwellings)	124.20	1,500	0	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Unallocated Sites with Resolution to Grant Planning Permission			1,568	0	1,568	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Windfall Allowance	-	-	-	-	-	0	0	0	0	0	0	220	220	220	220	220	220	220	220	0	1,320	0
Total - Unallocated Sites and Windfall Allowance			4,398	128	5,031	614	588	926	683	271	183	260	240	220	220	220	220	220	220	0	4,645	2,651

Unallocated sites with planning permission or resolution to grant planning permission (excluding 'five year supply' sites)	-	-	-	-	-	236	255	221	143	71	12	0	0	0	0	0	0	0	0	0	938	702
Windfall Allowance	-	-	-	-	-	0	0	0	0	0	0	220	220	220	220	220	220	220	220	0	1,320	0
Total	-	-	-	-	-	236	255	221	143	71	12	220	220	220	220	220	220	220	220	0	2,258	702
'Five Year Supply' Sites	-	-	-	-	-	378	333	705	540	200	171	40	20	0	0	0	0	0	0	0	2,387	1,949

Notes:
* = 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Figure 3: Actual and Predicted Completions 2011-2033



Five Year Supply Calculations for Greater Cambridge

38. The NPPG⁶ (updated in July 2019) requires that any assessments of five year housing land supply clearly indicate buffers, shortfalls and the number of years of supply. It⁷ also sets out that the purpose of calculating the five year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement as set out in adopted strategic policies for the next five years, and that only where strategic policies are more than five years old or have been reviewed and found in need of updating, should local housing need calculated using the standard method be used instead of the housing requirement.
39. The NPPG⁸ (updated in July 2019) also sets out how any shortfall in housing supply should be dealt with: “The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgefield approach), then the appropriate buffer should be applied. If a strategic policy-making authority wishes to deal with past under delivery over a longer period, then a case may be made as part of the plan-making and examination process rather than on a case by case basis on appeal.”
40. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state that “the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” and that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”.
41. The Liverpool method of calculating five year housing land supply spreads any shortfall in housing supply (at the point of calculation) over the remainder of the plan period, whereas the Sedgefield method includes any shortfall in housing supply (at the point of calculation) within the five year assessment period.
42. The approach to calculating five year supply was considered through the Local Plan examinations and the Inspectors confirmed that the five year supply should be calculated on the basis of a joint housing trajectory for Greater Cambridge reflecting the joint development strategy across the two Local Plans, the Liverpool method and a 20% buffer. The Inspectors concluded in their reports⁹ that the use of the Liverpool method was justified for both Cambridge and South Cambridgeshire for the following reasons:

South Cambridgeshire: There has been a shortfall in housing delivery since the start of the plan period of 1,880 up to 31 March 2017. There are two generally recognised approaches to dealing with this undersupply: either within the next five

⁶ Paragraph: 014 Reference ID: 68-014-20190722

⁷ Paragraph: 003 Reference ID: 68-003-20190722 and Paragraph: 005 Reference ID: 68-005-20190722

⁸ Paragraph: 031 Reference ID: 68-031-20190722

⁹ [South Cambridgeshire Local Plan Inspectors Report](#) (paragraphs 40-41) and [Cambridge Local Plan Inspectors Report](#) (paragraph 44)

years (known as the Sedgefield method), or over the remainder of the plan period (the Liverpool method). The PPG advises that local planning authorities should aim to deal with any undersupply within the first five years of the plan period 'where possible'.

The Local Plan is reliant on two new settlements at Waterbeach and Bourn to deliver a significant proportion of the housing requirement. Both sites require significant investment in infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period. If the Sedgefield method were to be used it would almost certainly result in increased pressure to develop new housing in the rural areas which are a lower tier in the Sustainable Development Strategy. In the circumstances, the use of the Liverpool method is justified.

Cambridge: Cambridge City does not have a shortfall in the delivery of new housing in the years 2011-2017. However, for the purposes of the joint trajectory, it is appropriate to deal with the shortfall over the remainder of the plan period, known as the Liverpool method. This is because of the reliance, in the South Cambridgeshire Local Plan, on the delivery of two new settlements which require significant investment in new infrastructure and, realistically, may not start to deliver new housing until the mid or later years of the plan period.

43. As the Local Plans were adopted in autumn 2018, their strategic policies are less than five years old and therefore the housing requirements set out in Policy 3 of the Cambridge Local Plan 2018 (adopted in October 2018) and Policy S/5 of the South Cambridgeshire Local Plan 2018 (adopted in September 2018) should be used to calculate the five year housing land supply.
44. As the NPPG (updated in July 2019) continues to allow strategic policy-making authorities to deal with past under delivery over a longer period (i.e. using the Liverpool method) where a case is made as part of the plan-making and examination process, it remains appropriate to use Liverpool method for calculating the five year supply for Greater Cambridge, as this was the methodology found to be sound by the Inspectors examining the Local Plans and is therefore set out in the adopted Local Plans (see Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). There has been no material change in circumstances, in either national planning policy and guidance or within Greater Cambridge, since the adoption of the Local Plans in autumn 2018 that would result in the need to reconsider the methodology used to calculate the Councils' five year housing land supply.
45. The housing requirement for Greater Cambridge is 33,500 dwellings between 2011 and 2031, as the Cambridge Local Plan 2018 (adopted in October 2018) requires in Policy 3 that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 and the South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires in Policy S/5 that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031.

46. Figure 4 (below) sets out the five year housing land supply for Greater Cambridge for 2020-2025.

Figure 4: Five-Year Housing Land Supply Position for 2020-2025

Stages in Calculating the Five Year Supply / Area	Greater Cambridge
(a) Housing requirement 2011 to 2031	33,500
(b) Actual completions up to 31 March 2019 and predicted completions for 1 April 2019 to 31 March 2020	14,323
(c) Number of dwellings left to deliver in the plan period (= a - b)	19,177
(d) Number of years of plan period left	11
(e) Annualised average requirement for the remainder of the plan period (= c ÷ d)	1,743
(f) Five year supply requirement (= e x 5)	8,717
(g) 20% buffer to be added to the five year supply requirement (= f x 0.2)	1,743
(h) Five year supply requirement with 20% buffer (= f + g)	10,460
(i) Number of dwellings predicted to be completed in the five year period (1 April 2020 to 31 March 2025)	11,356
(j) Five year supply (= i ÷ h x 5)	5.4

NOTE:

The five year supply figure (row j) and each of the other figures in rows e-h have been calculated using formulae in a spreadsheet, and therefore have been calculated using accurate unrounded numbers. The numbers shown in rows e, f, g and h of this table are the rounded numbers, and therefore the numbers in this table may not sum due to rounding.

47. Based on the Greater Cambridge housing trajectory published in this document (see Figure 2, above), it is anticipated that there will be a rolling five-year housing land supply for the remainder of the plan period (see Figure 5, below). The Greater Cambridge housing trajectory will be updated annually.

Figure 5: Rolling Five Year Supply

Area / Five Year period	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Greater Cambridge	5.4	5.8	6.0	6.2	6.4	6.8	7.7

5. Conclusions

Meeting the Housing Requirement

48. The Cambridge Local Plan 2018 (adopted in October 2018) requires (in Policy 3) that provision is made for 14,000 dwellings in Cambridge during the period 2011 to 2031 to meet the current objectively assessed need. Against the Cambridge Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that 14,468 dwellings are expected to be delivered between 2011 and 2031¹⁰, this is 3% (468 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.
49. The South Cambridgeshire Local Plan 2018 (adopted in September 2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in South Cambridgeshire during the period 2011 to 2031 to meet the current objectively assessed need. Against the South Cambridgeshire Local Plan 2018, the Greater Cambridge housing trajectory published in this document shows that 23,502 dwellings are expected to be delivered between 2011 and 2031¹¹, this is 21% (4,002 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions as required in the NPPF.
50. Together, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in this document shows that 37,970 dwellings are expected to be delivered between 2011 and 2031.

Five Year Housing Land Supply

51. Both the Cambridge and South Cambridgeshire Local Plans 2018 set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy 3 of the Cambridge Local Plan 2018 and Policy S/12 of the South Cambridgeshire Local Plan 2018). The recently adopted Local Plans also establish that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”.
52. Collectively for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 5.4 years of housing land supply for the 2020-2025 five year period. The five year housing land supply for 2020-2025 should be

¹⁰ Some sites allocated in the Cambridge Local Plan are no longer anticipated to deliver dwellings within the plan period (i.e. by 2031), and therefore any dwellings from those sites are not included in the expected number of dwellings to be delivered between 2011 and 2031.

¹¹ Some sites allocated in the South Cambridgeshire Local Plan are anticipated to deliver dwellings during the plan period (i.e. by 2031) and after the plan period. Any dwellings anticipated to be delivered after the plan period are not included in the expected number of dwellings to be delivered between 2011 and 2031.

used when making planning decisions from the date of publication of this document (1 April 2020).

Implications for Decision Making

53. Paragraph 11 of the NPPF (published in February 2019) sets out a presumption in favour of sustainable development, which for decision-taking means “approving development proposals that accord with an up-to-date development plan without delay” (paragraph 11(c)).
54. Paragraph 11(d) and footnote 7 of the NPPF (published in February 2019) set out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and these are where the Council cannot demonstrate a five year housing land supply or where the Council’s Housing Delivery Test results indicate that delivery was substantially below the housing requirement over the previous three years. On the basis of the five year supply calculations in this document, paragraph 11(d) of the NPPF (published in February 2019) does not apply to Cambridge or South Cambridgeshire, as the Councils can demonstrate a five year supply, and decisions should be made in accordance with the up to date development plans adopted in 2018.

Appendix A: Predicted and Actual Completions for 2019-2020

A.1. Officers carried out an early survey of the sites of 10 or more dwellings (net) included in the Greater Cambridge housing trajectory (November 2019) by undertaking site visits to record actual completions at February 2020. Predicted and actual completions are as follows:

Site	Predicted Completions	Actual Completions	Difference
The Paddocks Trading Estate, Cherry Hinton Road, Cambridge	0	0	0
379-381 Milton Road, Cambridge	0	0	0
BT telephone exchange and car park, Long Road, Cambridge	0	0	0
Willowcroft, Histon Road, Cambridge	0	0	0
Travis Perkins, Devonshire Road, Cambridge	0	0	0
Police Station, Parkside, Cambridge	0	0	0
Ridgeons, Cromwell Road, Cambridge	0	0	0
Henry Giles House, Chesterton Road, Cambridge	0	0	0
295 Histon Road, Cambridge	0	0	0
Betjeman House, Hills Road, Cambridge	0	0	0
Station Area - Pink Phase (Station Road West), Cambridge	0	0	0
Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge	0	0	0
149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge	0	0	0
Mill Road Depot and adjoining properties, Mill Road, Cambridge	0	15	+15
Horizon Resource Centre, 285 Coldham's Lane, Cambridge	0	0	0
Cambridge Professional Development Centre, Foster Road, Cambridge	0	0	0
Clifton Road Area, Cambridge	0	0	0

Site	Predicted Completions	Actual Completions	Difference
82-88 Hills Road and 57-63 Bateman Street, Cambridge	0	0	0
636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge	0	0	0
315-349 Mill Road and Brookfields, Cambridge	0	0	0
Orchard Park - parcel L2	0	0	0
Orchard Park - parcel Com4	0	0	0
North West Cambridge (University Site)	25	22	-3
NIAB (Darwin Green)	154	100	-54
Cambridge East – Land north of Newmarket Road	0	0	0
Cambridge East – Land north of Cherry Hinton	0	0	0
Cambridge East – Land at Coldham's Lane	22	22	0
Trumpington Meadows	85	72	-13
Clay Farm	118	93	-25
Bell School	32	32	0
Land north of Worts' Causeway	0	0	0
Land south of Worts' Causeway	0	0	0
Northstowe – Phase 1	160	246	+86
Northstowe – Phase 2	0	0	0
Northstowe – Phase 3	0	0	0
Waterbeach New Town	0	0	0
Bourn Airfield New Village	0	0	0
Cambourne - additional 950 dwellings	39	32	-7
Fulbourn & Ida Darwin Hospitals	0	0	0
Land off Fulbourn Old Drift	0	0	0
Papworth West-Central - south of Church Lane	0	0	0
Papworth West-Central - Catholic Church site	0	0	0
Former Bayer CropScience site, Hauxton	46	50	+4
Cambourne West (land north west of Lower Cambourne)	0	0	0
Cambourne West (land within the Business Park)	0	0	0
Dales Manor Business Park, Sawston	0	0	0

Site	Predicted Completions	Actual Completions	Difference
Land north of Babraham Road, Sawston	0	0	0
Land south of Babraham Road, Sawston	0	0	0
Land north of Impington Lane, Impington	0	0	0
Land west of New Road, Melbourn (land south west of Victoria Way)	3	8	+5
Land west of New Road, Melbourn (land at 36 New Road)	0	-1	-1
Green End Industrial Estate, Gamlingay	0	0	0
East of Rockmill End, Willingham	38	34	-4
Land at Bennell Farm, West Street, Comberton	0	0	0
Histon & Impington Station Area (The Bishops Site, Cambridge Road, Impington)	0	0	0
Histon & Impington Station Area (Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington)	0	0	0
Sandy Lane, Cambridge	0	0	0
Hayling House, Fen Road, Cambridge	0	0	0
34-36 Madingley Road, Cambridge	0	0	0
1 Whichcote House, Springfield Road and land rear of Whichcote House, Milton Road, Cambridge	11	11	0
Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge	0	0	0
64-68 Newmarket Road, Cambridge	0	0	0
23 and 25 Hills Road, Cambridge	0	0	0
Cambridge Carpets, 213 Mill Road, Cambridge	0	0	0
Land at Anstey Way, Cambridge	49	56	+7
St Regis House and 108 Chesterton Road, Cambridge	0	0	0

Site	Predicted Completions	Actual Completions	Difference
Lovell Lodge, 365 Milton Road, Cambridge	14	14	0
Land at 300-314 Coldham's Lane, Cambridge	14	0	-14
141 Ditton Walk, Cambridge	0	0	0
Grafton House, 64 Maids Causeway, Cambridge	16	16	0
National Institute Of Agricultural Botany, Huntingdon Road, Cambridge	0	0	0
291 Hills Road, Cambridge	0	0	0
Land west of 22a West Road, Gamlingay	3	3	0
Land rear of Cygnus Business Park, Swavesey	3	3	0
Land to the east of Cody Road, Waterbeach	2	2	0
Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	20	0	-20
18 Boxworth End, Swavesey	0	0	0
East of New Road, Melbourn	70	70	0
Former CEMEX Cement Works, Haslingfield Road, Barrington	0	0	0
Land off Mill Lane, Sawston	43	43	0
36 Oakington Road, Cottenham	25	42	+17
Land off Haden Way, Willingham	0	0	0
East of Spring Lane, Bassingbourn	0	0	0
Rear of 7-37 Station Road, Foxton	0	0	0
Land west of Mill Road, Over	0	0	0
South of West Road, Gamlingay	0	0	0
Land at 22 Linton Road, Balsham	10	2	-8
Monkfield Nutrition, High Street, Shingay-cum-Wendy	0	0	0
7 High Street, Balsham	12	12	0
Hallmark Hotel, Bar Hill	0	0	0
Land off Rampton Road, Cottenham	0	0	0
Land east of Highfields Road, Caldecote	0	0	0
Land at Hurdleditch Road, Orwell	5	16	+11

Site	Predicted Completions	Actual Completions	Difference
Land rear of 130 Middlewatch, Swavesey	0	0	0
West of Cemetery, The Causeway, Bassingbourn	19	19	0
Land south of 1b Over Road, Willingham	0	0	0
Land north and south of Bartlow Road, Linton	0	0	0
South of Thompsons Meadow, Trap Road, Guilden Morden	0	0	0
West of Grace Crescent, Hardwick	42	51	+9
Rear of 18-28 Highfields Road, Highfields Caldecote	52	47	-5
Land at Teversham Road, Fulbourn	0	0	0
Land off Bartlow Road, Castle Camps	0	0	0
Land south and east of 77 Station Road, Willingham	22	22	0
Lion Works, Station Road West, Whittlesford Bridge	0	0	0
South of 279 St Neots Road, Hardwick	0	0	0
Land at Oakington Road, Cottenham	20	7	-13
Rear of 79 High Street, Meldreth	0	0	0
Land off Gibson Close, Waterbeach	20	20	0
Land at Belsar Farm, Willingham	0	0	0
Land adjacent Longstanton Road, Over	0	0	0
Land at Meldreth Road, Shepreth	0	0	0
Plumbs Dairy, 107 High Street, Balsham	15	15	0
Land off Grafton Drive, Caldecote	0	0	0
65 Pettitts Lane, Dry Drayton	0	0	0
Horseheath Road, Linton	0	0	0
Land off Fen End, Over	0	0	0
Land between 66-68 Common Lane, Sawston	0	0	0
Land south of Fen Drayton Road, Swavesey	0	8	+8

Site	Predicted Completions	Actual Completions	Difference
Sheen Farm, Royston Road, Litlington	0	0	0
Land north of Linton Road, Great Abington	0	0	0
Land north east of Rampton Road, Cottenham	0	0	0
Rear of 46-56 The Moor, Melbourn	0	0	0
Land at Linton Road, Great Abington	34	39	+5
39 Pepys Way, Girton	2	-1	-3
Land west of Balsham Road, Fulbourn	0	14	+14
Land south and west of High Street, Cambourne	0	0	0
Land at the corner of Capper Road and Cody Road, Waterbeach	0	0	0
Land west of Longstanton	0	0	0
Former Waste Water Treatment Facility, Cambridge Road, Hauxton	0	0	0
TOTAL	1,245	1,256	+11

Appendix B: Template Emails with Questions

Sites that fall within part (a) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2020.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that where a site has detailed planning permission, the Councils can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years. National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, and recent appeal decisions, the Councils would like to understand from you what progress has been made towards delivery of housing on [site] ([application numbers])? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in 2019, that is published in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#): Main Document, Appendix B, paragraphs x-x and Annex, Questionnaire x.] or [Our previous assumptions on the deliverability of this site are published in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#): Main Document, Appendix B, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

Regards

Jenny Nuttycombe | Senior Planning Policy Officer



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<https://www.cambridge.gov.uk/planning>

Greater Cambridge Shared Planning: a strategic partnership between Cambridge City and South Cambridgeshire District Councils

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The Councils will comply with all laws concerning the protection of personal information, and both Councils have published privacy notices: www.scambs.gov.uk/privacynotice and www.cambridge.gov.uk/privacy-notice. The published questionnaires will include organisations; however, any names, postal addresses, email addresses and telephone numbers will be redacted. Please also be aware that under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, the Councils must consider requests for disclosure of any information it holds.

Sites that fall within part (b) of the definition of deliverable

Greater Cambridge Housing Trajectory – [site]

Dear [name]

The Greater Cambridge housing trajectory is used demonstrate that actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted Cambridge and South Cambridgeshire Local Plans, and to calculate the five year housing land supply for Greater Cambridge.

The Councils are updating the Greater Cambridge housing trajectory, in particular anticipated housing completions within the next five years, ready for the start of the new five year supply period on 1 April 2020.

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. To demonstrate this, national planning policy sets out that where a site is allocated or has outline planning permission, the Councils need to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

Taking account of this national planning policy and guidance, and recent appeal decisions, the Councils would like to understand from you what progress has been made towards delivery of housing on [site]? In particular, the Councils would be grateful for written answers by **[date]** to each of the following questions:

[questions]

[These questions take account of the information that you provided to us in 2019, that is published in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#): Main Document, Appendix B, paragraphs x-x and Annex, Questionnaire x.] or [Our previous assumptions on the deliverability of this site are published in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply \(November 2019\)](#): Main Document, Appendix B, paragraphs x-x.]

The Councils will need to publish your answers as part of their evidence of the deliverability of the site, and therefore if you feel that some of the information you provide is commercially sensitive please indicate this to us in your response.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

Regards

Jenny Nuttycombe | Senior Planning Policy Officer



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Appendix C: Assessment of Sites included in the Greater Cambridge Housing Trajectory

Allocations in the Cambridge Urban Area

C.1. The following sites are included in Table C2 or Table SC2 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

The Paddocks Trading Estate, Cherry Hinton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R7	123 dwellings	18 October 2018	-	-	-	-
Total	123 dwellings	-	-	-	-	-

C.2. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R7). The site is allocated for 123 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and LaSalle Investment Management in March 2015, which agreed: (i) that the most likely time-frame for development was 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users, and (ii) that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. It is unclear exactly when the development will be started and completed as the landowner (LaSalle Investment Management) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).

C.3. Given the position in terms of leasehold interests on the site, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.

C.4. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is

allocated in the Cambridge Local Plan 2018, and a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

379-381 Milton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M1	95 dwellings	18 October 2018	-	-	-	-
Total	95 dwellings	-	-	-	-	-

- C.5. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M1). The site is allocated for 95 dwellings and employment uses. It is unclear exactly when the development will be started and completed as the landowner (EMG Motorgroup) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).
- C.6. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.7. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

BT telephone exchange and car park, Long Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R14	76 dwellings	18 October 2018	-	-	-	-
Total	76 dwellings	-	-	-	-	-

- C.8. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R14). The site is allocated for 76 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the timing of release of the site is dependent on it no longer being required for BT operational purposes, (ii) that expectations are that the site is most likely to come forward towards the end of the plan period 2026-2031, and (iii) that the existing uses on the site and site constraints such as underground cabling would not preclude the site's developability within the plan period.
- C.9. The agent (on behalf of Telereal Trillium) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the site was not available until after the plan period, as it is occupied by existing businesses (see questionnaire C16 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The agent also advised that the development is viable. The agent indicated that there were no constraints, market factors or cost factors that could delay delivery of the development.
- C.10. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the agent / landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.
- C.11. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent previously advised that the site will be available albeit after the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Willowcroft, Histon Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R2	78 dwellings	18 October 2018	-	-	-	-
Total	78 dwellings	-	-	-	-	-

- C.12. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R2). The site is allocated for 78 dwellings. The site has multiple landowners.
- C.13. **149B Histon Road:** the site had full planning permission for the demolition of an industrial building and erection of 21 dwellings, however this planning permission has lapsed as a material start on implementing the planning permission was not made within the required timescale. The site is still allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (BPHA) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).
- C.14. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the developer as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.15. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- C.16. **149 Histon Road:** the site had full planning permission for the demolition of the existing dwelling and the erection of 15 dwellings, however this planning permission has lapsed as a material start on implementing the planning permission was not made within the required timescale. The site is still allocated in the Cambridge Local Plan 2018. It is unclear exactly when the development will be started and completed as the developer (Identified Development Ltd) did not provide a completed

questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).

- C.17. As such, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the developer as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.18. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.
- C.19. **ATS Euromaster, 143 Histon Road:** the landowner (ATS Euromaster) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that a developer had not yet been formally identified, and that that process was still being undertaken. The landowner anticipated at that time that the first housing completions would be in 2023, and that the development would be completed in 2023-2024 (see questionnaire C3c in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The landowner advised that the development was achievable and viable, and that the site was available immediately subject to the rebuilding of part of the facility. The landowner indicated that the process of removing asbestos from existing buildings on site could delay delivery of the development.
- C.20. The Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) and assumed that the first completions would be later than proposed by the landowner to allow for the selection of a developer and the submission and approval of a planning application(s), and therefore made no allowance for housing on this site within the five year period. It was still anticipated that the development would come forward in the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.21. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site is available immediately subject to the rebuilding of part of the facility, and the landowner anticipates that the first housing completions will be in 2023. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

- C.22. **Murketts Ltd, 137 Histon Road:** it is unclear exactly when the development will be started and completed as the landowner (Murketts Ltd) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).
- C.23. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.24. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Travis Perkins, Devonshire Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R9	43 dwellings	18 October 2018	-	-	-	-
Total	43 dwellings	-	-	-	-	-

- C.25. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R9). The site is allocated for 43 dwellings. The landowner (Travis Perkins) has advised that the site is not available immediately; however it will become available in 2025 (see Response 1 in Appendix D). The landowner has also advised that the site is being marketed with the view to appointing a development partner in 2020 and that it is hoped that a planning application will be submitted in 2020-2021.
- C.26. Given that the site is not available for redevelopment until 2025 even though it is currently being marketed, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period.

- C.27. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the landowner has advised that the site will be available in 2025, and the landowner has advised that the site is being marketed. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Police Station, Parkside, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M4	50 dwellings	18 October 2018	-	-	-	-
Total	50 dwellings	-	-	-	-	-

- C.28. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the residue of that allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site M4). The site is allocated for 50 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Cambridgeshire Constabulary in March 2015, which agreed: (i) that whilst a suitable site for relocation of the police station will need to be found, residential development on the site can be delivered within the plan period, and (ii) that the most likely time-frame for development was 2020-2021.
- C.29. The landowner (Cambridgeshire Constabulary) has advised that the site is not available immediately, and that it will become available once a new purpose built police station has been delivered on another site in the next three years (see Response 2 in Appendix D). The landowner has also advised that due diligence surveys, a building survey, structural engineers report and utilities investigations are being undertaken, and that it is anticipated that a planning application will be submitted in about two years' time. The landowner has advised that the timetable for delivery of housing on this site is dependent on the delivery of the new purpose built police station and any associated planning issues. The landowner has advised that the mechanism for delivery of housing on the site is to be agreed. The landowner has indicated that as the site includes a building of local interest, this could delay the delivery of the development.
- C.30. The Police and Crime Commissioner, Jason Ablewhite, announced in 2019 his intentions to relocate Parkside Police Station to a new location in the south of the county. The Commissioner considered a number of sites, and in June – July 2019 [consulted](#) on his proposal to locate the new police station adjacent to Milton Park and Ride. A request for a screening opinion for development of up to 4,801 sqm of

operational police accommodation and ancillary functions was submitted in August 2019, and the Council responded in October 2019 with a [letter](#) and completed [EIA Screening Matrix](#) stating that the proposal does not constitute Environmental Impact Assessment development and therefore an Environmental Statement does not need to be submitted with the planning application. Pre-application discussions have been undertaken.

- C.31. In February 2020, Cambridgeshire Constabulary [consulted](#) on proposals for replacing Parkside Police Station with a new city centre police station and a police hub on the outskirts of Cambridge.
- C.32. Given that the site is not available for redevelopment until the new purpose built police station has been delivered outside of Cambridge, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period.
- C.33. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in March 2015 that agreed that residential development on the site can be delivered within the plan period, the landowner has advised that the site will be available once the new purpose built police station has been delivered on another site, both the Police and Crime Commissioner and Cambridgeshire Constabulary have undertaken consultation on proposals for the relocation of Parkside Police Station, and the landowner has advised that site assessment work is being undertaken. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Ridgeons, Cromwell Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R12	245 dwellings	18 October 2018	-	-	-	-
16/1904/OUT	245 dwellings	-	Outline	31 October 2016	7 February 2018	21 June 2018
19/0288/FUL	295 dwellings	-	Full	4 March 2019	11 June 2019	16 October 2019
Total	295 dwellings	-	-	-	-	-

- C.34. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R12). The site is allocated for 245 dwellings. The site has full planning permission for 295 dwellings, a nursery and community facility, play equipment and landscaping. At February 2020, 20 dwellings were under construction and 275 dwellings had not been started.
- C.35. The site is in the ownership of Cambridge City Council and is being brought forward by Cambridge Investment Partnership (CIP) – Hill Investment Partnerships and Cambridge City Council. The developer (CIP) has advised that the site has been cleared and remediated, and construction commenced in January 2020. The developer anticipates that the first housing completions will be in 2021-2022, and that the development will be completed by June 2023 (see Response 3 in Appendix D).
- C.36. The [CIP website](#) says “Cambridge City Council and Hill Investment Partnerships have joined forces to address the housing shortage across Cambridge. ... Through the partnership, we are tackling Cambridge’s affordable housing shortage, all with a focus on optimising value for the Council, whilst maintaining excellence in design and place-making. By the end of March 2022, we will have started work on site of 500 new council homes across the city.”
- C.37. The Council considers that the build rates for this scheme are reasonable given: its mixed housing offer; its central location in Cambridge where market demand is considered to be high; that construction has started; CIP’s stated intention of addressing the housing shortage in Cambridge; and Cambridge City Council’s role as the landowner/developer.
- C.38. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 295 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the Cambridge Local Plan 2018, the site has full planning permission for 295 dwellings, the site is in the ownership of a developer (Cambridge Investment Partnership) which includes Cambridge City Council, the existing buildings on site have been demolished, construction started on site in January 2020, the developer anticipates that the first housing completions will be in 2021-2022, and the development has a mixed housing offer. There is no evidence that the site will not be delivered within five years.

Henry Giles House, Chesterton Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R4	48 dwellings	18 October 2018	-	-	-	-
Total	48 dwellings	-	-	-	-	-

- C.39. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R4). The site is allocated for 48 dwellings. A Statement of Common Ground was agreed between Cambridge City Council and Telereal Trillium in April 2015, which agreed: (i) that the most likely time-frame for development was 2019 to 2023, although it is possible that development will come forward earlier as plans to bring forward the site are underway, and (ii) that the existing uses on the site do not preclude the site's developability within the plan period.
- C.40. The agent (on behalf of Telereal Trillium) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the site was not available immediately, as it is occupied by JobCentre Plus, and that it would become available in 2029-2030. At that time, the agent anticipated that development would start on site in 2029-2030, that the first housing completions would be in 2029-2030, and that the development would be completed in 2030-2031 (questionnaire C7 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The agent also advised that the development is viable. The agent indicated that there were no constraints, market factors or cost factors that could delay delivery of the development.
- C.41. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the agent / landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.
- C.42. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, a Statement of Common Ground was agreed in April 2015 that agreed that residential development on the site can be delivered within the plan period, and the agent previously advised that the site will be available in 2029-2030. The site is in a suitable location for housing development with

a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

295 Histon Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R1	32 dwellings	18 October 2018	-	-	-	-
15/0519/OUT	26 dwellings	-	Outline	23 March 2015	6 January 2016	27 September 2016
19/0718/REM	26 dwellings	-	Reserved Matters	23 May 2019	17 December 2019	5 February 2020
Total	26 dwellings	-	-	-	-	-

- C.43. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R1). The site is allocated for 32 dwellings. The site has detailed planning permission for the demolition of the existing dwelling and erection of 27 dwellings, which was granted in February 2020. A condition on the outline planning permission requires that development begins within two years from approval of the reserved matters planning permission.
- C.44. The housebuilder (Laragh Homes) has advised that consent is being sought for the demolition of the existing buildings and that work will start on their demolition as soon as consent is approved (see Response 4 in Appendix D). The housebuilder has advised that they are currently dealing with the pre-commencement conditions and hope that they will be discharged in the not too distant future (see Response 4 in Appendix D). The housebuilder anticipates that development will start on site in May 2020 and that the first housing completions will be in spring 2021 (see Response 4 in Appendix D). The housebuilder has advised that development finance is still difficult and this affect the delivery of the site, however they have in principal funding agreements in place and they are deciding commercially on the best option to take forwards (see Response 4 in Appendix D).
- C.45. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Laragh Homes), and the housebuilder anticipates that development will start on site in May 2020. There is clear evidence that housing completions will begin on site will within five years.

Betjeman House, Hills Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M44	156 dwellings	18 October 2018	-	-	-	-
06/0552/FUL	156 dwellings	-	Full	20 June 2006	6 August 2006	3 August 2007
Total	156 dwellings	-	-	-	-	-

- C.46. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M44). The site is allocated for 156 dwellings, B1a and B1b employment uses and retail. The site has full planning permission for 156 dwellings, B1 office use, retail / food and drink uses including retention of 'Flying Pig' Public House, new community use, amenity space, and the re-location of the war memorial, which was approved in August 2007. A Variation of Conditions application to extend the time for implementation of the permission, was approved in June 2010. The B1 office use element of the planning permission has been completed, and therefore the planning permission will not lapse. It is unclear exactly when the residential element of this planning permission will be started and completed as the landowner (PACE (Cambridge) Ltd) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).
- C.47. PACE Investments carried out [public consultation events](#) in June and December 2019 to seek views on their ideas and proposals for this site as “a forward-thinking office scheme to act as a gateway to Cambridge, with an energised and visionary workspace at its heart”, and further engagement took place in March 2020. Pre-application discussions for non-residential development on the remainder of the site are in progress with the landowner. A request for a scoping opinion for commercial development on the site (19/1722/SCOP) was submitted in December 2019 and is being considered by the Council.
- C.48. As the landowners are now considering non-residential development on the remainder of this site, there is uncertainty regarding the delivery of residential development on the remainder of this site. The site remains allocated in the Cambridge Local Plan 2018 and there is an extant planning permission that includes 156 dwellings. The Council has taken a conservative approach to delivery on this site by making no allowance for housing on the remainder of this site within the plan period.

- C.49. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site is allocated in the Cambridge Local Plan 2018 and has an extant full planning permission including 156 dwellings, there is uncertainty over whether housing will be delivered on the remainder of the site.

Station Area - Pink Phase (Station Road West), Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M14	mix of uses including residential	18 October 2018	-	-	-	-
08/0266/OUT	up to 331 dwellings	-	Outline	22 February 2008	15 October 2008	09 April 2010
13/1034/REM	137 dwellings	-	Reserved Matters	16 December 2013	9 January 2014	9 January 2014
15/1759/FUL	89 dwellings	-	Full	12 November 2015	2 November 2016	8 March 2018
Total	226 dwellings	-	-	-	-	-

- C.50. The site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and the allocation has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M14). The site is allocated for a mix of uses including residential, use classes A and B, and other amenities. The site had outline planning permission for the comprehensive redevelopment of the Station Road area, comprising up to 331 dwellings, 1,250 student units, Class B1a (office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, D1 (art workshop) floorspace, D1 (community room), D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either residential student or doctors surgery, and a hotel, a new multi storey cycle and car park, and new and improved private and public spaces across the blue and pink phases; however this planning permission has lapsed. Blocks C1, C2, D1, F1 providing 137 dwellings within the pink phase have been completed.
- C.51. Blocks I1 and K1 within the pink phase have full planning permission for the demolition of the existing buildings and the construction of two new mixed use buildings for office floorspace (Class B1), retail/cafe/restaurant floorspace (Class A1/A3) and 89 dwellings. At February 2020, all 89 dwellings were under construction. The housebuilder (Weston Homes) has advised that the first dwelling(s) will be completed in October 2020 and that the development will be completed in July 2021

(see Response 5 in Appendix D). This development is known as Three and Four Station Square, and all 24 dwellings in block K1 ([Three Station Square](#)) have been sold. The 65 dwellings in block I1 ([Four Station Square](#)) are sold, reserved or for sale.

- C.52. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the remaining 89 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Camfields Resource Centre and Oil Depot, 137-139 Ditton Walk, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R5	35 dwellings	18 October 2018	-	-	-	-
Total	35 dwellings	-	-	-	-	-

- C.53. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R5) for 35 dwellings. The site has two landowners: This Land and MRH (GB) Ltd. It is unclear exactly when the development will be started and completed as the landowners did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).
- C.54. As such, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the landowners as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.55. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

149 Cherry Hinton Road and Telephone Exchange, Coleridge Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R8	33 dwellings	18 October 2018	-	-	-	-
Total	33 dwellings	-	-	-	-	-

- C.56. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R8) for 33 dwellings. The site has two landowners: Swiss Laundry and Telereal Trillium. The agent (on behalf of Telereal Trillium) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the site was not available until after the plan period, as it is occupied by BT (see questionnaire C13 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The agent also advised that the development is viable. The agent indicated that there were no constraints, market factors or cost factors that could delay delivery of the development. It is unclear exactly when the remainder of the site will be available for residential development as the landowner (Swiss Laundry) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019); however the site was for sale in 2019 as the Swiss Laundry has now opened a new laundry on Papworth Business Park.
- C.57. As such, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the agents / landowners as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.
- C.58. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, the agent on behalf of Telereal Trillium previously advised that the site will be available after the end of the plan period, and the Swiss Laundry site was for sale in 2019. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Mill Road Depot and adjoining properties, Mill Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R10	167 dwellings	18 October 2018	-	-	-	-
17/2245/FUL	182 dwellings	-	Full	22 December 2017	28 March 2018	11 June 2018
18/1947/S73	additional 4 dwellings	-	Variation of Condition	11 December 2018	17 June 2019	14 August 2019
19/0175/FUL	50 dwellings	-	Full	15 February 2019	17 June 2019	14 August 2019
Total	236 dwellings	-	-	-	-	-

- C.59. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R10) for 167 dwellings. The site has detailed planning permission for phase 1: 186 dwellings, floorspace for Use Class B1 (Business) or D1 (Non-Residential Institutions) in the alternative, and open space. At February 2020, on phase 1, 15 dwellings had been completed, 56 dwellings were under construction and 115 dwellings had not been started. The site has full planning permission for phase 2: 49 affordable dwellings, a community centre and ancillary office and meeting rooms, and change of use of Gate House to commercial uses (Use Classes A1/A2/A3/B1/D1 in the alternative) on the ground floor with an affordable dwelling on the first floor, and open space. At February 2020, on phase 2, all 50 dwellings had not been started.
- C.60. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the first housing completions will be in spring 2020, and that the development will be completed in winter 2022 (see Response 6 in Appendix D). The Council has recorded completions on this site ahead of the date at which the developer anticipates first housing completions – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 34 (see Section 3). A consistent approach is taken for all sites in the housing trajectory. Fewer completions have been included in future years than anticipated by the developer so that the number of actual and anticipated completions on the site total the number of dwellings permitted on the site.
- C.61. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 236 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as phase 1 of the site has

detailed planning permission and is under construction, phase 2 of the site has full planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that the whole development will be completed by winter 2022. There is no evidence that the site will not be delivered within five years.

Horizon Resource Centre, 285 Coldham's Lane, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R11	40 dwellings	18 October 2018	-	-	-	-
Total	40 dwellings	-	-	-	-	-

- C.62. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R11) for 40 dwellings. The landowner (Cambridgeshire County Council) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the site was not currently available, as it occupies the site; however the landowner at that time advised that the site might become available in the next 10 years if it was declared surplus to operational requirements (see questionnaire C15 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The landowner also advised that the development is achievable and viable. The landowner indicated that highways access could delay delivery of the development.
- C.63. Given that the site was not currently available, and it was unclear when its current use would no longer be required, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.
- C.64. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the landowner advised in 2019 that the site might become available in the next 10 years if it was declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge Professional Development Centre, Foster Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R16	67 dwellings	18 October 2018	-	-	-	-
Total	67 dwellings	-	-	-	-	-

- C.65. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R16) for 67 dwellings. The landowner (Cambridgeshire County Council) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the site was not currently available, as it occupies the site; however the landowner at that time advised that the site might become available in the next 10 years if it was declared surplus to operational requirements (see questionnaire C17 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The landowner also advised that the development is achievable and viable. The landowner indicated that there were no constraints, market factors or cost factors that could delay delivery of the development.
- C.66. Given that the site was not currently available, and it was unclear when its current use would no longer be required, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.
- C.67. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the landowner advised in 2019 that the site might become available in the next 10 years if it is declared surplus to operational requirements. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Clifton Road Area, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M2	550 dwellings	18 October 2018	-	-	-	-
Total	550 dwellings	-	-	-	-	-

- C.68. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 21 / Site M2) for a maximum capacity of 550 dwellings, and employment and leisure related uses. The site has multiple landowners: Cambridge City Council, USS, Royal Mail Group, X-Leisure Ltd and PAT Pensions.
- C.69. Cambridge City Council advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that it is the freehold owner of the land, but that the land is subject to long leases.
- C.70. The agent (on behalf of USS) has advised that the site will become available from 2022 (see Response 7 in Appendix D). The agent has advised that they are starting the search for a development partner in 2020 and the agent anticipates that a planning application will be submitted in 2020-2021 (see Response 7 in Appendix D). The agent anticipates that development will start on site in 2022-2023, that the first housing completions will be in 2023, and that the development will be completed in 2030-2031 (see Response 7 in Appendix D). The agent has advised that the site is currently in multiple landownerships and therefore legal agreements will need to be put in place with some or all of the landowners in order for the development to be fully implemented (see Response 7 in Appendix D). The agent has also highlighted that to encourage delivery of the development, there will need to be evidence of balanced activity in the housing market in the period leading up to implementation, and positive prospects for the future health of the housing market (see Response 7 in Appendix D). The agent has also highlighted that the ability to stagger any initial infrastructure and enabling works or payments, and for the development to come forward in phases independently of each other, will be critical to delivery of the site (see Response 7 in Appendix D).
- C.71. It is unclear exactly what the intentions are of the other leaseholders (Royal Mail Group, X-Leisure Ltd and PAT Pensions).
- C.72. As such, the Council has taken a more conservative approach to delivery on this site to that anticipated by the agent (on behalf of USS) to allow for the submission and approval of a planning application(s), and legal agreements between the multiple landowners to be put in place. The Council has made no allowance for housing on

this site within the five year period; however it is still anticipated that the majority of the development will come forward within the plan period.

- C.73. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018, and the agent (on behalf of USS) has advised that the site will be available from 2022 and anticipates that a planning application will be submitted in 2020-2021. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

82-88 Hills Road and 57-63 Bateman Street, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site M5	20 dwellings	18 October 2018	-	-	-	-
Total	20 dwellings	-	-	-	-	-

- C.74. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site M5) for 20 dwellings and employment uses. As part of the preparation of the Greater Cambridge Housing Trajectory (November 2019), it was understood from the agent (on behalf of Trinity Hall) that there was no change to the anticipated delivery timetable for this development from that shown in the previously published housing trajectory (see email C19 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The previously published housing trajectory anticipated that delivery of this site would be towards the end of the plan period as Trinity Hall wished to retain the existing use in the short to medium term.
- C.75. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.76. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018 and the agent previously advised that there was no change to the anticipated delivery timetable for this development from that shown in the previously published housing trajectory that anticipated delivery of this site towards the end of the plan period. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R6	75 dwellings	18 October 2018	-	-	-	-
Total	75 dwellings	-	-	-	-	-

- C.77. The site is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Site R6) for 75 dwellings. The site has four landowners: Cambridge City Council, Cambridgeshire County Council, The Churches Trust and Cambridge Spiritualist Centre.
- C.78. Cambridge City Council advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that funding had been made available through One Public Estate to incorporate all parts of the site into the East Cambridge Regeneration and Development project (see questionnaire C20 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). Cambridge City Council, as one of the landowners, is leading on the co-ordination of a masterplan for the site that will be considered by the Council's planning committee in due course.
- C.79. Although a masterplan is being prepared, given that the site has multiple landowners and there is not a clear timetable or evidence for delivery within the five year period, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period. However it is still anticipated that the development will come forward within the plan period.
- C.80. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

315-349 Mill Road and Brookfields, Cambridge

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site R21	78 dwellings	18 October 2018	-	-	-	-
Total	78 dwellings	-	-	-	-	-

- C.81. Part of the site was originally allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and that allocation along with additional land has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Site R21). The site is allocated for 78 dwellings, employment uses (including healthcare) and up to 270 student rooms. The 270 student rooms have been completed as Cam Foundry. It is unclear exactly when the residential element of this development will be started and completed as the landowner (Cambridgeshire Community Services NHS Trust) has not provided a completed questionnaire.
- C.82. As such, the Council took a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it was still anticipated that the development would come forward within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will come forward within the plan period.
- C.83. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Cambridge Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Orchard Park

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy SS/1	-	27 September 2018	-	-	-	-
S/2194/16/FL Parcel L2	63 dwellings	-	Full	20 June 2016	2 August 2017	4 September 2017
S/2975/14/OL Parcel Com4	42 dwellings	-	Outline	22 December 2014	30 March 2015	18 April 2016
S/4191/19/FL Parcel Com4	80 dwellings	-	Full	2 December 2019	-	-
Total	105 dwellings	-	-	-	-	-

- C.84. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the South Cambridgeshire Local Plan 2004 for development including 900 dwellings and the allocation has been carried forward into subsequent plans, including the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/1). Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
- C.85. **Parcel L2:** the site has full planning permission for a mixed use scheme of 63 dwellings, a gym and two commercial units, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.
- C.86. The site has recently been purchased by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council) and the developer (Cambridge Investment Partnership) has advised that although the site has full planning permission for 63 dwellings this has not been implemented due to viability issues (see Response 9 in Appendix D). The developer has advised that they are intending to develop a revised proposal for the site for approximately 70 dwellings, and are targeting submission of a planning application by June 2020 and a start on site by April 2021 (see Response 9 in Appendix D).
- C.87. Greater Cambridge Shared Planning has a dedicated planning officer for Cambridge Investment Partnership (CIP) sites who is funded through a Planning Performance

Agreement. Cambridge City Council has a corporate Housing Board, containing a range of senior managers across a range of Council services, which is responsible for overseeing all the CIP projects and reviewing development programmes. This Board meets on a monthly basis and part of its remit is to unblock any issues to prevent programme or build delays. This provides confidence and assurance that development programmes can be achieved. Given the acute need for affordable housing, Cambridge City Council is under significant pressure to deliver against its programme and has a good track record of achieving its development programmes across a range of complex housing projects. This is important because the programme is Central Government funded and the Council has to meet delivery requirements which are conditions of the funding.

- C.88. The principal of residential development on this site has been agreed through its allocation in the South Cambridgeshire Local Plan 2018 and the extant full planning permission. The Council considers that the public sector involvement in this parcel in the form of Cambridge City Council's role as the landowner/developer provides evidence to support the deliverability of this parcel within the five year supply period.

- C.89. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 63 dwellings fall within part (a) of the definition of deliverable, the site is in the ownership of a developer (CIP) which means that Cambridge City Council are involved in bringing forward this development. This site is technically considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018 and has extant full planning permission for 63 dwellings. Notwithstanding CIPs comments that they do not intend to implement the current permission, they have advised that they intend to bring forward the site through the submission of a new planning application for approximately 70 dwellings by June 2020 and anticipate they will start on site by April 2021. Therefore there is clear evidence that the site will come forward within the five year period. There is no evidence that the site will not be delivered within five years.

- C.90. **Parcel Com4:** the site has outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities, which was approved in April 2016. A planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was approved in March 2017. A condition on that planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2020.

- C.91. The Council's planning committee in July 2019 refused a full planning application for 93 apartments on this site, and an alternative full planning application for 158 student units, based on their design and the developments not being in accordance with the Orchard Park Design Guidance Supplementary Planning Document, and the developer has lodged an appeal against each of these refusals. A revised full planning application for 80 apartments on this site, and a revised full planning application for 144 student units, were submitted in December 2019 and are being considered by the Council. It is anticipated that these two revised full planning applications will be considered by the Council's planning committee in May 2020.

- C.92. The agent (on behalf of Marchingdale Developments Limited) has advised that the developer has no intention of delivering the approved scheme for 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities (see Response 10 in Appendix D). The agent has suggested that they hope to have a decision in summer 2020 on the scheme for 93 apartments that is the subject of an appeal, and have re-submitted the scheme at appeal with a reduced number of 80 apartments (see Response 10 in Appendix D).
- C.93. Given that the developer is seeking full planning permission for four alternative proposals on this parcel (two proposals for apartments and two proposals for student units), and there is uncertainty regarding their delivery as either the Council has not yet determined the planning applications or appeals have been lodged, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory. If full planning permission is granted or allowed on appeal for one of the proposals for apartments on this parcel, and the Council has confirmation from the developer that they intend to implement that permission for apartments, the Council considers that it would be reasonable to assess the parcel as being deliverable as it would then fall into part (a) of the definition of deliverable. However, as the developer could, subject to securing full planning permission, implement one of the student unit proposals, which would not result in dwellings on the site, the Council considers that there is currently uncertainty regarding delivery of housing on this parcel.
- C.94. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has prior approval permission the agent (on behalf of the developer) has advised that it is not currently their intention to build out this development.

Allocations on the Cambridge Fringe

C.95. The following sites are included in Table C3 and / or Table SC3 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

North West Cambridge (University Site)

- C.96. Eddington is a housing-led mixed-use development on the north western edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The site was allocated in the North West Cambridge Area Action Plan (adopted in October 2009). The development, between Maddingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University, including 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing.
- C.97. Outline planning permission for up to 3,000 dwellings, up to 2,000 student bedspaces, employment floorspace (Classes B1(b), D1 and sui generis research uses), retail floorspace (Use Classes A1 to A5), senior living (Class C2), community centre, indoor sports provision, police, health care, primary school, nurseries (Class D1), hotel, energy centre, and open spaces was approved in February 2013. It is anticipated that 1,849 dwellings will be provided in Cambridge and 1,151 dwellings will be provided in South Cambridgeshire.
- C.98. The build out rates on North West Cambridge so far are shown in Figure 6 (below). The data shows that the peak number of completions delivered in a year is 264 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 6: Build Out Rates on North West Cambridge

(a) Lots M1 & M2 (240 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		4	146	146	75
Affordable				0	
Total	0	4	146	146	75

(b) Lot 1 (117 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market				0	
Affordable		117		117	117
Total	0	117	0	117	117

(c) Lot 2 (264 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market				0	
Affordable			264	264	264
Total	0	0	264	264	264

(d) Lot 3 (232 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market				0	
Affordable		232		232	232
Total	0	232	0	232	232

(e) Lot 8 (73 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market				0	
Affordable	73			73	73
Total	73	0	0	73	73

(f) Total

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	0	4	146	146	75
Affordable	73	349	264	349	229
Total	73	353	410	410	279

C.99. [Phase 1](#) was anticipated provide the following residential uses: 700 dwellings for University and College staff, 450 market homes and 325 post graduate student rooms.

C.100. Lot 1 (117 dwellings in Cambridge), lot 2 (264 dwellings in Cambridge), lot 3 (232 dwellings in Cambridge), lot 8 (73 dwellings in Cambridge) and lot 5 (325 student bed spaces) have been completed.

C.101. Lots M1 & M2 (239 dwellings, 121 dwellings in Cambridge and 118 dwellings in South Cambridgeshire) have detailed planning permission and are under construction. At February 2020, 119 dwellings had been completed in Cambridge, 53

dwellings had been completed in South Cambridgeshire, 2 dwellings were under construction in Cambridge, 17 dwellings were under construction in South Cambridgeshire, and 48 dwellings had not been started in South Cambridgeshire. The housebuilder (Hill) anticipates that lots M1 & M2 will be completed by March 2024 (see Response 11b in Appendix D).

C.102. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 240 dwellings on lots M1 & M2 fall within part (a) of the definition of deliverable. These lots are therefore considered deliverable as they have detailed planning permission and are under construction. There is no evidence that these lots will not be delivered within five years.

C.103. Lot S3 (186 dwellings in Cambridge) has detailed planning permission, approved in April 2019. A condition on the original planning permission requires that the development begins within two years from the date of the last reserved matters for that parcel. At February 2020, all 186 dwellings had not been started. The housebuilder (Hill) anticipates that lot S3 will be completed between 2022 and 2024 (see Response 11b in Appendix D).

C.104. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 186 dwellings on lot S3 fall within part (a) of the definition of deliverable. This lot is therefore considered deliverable as it has detailed planning permission, is in the ownership of a housebuilder (Hill Residential), and the housebuilder anticipates that this lot will be completed in 2022-2024. There is no evidence that housing completions will not begin on this lot within five years.

C.105. Lot M3 (106 dwellings in Cambridge) has detailed planning permission, approved in June 2017. A material start has been made on site and therefore the planning permission remains extant. At February 2020, all 106 dwellings had not been started. The housebuilder (Hill) anticipates that lot M3 will be completed in 2025-2026 (see Response 11b in Appendix D), which is not within the five year supply period of 2020-2025.

C.106. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 106 dwellings on lot M3 fall within part (a) of the definition of deliverable as they have detailed planning permission. However, as the housebuilder anticipates that this lot (parcel) will not be completed until 2025-2026, which is after the five year supply period, there is clear evidence that the homes will not be delivered within the five year period. This site is therefore considered developable as the site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

C.107. The remainder of the site (750 dwellings in Cambridge and 1,032 dwellings in South Cambridgeshire) has outline planning permission, which was approved in February 2013. A condition on the planning permission allows the landowner ten years for the submission of all reserved matters planning application(s) for housing; therefore all reserved matters planning applications for housing would need to be submitted by February 2023. Pre-application discussions are in progress relating to the

infrastructure for phase 2, which is likely to be for a mix of uses. Pre-application discussions have previously been undertaken for residential uses on lot 4 and lots S1 & S2. Lot 4 had detailed planning permission; however this planning permission lapsed as a material start on implementing this planning permission was not made within the required timescale. This lot therefore now only has outline planning permission so is included in this remainder.

C.108. The University of Cambridge has advised that it has actively been marketing three further housing parcels, with a view to bringing these forward as soon as possible, and the University of Cambridge hopes to have appointed development partners for these plots in early 2020 (see Response 11a in Appendix D). The University of Cambridge has also advised that further development is dependent on infrastructure planning and delivery, as well as securing approvals and funding. The University of Cambridge has advised that the build out rate will be dependent on the sequence in which development partners are secured, the mix of units proposed – typologies and tenures, and market demand; however the University of Cambridge has suggested that the Councils' previous conservative assumptions remain valid as an aggregated rate (see Response 11a in Appendix D).

C.109. As it is unclear exactly when the remainder of the development will be started and completed, the Councils have taken a conservative approach to the delivery on the remainder of this site (which only has outline planning permission) by making no allowance for housing on this remainder within the five year period; however it is still anticipated that the majority of the remainder of this development will come forward within the plan period. This is consistent with the approach taken by the Councils in the preparation of the Greater Cambridge Housing Trajectory (November 2019). The Councils have taken a conservative approach to delivery of this site and assumed that the North West Cambridge (University Site) as a whole will deliver no more than 250 dwellings a year. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

C.110. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the remainder of this site is considered developable as the site is allocated in the North West Cambridge Area Action Plan and it has outline planning permission. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

NIAB (Darwin Green)

C.111. Darwin Green is a housing-led mixed-use development on the northern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 20 / Site R43). The land within South Cambridgeshire was allocated in the Site Specific Policies DPD (adopted in January 2010) and has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018).

C.112. The build out rates on the whole of NIAB (Darwin Green) so far are shown in Figure 7 (below). The data shows that the peak number of completions delivered in a year is 54 dwellings; however the average number of dwellings completed per year is lower.

Figure 7: Build Out Rates on NIAB (Darwin Green)

(a) Frontage (187 dwellings)

Tenure	Dwellings completed in 2010-2011	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	35	29	32	11						35	27
Affordable	19	20	7							20	15
Total	54	49	39	11	0	0	0	0	0	54	38

(b) Main (1,593 dwellings)

Tenure	Dwellings completed in 2010-2011	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market									15	15	15
Affordable										0	
Total	0	0	0	0	0	0	0	0	15	15	15

(c) Total

Tenure	Dwellings completed in 2010-2011	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	35	29	32	11	0	0	0	0	15	35	24
Affordable	19	20	7	0	0	0	0	0	0	20	15
Total	54	49	39	11	0	0	0	0	15	54	34

- C.113. **NIAB Frontage:** the site has detailed planning permission for 187 dwellings. At March 2019, 153 dwellings had been completed and 34 dwellings had not been started. It had previously been anticipated that the remaining 34 dwellings would have come forward alongside the NIAB Main development, however detailed planning permission was approved in March 2018 for non-residential development on the land where the remaining 34 dwellings would have been sited. The Council therefore took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site in the housing trajectory. The Council has therefore not sought an update from the housebuilder as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for the remaining 34 dwellings in the housing trajectory.
- C.114. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as the remaining part of this site now has detailed planning permission for non-residential development.
- C.115. **NIAB Main:** the site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), and within that two parcels have detailed planning permission for 287 dwellings. At February 2019, 115 dwellings had been completed, 124 dwellings were under construction, 48 dwellings had not been started, and 1,306 dwellings had outline planning permission. A third reserved matters planning application for 330 dwellings on parcel BDW2 was submitted in August 2019, and is being considered by the Council.
- C.116. The housebuilder (David Wilson Homes / Barratt Homes) has advised that the development will be built out through continuous parcels and that annual completions of up to 200 dwellings can be achieved (see Response 12 in Appendix D). The housebuilder has advised that this timetable is based on the reserved matters planning applications being submitted and approved on a rolling basis to allow continuity of build. The housebuilder has not identified any constraints, market factors or cost factors that could delay delivery of the development other than the general market conditions affecting the whole of the industry (see Response 12 in Appendix D). The housebuilder has identified the length of time for approval of reserved matters planning applications as the biggest impediment to delivery (see Response 12 in Appendix D). The Council is actively working with Barratts / David Wilson Homes to develop an acceptable reserved matters planning application for BDW2.
- C.117. The housebuilder has advised that they will start on parcel BDW2 as soon as the reserved matters planning application is approved to keep continuity of build (see Response 12 in Appendix D). The housebuilder anticipates that the fourth reserved matters planning application for 400 dwellings on parcel BDW3 will be submitted in January 2021 and the fifth reserved matters planning application for the final parcel will be submitted in January 2022 (see Response 12 in Appendix D).
- C.118. The frontage of Darwin Green was completed between 2010 and 2014 and had an average build out rate of 38 dwellings per year (see figure 7 above). This parcel of

the development consisted of 116 flats and 37 houses (76% flats), made up of 1, 2 and 3 bedroom flats and 2 and 3 bedroom houses, with a mix of market and affordable dwellings, and therefore had a less diverse housing offer than being brought forward through the first two parcels of Darwin Green Main, which consist of 196 flats and 91 houses (68% flats) made up of 1, 2 and 3 bedroom flats and 2, 3 and 4 bedroom houses, with a mix of market and affordable dwellings. A more diverse housing offer allows the development to be attractive to a wider range of buyers, therefore increasing sales, and resulting in a higher build out rate. Barratts / David Wilson Homes understand the housing market in this area, and their proposals for Darwin Green take account of this.

- C.119. In north west Cambridge, Eddington is the only significant housing development that is providing direct competition for sales of new homes. The market homes being provided at Eddington are high specification exemplar sustainable homes, providing a different typology to the homes provided by volume housebuilders, and therefore enabling different lifestyle choices. For example, lot S3 at Eddington will be providing apartment blocks that each contain a mix of apartment sizes with shared internal co-working space on the ground floor. Therefore, the housing offer at Eddington being provided by Hill Residential and the University of Cambridge of market homes and student / university related accommodation is different to that being provided by Barratts / David Wilson Homes on Darwin Green.
- C.120. In south Cambridge, while Barratts have been delivering Trumpington Meadows from 2011-2012 onwards, similar housebuilders such as Bovis Homes, CALA Homes, and Crest Nicholson have been delivering a similar housing offer on Clay Farm. Barratts / David Wilson Homes at Darwin Green therefore have less direct competition from other developments offering similar homes in the north west Cambridge area, than in south Cambridge where Barratts have been and continue to be delivering homes on Trumpington Meadows.
- C.121. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Darwin Green is a strategic site. The housebuilders of Darwin Green have advised (see Response x in Appendix D) that build out rates for this development of up to 200 dwellings per annum will be achieved. As the first parcels of this development are under construction, the Council has no reason to doubt the build out rates provided by the housebuilders, and therefore the Council has used the lower build out rates provided by the housebuilders rather than the Councils' typical assumptions.
- C.122. From ongoing discussions with the housebuilders (Barratts / David Wilson Homes) as part of the pre-application and application processes and the evidence collated, the Council considers that the delivery timetable and build out rates for this site provided by the housebuilders are reasonable and achievable.
- C.123. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 287 dwellings fall within part (a) of the definition of deliverable and 1,306 dwellings fall within part (b) of the definition of

deliverable. This site is therefore considered deliverable and developable as the whole site has outline planning permission, two parcels have reserved matters planning permission and are under construction, a reserved matters planning application for a third parcel of 330 homes has been submitted and is being considered by the Council, the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), the housing offer for this development is not in direct competition with other developments in north west Cambridge, there is a mixed housing offer on the first parcels of this development from 1 bed flats to 4 bed homes, the housebuilders understand the housing market in this area and their proposals for Darwin Green take account of this, and from ongoing discussions with the housebuilders through the pre-application and application processes the Council understands that Barratts / David Wilson Homes are looking to bring this development forward quickly with a high build out rate.

- C.124. There is no evidence that housing completions will not continue to be delivered on the parcels with detailed planning permission, and there is clear evidence that housing completions will begin within five years on other parcels within the development that currently only have outline planning permission. The Council anticipates that over half of the site will be completed within five years.
- C.125. **NIAB 2 & 3 (Darwin Green 2 & 3)**: the Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a sustainable housing-led urban extension to Cambridge, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school.
- C.126. The housebuilder (Barratt Homes / David Wilson Homes) has advised that they intend to submit an outline planning application for this development in July 2020 (see Response 12 in Appendix D) and anticipate that the Council will determine the outline planning application within a year. The housebuilder anticipates that Taylor Wimpey and Persimmon will secure reserved matters planning permission by July 2023 and that a start on site will be made in August 2023 (see Response 12 in Appendix D). The housebuilder anticipates that 200 dwellings a year will be achieved until Darwin Green 1 (NIAB Main) has been completed, and then delivery will increase to 300 dwellings a year (see Response 12 in Appendix D).
- C.127. The Councils have therefore taken a conservative approach to delivery of this site and assumed that NIAB (Darwin Green) as a whole will deliver no more than 200 dwellings a year. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories. The Councils have therefore assumed that Darwin Green 2/3 (NIAB 2/3) will not start delivering until Darwin Green 1 (NIAB Main) has been completed, which is later than anticipated by the housebuilder.
- C.128. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the site is in the ownership of a housebuilder (Barratt Homes / David Wilson Homes), pre-application discussions are in progress, and it is understood that an outline planning application will be

submitted in July 2020. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Cambridge East

C.129. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the Cambridge East Area Action Plan in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.

C.130. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Sites R41 and R47) and the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) carry forward the allocations for the parts of Cambridge East that can be delivered with the airport remaining and identify the remainder of the land as being safeguarded so that it can be brought forward for development at a later date through a review of the Local Plans, if circumstances change.

Cambridge Airport

C.131. This land is safeguarded and as no housing is expected to be delivered on this land within the plan period to 2031, no allowance is made for housing on the airport in the housing trajectory. [Marshall of Cambridge](#) announced in 2019 its intentions to move to a new location by 2030, and therefore the Councils¹² have committed to working with them to explore the potential redevelopment of the Cambridge Airport site through the preparation of the new Greater Cambridge Local Plan.

Cambridge East - Land north of Newmarket Road (also referred to as WING or Marleigh)

C.132. This land is allocated as Phase 1 in the Cambridge East AAP (adopted in February 2008) and is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,300 dwellings. Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016.

C.133. Detailed planning permission for 239 dwellings and non-residential floorspace including 'Market Square' on Phase 1a was granted in September 2019. At February 2020, 22 dwellings were under construction and 217 dwellings had not been started. The marketing suite has also been completed and the development is being marketed as [Marleigh](#). The agent (on behalf of Hill Marshall LLP) anticipates that the

¹² [Cambridge City Council News Release](#) and [South Cambridgeshire District Council News Release](#)

first dwellings on phase 1a will be completed in 2020 (see Response 13 in Appendix D).

- C.134. Pre-application discussions have taken place regarding Phase 1b, which will include approximately 308 dwellings, and the agent (on behalf of Hill Marshall LLP) anticipates that the reserved matters application will be submitted in March 2020 (see Response 13 in Appendix D). The Council considers this timetable is realistic given its ongoing discussions with the developer / agent regarding delivery of this site. The agent anticipates that construction of phase 1b will start in November 2020, and that the first dwellings will be completed in July 2021.
- C.135. Pre-application discussions for the next phase (known as phase LB2, on brownfield land where there are currently car dealerships) are anticipated to start in May 2020, which will include approximately 385 dwellings, and the agent (on behalf of Hill Marshall LLP) anticipates that construction will start on site in mid / late 2021 (see Response 13 in Appendix D).
- C.136. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development (see Response 13 in Appendix D).
- C.137. The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP have secured Homes England funding to accelerate delivery of this development¹³. The money will be used to enable infrastructure works for the development and to fund the re-provision of the ground running enclosure facility, and together these will allow the first phase of housing to be delivered up to 18 months ahead of schedule. The re-provision of the ground running enclosure facility is necessary to mitigate the noise impacts from this facility on the new homes on this development. Alongside this, the [s106 agreement](#) for this development includes a requirement for 50 dwellings to be completed to slab level by November 2020.
- C.138. There is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site. The initial Planning Performance Agreement for this site has now lapsed, however that Planning Performance Agreement was successful in facilitating the bringing forward of earlier phases of the development. A new Planning Performance Agreement is being prepared by the parties to cover the next phases of this development.
- C.139. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Cambridge East – North of Newmarket Road is a strategic site. The agent has advised (on behalf of Hill Marshall LLP) that build out rates are anticipated to be approximately 160 dwellings per year over 8 years, with a peak of up to 225 dwellings per year, and has provided anticipated annual completions within the five year supply period (see Response 13 in Appendix D). The Council has no reason to doubt the build out rates provided by

¹³ [Homes England News Release](#) and [Hill Residential News Release](#)

the agent, which are lower than the Councils' typical assumptions, and therefore the Council has used the lower build out rates provided by the agent rather than the Councils' typical assumptions.

C.140. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 239 dwellings fall within part (a) of the definition of deliverable and 1,061 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the whole site has outline planning permission,
- Phase 1a has reserved matters planning permission for 239 dwellings and is under construction,
- pre-application discussions have taken place regarding phase 1b and the agent anticipates that the reserved matters application for this phase will be submitted in March 2020,
- the agent anticipates that pre-application discussions on phase LB2 will start in May 2020,
- the site is in the ownership of a housebuilder (Hill Residential),
- the development has Homes England funding to accelerate delivery,
- the s106 agreement includes a requirement for 50 dwellings to be completed to slab level by November 2020,
- there is a commitment from the Council to work with Hill Marshall LLP to enable the delivery of this site,
- the initial Planning Performance Agreement for this site was successful in facilitating the bringing forward of earlier phases of the development and a new Planning Performance Agreement is being prepared by the parties to cover the next phases of this development, and
- the agent has provided robust delivery assumptions for the site, which are lower than the Councils' typical assumptions for strategic sites.

There is no evidence that housing completions will not be delivered within five years on phase 1a as it has reserved matters planning permission and is under construction, and there is clear evidence that housing completions will begin on site within five years on the parcels within the development that currently only have outline planning permission.

Cambridge East - Land north of Cherry Hinton

C.141. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018.

C.142. An outline planning application for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was submitted in March 2018, and is being considered by the Councils. This outline planning application was due to be considered by the Joint Development Control Committee – Cambridge Fringes on 18 March 2020. The

outline planning application has an officer recommendation for approval subject to planning conditions and completion of a s106 agreement. This committee meeting to consider the planning application was postponed due to the coronavirus situation taking account of Government guidance. In parallel with the outline planning application process, discussions are also continuing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils' have resolved to grant planning permission.

- C.143. The site is being brought forward jointly by Marshall Group and Endurance Estates, and they intend to bring forward this development promptly and ahead of the relocation of the airport. Marshall is progressing with each of the relocation and replacement of existing airport infrastructure projects and associated mitigation measures necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments at land north of Newmarket Road and land north of Cherry Hinton. Updates on each of the projects were provided in the briefing note received from the agent in October 2019 (see document GC10 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).
- C.144. The agent (on behalf of Marshall Group and Endurance Estates) has advised that the revised timetable for consideration by the Councils' Joint Development Control Committee has not changed the anticipated housing delivery for this development, and therefore that the update provided in October 2019 is still correct (see response 14 in Appendix D). Therefore the agent has advised that Marshall Group and Endurance Estates intend to undertake a competitive process to find a development partner for the first parcels once outline planning permission has been approved, and anticipate that they will have appointed a partner(s) by December 2020 (see document GC10 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).
- C.145. The agent has advised that if the outline planning application is approved by April 2020 that the first reserved matters will be submitted by October 2021, with approval anticipated by March 2022, and therefore the agent anticipates that the first housing completions will be by March 2023 (see document GC10 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The Council considers this timetable is realistic given its ongoing discussions with the developer / agent regarding delivery of this site, even though a decision on the outline planning application is now likely to be later in 2020 as a result of the coronavirus situation and the postponement of the Joint Development Control Committee meeting on 18 March 2020.
- C.146. The agent has advised that this timetable for land north of Cherry Hinton is similar to that anticipated from outline planning permission approved to first housing completions at land north of Newmarket Road and is therefore realistic. Both land north of Newmarket Road and land north of Cherry Hinton are part of the larger Cambridge East area, where new homes are being brought forward alongside the continued functioning of Cambridge airport, and therefore to enable the homes to be brought forward a number of mitigation measures are being put in place through changes to or the relocation of airport infrastructure. The agent has advised that

annual housing completions of up to 200 dwellings will be achieved (see questionnaire GC10 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The agent has also advised that the development is achievable and viable. The agent has identified infrastructure constraints and discharging conditions as the constraints, market factors or cost factors that could delay delivery of the development.

C.147. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Cambridge East – North of Cherry Hinton is a strategic site. The agent advised (see questionnaire GC10 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)) that build out rates for this development of up to 200 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are lower than the Councils' typical assumptions, and therefore the Councils have used the lower build out rates provided by the agent rather than the Councils' typical assumptions.

C.148. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 1,200 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018,
- an outline planning application has an officer recommendation for approval subject to planning conditions and completion of a s106 agreement. It was anticipated that this planning application would be considered on 18 March 2020 but as a result of the coronavirus situation the Joint Development Control Committee meeting was postponed,
- discussions are continuing on the s106 agreement so that it can be signed and the decision notice issued shortly after the Councils have resolved to grant planning permission,
- the agent anticipates that reserved matters planning applications will be submitted by October 2021 and approved in by March 2022, and that the first housing completions will be by March 2023,
- Marshall Group and Endurance Estates have confirmed that they intend to bring forward this development promptly and ahead of the relocation of the airport,
- Marshall is progressing with each of the relocation and replacement projects necessary for the continued functioning of the airport so that there are no impediments to the delivery of the housing developments, and
- the agent has provided robust delivery assumptions for the site, which are lower than the Councils' typical assumptions for strategic sites.

There is clear evidence that housing completions will begin on site within five years.

Cambridge East - Land at Coldham's Lane

- C.149. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy R41). The site has detailed planning permission for 57 dwellings. At February 2020, all 57 dwellings had been completed.

Trumpington Meadows

- C.150. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The land within Cambridge was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42b). The land within South Cambridgeshire is allocated in the Cambridge Southern Fringe Area Action Plan (adopted in February 2008). Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire.
- C.151. The build out rates on Trumpington Meadows so far are shown in Figure 8 (below). The data shows that the peak number of completions delivered in a year is 148 dwellings; however the average number of completions per year varies significantly by parcel.

Figure 8: Build Out Rates on Trumpington Meadows

(a) Lots 1-5 (353 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	2	84	79	40					84	51
Affordable		57	62	21					62	47
Total	2	141	141	61	0	0	0	0	141	86

(b) Lot 6 (39 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market				6	17				17	12
Affordable					16				16	16
Total	0	0	0	6	33	0	0	0	33	20

(c) Lot 7 (86 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market					32	20			32	26
Affordable					33	1			33	17
Total	0	0	0	0	65	21	0	0	65	43

(d) Lot 8 (36 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market					4	19			19	12
Affordable					3	10			10	6
Total	0	0	0	0	7	29	0	0	29	17

(e) Lot 9 (122 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market						39	34		39	37
Affordable							49		49	49
Total	0	0	0	0	0	39	83	0	83	61

(f) Lots 10 & 11 (392 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market								35	35	35
Affordable								29	29	29
Total	0	0	0	0	0	0	0	64	64	64

(g) Local Centre (40 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market							24		24	24
Affordable							16		16	16
Total	0	0	0	0	0	0	40	0	40	40

(h) Riverside (122 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market								58	58	58
Affordable								26	26	26
Total	0	0	0	0	0	0	0	84	84	84

(i) Total

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	2	84	79	46	53	78	58	93	93	62
Affordable	0	57	62	21	50	11	65	55	65	40
Total	2	141	141	67	103	89	123	148	148	102

- C.152. Lots 1-5 (353 dwellings, 324 dwellings in Cambridge and 29 dwellings in South Cambridgeshire) have largely been completed. At February 2020, 345 dwellings had been completed and 8 dwellings had not been started. The final 8 dwellings on lots 1-5 (within Cambridge) will be constructed where the sales centre is currently located, and the housebuilder (Barratt Homes) previously advised that these 8 dwellings will be completed in 2022-2023 (see questionnaire GC12a in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).
- C.153. Lots 6-8 (161 dwellings, 136 dwellings in Cambridge and 25 dwellings in South Cambridgeshire) have been completed. Lot 9 (122 dwellings, all within South Cambridgeshire) has been completed. The Local Centre (40 dwellings, all of which are in South Cambridgeshire) has been completed.
- C.154. The Riverside (122 dwellings, 42 dwellings in Cambridge and 80 dwellings in South Cambridgeshire) is under construction. At February 2020, all 42 dwellings had been completed within Cambridge, 57 dwellings had been completed within South Cambridgeshire and 23 dwellings were under construction in South Cambridgeshire. The housebuilder (Barratt Homes) anticipates that this lot will be completed by June 2020 (see Response 15 in Appendix D).
- C.155. Lots 10 & 11 (392 dwellings, 65 dwellings in Cambridge and 327 dwellings in South Cambridgeshire) are under construction. At February 2020, in South Cambridgeshire 121 dwellings had been completed, 46 dwellings were under construction and 160 dwellings had not been started and in Cambridge all 65 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that these lots will be completed by June 2024 (see Response 16 in Appendix D). The housebuilder is generally delivering this parcel along the spine road, starting within South Cambridgeshire, before moving into Cambridge, and then looping back into South Cambridgeshire, and therefore the build out rates included in the housing trajectory reflect this (see Response 16 in Appendix D).
- C.156. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) the 867 dwellings on lots 1-5, the Riverside, and lots 10 & 11 fall within part (a) of the definition of deliverable. These lots are therefore considered deliverable as these lots have detailed planning permission and are under construction. There is no evidence that the remaining dwellings will not be delivered within five years.

Clay Farm

- C.157. Clay Farm is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42a). The site has detailed planning permission for 2,188 dwellings, and is being delivered by multiple housebuilders: Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes.

C.158. The build out rates on Clay Farm so far are shown in Figure 9 (below). The data shows that the peak number of completions delivered in a year is 228 dwellings; however the average number of completions per year varies significantly by housebuilder.

Figure 9: Build Out Rates on Clay Farm

(a) Countryside Properties (1,112 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		15	87	140	24	119	113	19	140	74
Affordable		1	47	106	21	100	61	20	106	51
Total	0	16	134	246	45	219	174	39	246	125

(b) Bovis Homes (397 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market			25	67	43	42	21	35	67	39
Affordable			27	37	45	33	14	3	45	27
Total	0	0	52	104	88	75	35	38	104	65

(c) Cambridge City Council & Hill Residential (228 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market							104		104	104
Affordable							124		124	124
Total	0	0	0	0	0	0	228	0	228	228

(d) Skanska (128 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market			46	31					46	39
Affordable			39	12					39	26
Total	0	0	85	43	0	0	0	0	85	64

(e) CALA Homes (49 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market						8	21		21	15
Affordable						8	12		12	10
Total	0	0	0	0	0	16	33	0	33	25

(f) Crest Nicholson (274 dwellings)

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market					9	108	31	17	108	41
Affordable					7	49	38	15	49	27
Total	0	0	0	0	16	157	69	32	157	69

(g) Total

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	0	15	158	238	76	277	290	71	290	161
Affordable	0	1	113	155	73	190	249	38	249	117
Total	0	16	271	393	149	467	539	109	539	278

C.159. Parcels 1A, 3 & 4 (274 dwellings, Crest Nicholson) have been completed. Parcels 9A & 9B (49 dwellings, CALA Homes) have been completed. Parcels 19 & 20 (128 dwellings, Skanska) have been completed. Parcel 21 and the community centre parcel (228 dwellings, Hill Residential and Cambridge City Council) have been completed. At February 2020, parcels 15-18 (397 dwellings, Bovis Homes) have been completed.

C.160. Parcels 1B, 2, 5, 6, 7, 10, 11, 12A, 12C, 13A, 13B, 14A & 14B (842 dwellings, Countryside Properties) have been completed; however parcels 8A & 8B (270 dwellings, Countryside Properties) are still under construction. On parcels 8A & 8B at February 2020, 119 dwellings had been completed and 151 dwellings were under construction. These remaining two parcels ([Aura – The Next Chapter](#) and [Aura – The Final Chapter](#)) are currently being marketed by Countryside. As all the remaining dwellings are under construction and being marketed by the housebuilder, it is reasonable to assume that the development will be completed within five years.

C.161. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) all 1,112 dwellings on the Countryside Properties parcels fall within part (a) of the definition of deliverable. The Countryside Properties parcels are therefore considered deliverable as these parcels have detailed planning permission and are under construction. There is no evidence that the remaining dwellings on the Countryside Properties parcels will not be delivered within five years.

Bell School

C.162. Bell School is a housing development on the southern edge of Cambridge. The site was allocated in the Cambridge Local Plan 2006 (adopted in July 2006) and has been carried forward into the Cambridge Local Plan 2018 (adopted in October 2018, Policy 18 / Site R42d). The site has detailed planning permission for 270 dwellings. At February 2020, all 270 dwellings had been completed.

Land north of Worts' Causeway

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site GB1	200 dwellings	18 October 2018	-	-	-	-
Total	200 dwellings	-	-	-	-	-

C.163. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB1) for approximately 200 dwellings. A Statement of Common

Ground was agreed between Cambridge City Council and Commercial Estates Group in February 2015, which agreed: (i) that the site is suitable for development to contribute towards Cambridge's housing needs to 2031, (ii) that the site is immediately available for development, and (iii) that development could be achieved from existing road access with limited investment in infrastructure. Pre-application discussions have been undertaken.

- C.164. A request for a screening opinion for development of up to 200 dwellings, community facilities and office space (19/0770/SCRE) was submitted in June 2019, and the Council responded in July 2019 with a [letter](#) and completed [EIA Screening Matrix](#) stating that an Environmental Impact Assessment should be undertaken and an Environmental Statement should be submitted with the planning application. A request for a scoping opinion (19/1457/SCOP) was submitted in October 2019, and the Council responded with its [formal scoping opinion](#) in November 2019. This scoping opinion clearly sets out the areas that need to be addressed in the Environmental Statement for the proposed development.
- C.165. The agent (on behalf of Commercial Estates Group) anticipates that an outline planning application will be submitted by the end of February 2020 (see Response 18 in Appendix D), and has provided an anticipated timetable for its determination on the basis of discussions with the Council. The timetable provided by the agent anticipates that the outline planning application will be considered by the Council's planning committee at the end of June. The Council agrees that the anticipated timetable for the determination of the outline planning application is realistic and achievable, and a Planning Performance Agreement for the process to determination of the outline planning application has been agreed. The outline planning application is now expected to be submitted on 20 March 2020 (as set out in the Planning Performance Agreement, see below) and due to the Council's planning committee meetings being held in the first half of each month, the Council anticipates that the outline planning application for this development will be considered at its planning committee in early July 2020, rather than late June 2020.
- C.166. The Planning Performance Agreement between Cambridge City Council and CEG was signed on 13 March 2020. The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the outline planning application (all matters reserved except for access). The agreement is effective for the period up to the determination of the outline planning application. The Planning Performance Agreement requires that the application is determined within 21 weeks post validation. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise. The outline planning application is expected to be submitted by 20 March 2020. Currently the Planning Performance Agreement determination date for the outline application is 31 July 2020.
- C.167. The agent has advised that a number of parties have already expressed an interest in the site, and that a formal marketing process will begin after the Council's planning committee has considered the outline planning application and subject to them resolving to grant planning permission (see Response 18 in Appendix D). The agent anticipates that a reserved matters application could be submitted by late 2020 / early

2021, if the outline planning permission is granted in July 2020 and a housebuilder takes control of the site shortly after. The agent anticipates that construction could start on site by late 2021, and that the first housing completions could be in 2022. The agent has advised that approximately 60 dwellings per year could be achieved, with up to 80 dwellings per year achieved in the middle of the build when the proposed flats would be completed. The agent has not identified any constraints, market factors or cost factors that could delay delivery of the development (see Response 18 in Appendix D).

C.168. The Council has used the build out rates provided by the agent in their completed housing trajectory questionnaire, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

C.169. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 200 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as:

- the site is allocated in the Cambridge Local Plan 2018,
- a Statement of Common Ground was agreed in February 2015 that agreed that residential development on the site can be delivered within the plan period,
- it is anticipated that an outline planning application will be submitted on 20 March 2020,
- a Planning Performance Agreement for the process of the determination of the outline planning application has been agreed between the Council and CEG,
- pre-application discussions have taken place,
- it is anticipated, on the basis of the pre-application discussions, that the outline planning application will be considered by the Council's planning committee in July 2020,
- the agent anticipates that a reserved matters application could be submitted by late 2020 / early 2021, if the outline planning permission is granted in July 2020 and a housebuilder takes control of the site shortly after – a number of parties have already expressed an interest in the site, and
- the agent anticipates that construction could start on site by the end of 2021.

There is clear evidence that housing completions will begin on site within five years.

C.170. The Inspector for the Cambridge Road, Melbourn appeal concluded in November 2019 that when considering the assessment of deliverability of this site there was not sufficient evidence to be clear that housing would be delivered on this site within the timescales envisaged by the Council. Circumstances have changed since that decision. Having regard to the up to date position, the Council considers that this site is deliverable within the 2020-2025 five year supply period as the request for a scoping opinion has been issued, there is now a Planning Performance Agreement in place for the process to the determination of the outline planning application, and the outline planning application is anticipated to be submitted on 20 March 2020. The Council considers that it now has clear evidence that the site is deliverable.

Land south of Worts' Causeway

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Site GB2	230 dwellings	18 October 2018	-	-	-	-
19/1168/OUT	230 dwellings	-	Outline	21 August 2019	-	-
Total	230 Dwellings	-	-	-	-	-

C.171. This land is allocated in the Cambridge Local Plan 2018 (adopted in October 2018, Policy 27 / Site GB2) for approximately 230 dwellings. Pre-application discussions have been undertaken, and an outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was submitted in August 2019 and is being considered by the Council.

C.172. In light of the comments received during the initial public consultation on the outline planning application, amendments are required, and the Council understands that these amendments will be submitted by the end of March 2020. These amendments will be subject to public consultation. It is anticipated that this outline planning application will be considered by the Council's planning committee at the start of June 2020.

C.173. The developer (This Land) anticipates that they will submit a reserved matters planning application for the necessary infrastructure immediately after receipt of the resolution to grant planning permission (anticipated in June 2020), followed very shortly after by a reserved matters planning application for the first phase of residential development (approximately 80 dwellings) (see Response 19a in Appendix D). The housebuilder has advised that if the reserved matters applications are determined in a timely manner, they anticipate starting on site either in late 2020 or early 2021, with the first dwellings in 2021-2022 (see Response 19a in Appendix D). The housebuilder anticipates that the phase 2 reserved matters planning application will be submitted in early 2022, with delivery following straight on from completion of phase 1 (see Response 19a in Appendix D). The housebuilder anticipates delivery of 50 dwellings a year starting in 2021-2022 (see Response 19a in Appendix D). The Council agrees that these timescales are reasonable.

C.174. The Council has used the build out rates provided by the housebuilder, and have no reason to doubt these build out rates which are lower than the Councils' typical assumptions for smaller non-strategic sites.

C.175. The developer (This Land) has signed a Planning Performance Agreement for the process to determination of the outline planning application, so that the Council can

allocate resources. The Planning Performance Agreement between Cambridge City Council and This Land was signed on February 2020. The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the outline application (all matters reserved expect for access), following initial consultation on the planning application submitted in August 2019. The agreement is effective for the period from the initial consultation up to the determination of the outline planning application and in respect of the discharge of any pre-commencement conditions attached to that approval, if granted. The Planning Performance Agreement requires that the application is determined within 13 weeks post submission of the amended documents to address the comments made during the initial consultation stage. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise. Currently the Planning Performance Agreement determination date for the outline planning application is 23 June 2020. This Land has confirmed this is an accurate summary of the Planning Performance Agreement (see Response 19b in Appendix D).

- C.176. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 230 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the Cambridge Local Plan 2018, an outline planning application is being considered by the Council and is anticipated to be determined in June 2020, a Planning Performance Agreement is in place for the process up to the determination of the outline planning application, the site is in the ownership of a housebuilder (This Land), the housebuilder has advised that the reserved matters planning applications for infrastructure and the dwellings on phase 1 will submitted shortly after resolution to grant planning permission is received for the outline planning application, and the developer anticipates that the first dwellings will be completed in 2021-2022. There is clear evidence that housing completions will begin on site within five years.

Allocations at New Settlements

C.177. The following sites are included in Table SC4 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Northstowe

C.178. Northstowe is a new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.

C.179. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The Development Consent Order for the A14 improvements was approved by the Secretary of State in May 2016. Construction works are underway and Highways England anticipates that the road will be open to traffic in Spring 2020, more than 6 months earlier than the previous anticipated opening date of the [end of 2020](#).

Northstowe - Phase 1

C.180. Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. A small area of phase 1 falls within the land originally identified as a reserve in the Northstowe Area Action Plan, and now allocated in the South Cambridgeshire Local Plan 2018.

C.181. Phase 1 is being delivered by five housebuilders, and **parcel H1** (92 dwellings, Bloor Homes) has been completed. The build out rates on Phase 1 of Northstowe so far are shown in Figure 11 (below). The data shows that the peak number of completions delivered in a year by a single housebuilder is 71 dwellings; however the average number of completions per year varies by housebuilder.

Figure 11: Build Out Rates on Phase 1 of Northstowe

(a) Bloor Homes (92 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	13	44	35	44	31
Affordable				0	
Total	13	44	35	44	31

(b) Taylor Wimpey (360 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		24	58	58	41
Affordable		4	13	13	9
Total	0	28	71	71	50

(c) Linden Homes (271 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		28	43	43	36
Affordable			16	16	16
Total	0	28	59	59	44

(d) Barratt Homes (453 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		10	50	50	30
Affordable		1	14	14	8
Total	0	11	64	64	38

(e) Bovis Homes (324 dwellings)

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market		23	42	42	33
Affordable		6	7	7	7
Total	0	29	49	49	39

(f) Total

Tenure	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	13	129	228	228	123
Affordable		11	50	50	31
Total	13	140	278	278	144

C.182. **Parcel H2** (Barratt Homes) has detailed planning permission for 135 dwellings. At February 2020, 119 dwellings had been completed, 8 dwellings were under construction and 8 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that the parcel will be completed by June 2020 (see Response 20a in Appendix D).

C.183. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 135 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that this parcel will not be delivered within five years.

C.184. **Parcel H3** (Taylor Wimpey) has detailed planning permission for 40 dwellings. At February 2020, 33 dwellings had been completed and 7 dwellings had not been started. The final 7 dwellings will be constructed where the sales centre is currently located, and the housebuilder has advised that this sales centre will be used for all their parcels at Northstowe (see Response 21a in Appendix D). The housebuilder (Taylor Wimpey) anticipates that these remaining dwellings will be completed once their final parcel H13 has been completed (see Response 21a in Appendix D).

C.185. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 40 dwellings fall within part (a) of the definition of deliverable. This parcel is therefore considered deliverable as the parcel has detailed planning permission and is under construction. There is no evidence that this parcel will not be delivered within five years.

C.186. **Parcel H4** (Bovis Homes) has detailed planning permission for 84 dwellings and landscaping. At February 2020, all 84 dwellings had been completed.

C.187. **Parcels H5 & H6** (Bovis Homes) have detailed planning permission for 240 dwellings. At February 2020, 52 dwellings had been completed, 34 dwellings were under construction and 154 dwellings had not been started. The housebuilder (Bovis Homes) anticipates that 15 dwellings will be completed by the end of March 2020 and that the development will be completed in 2024-2025 (see Response 22 in Appendix D). The Council has recorded more completions on this site in 2019-2020 than anticipated by the housebuilder – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 34 (see Section 3). A consistent approach is taken for all sites in the housing trajectory. Fewer

anticipated completions have been included in future years than anticipated by the housebuilder so that the number of actual and anticipated completions on the site total the number of dwellings permitted on the site.

- C.188. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 240 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the parcel will not be delivered within five years.
- C.189. **Parcel H7** (Barratt Homes) has detailed planning permission for 115 dwellings. At February 2020, 40 dwellings had been completed, 60 dwellings were under construction and 15 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that this parcel will be completed by June 2022 (see Response 20b in Appendix D). The information on anticipated completions provided by the housebuilder is for July-June years rather than April-March years, and therefore the Council has converted the anticipated completions from July-June years to April-March years by assuming the anticipated completions are evenly spread throughout the year. The housing trajectory uses the converted anticipated completions (see Response 20b in Appendix D).
- C.190. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 115 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- C.191. **Parcel H8** (Barratt Homes) has detailed planning permission for 73 dwellings. At February 2020, 16 dwellings were under construction and 57 dwellings had not been started. The housebuilder (Barratt Homes) anticipates that this parcel will be completed by June 2023 (see Response 20b in Appendix D). The information on anticipated completions provided by the housebuilder is for July-June years rather than April-March years, and therefore the Council has converted the anticipated completions from July-June years to April-March years by assuming the anticipated completions are evenly spread throughout the year. The housing trajectory uses the converted anticipated completions (see Response 20b in Appendix D).
- C.192. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 73 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- C.193. **Parcel H9** (Barratt Homes) has outline planning permission, and is anticipated to provide 130 dwellings. A reserved matters planning application for 130 dwellings was submitted in August 2019 and is being considered by the Council. The housebuilder (Barratt Homes) anticipates that the reserved matters planning application will be determined by the end of March 2020 (see Response 20c in Appendix D); however the Council anticipates that its decision is likely to be later than March 2020 to take

account of the need for amendments to the planning application relating to the design and layout of the development to be consulted on and considered first. The Council anticipates that this reserved matters planning application will be determined in summer 2020.

- C.194. The housebuilder has indicated that they hope to discharge all the pre-commencement conditions within 3 months of receiving reserved matters approval, and the housebuilder anticipates that work will start on site in May 2020, with the first dwellings will be completed in October 2020 (see Response 20c in Appendix D). Given that the Council anticipates that its decision on the reserved matters planning application will be later in 2020 than anticipated by the housebuilder, the Council has assumed that the start on site and first completions will be later than anticipated by the housebuilder. However, even with this slippage of a few months compared to the timetable anticipated by the housebuilder, it is reasonable to expect that this parcel will still be completed within the next five years.
- C.195. The housebuilder has highlighted that delivery of this parcel could be affected by the uncertainty regarding trade negotiations post Brexit and by competition from rival outlets at Northstowe, however the housebuilder has advised that delivery timetables are currently progressing as programmed (see Response 20c in Appendix D).
- C.196. The information on anticipated completions provided by the housebuilder is for July-June years rather than April-March years, and therefore the Council has converted the anticipated completions from July-June years to April-March years by assuming the anticipated completions are evenly spread throughout the year, but with the first completions being in October 2020 as anticipated by the housebuilder (see Response 20c in Appendix D). These converted completions result in 10 dwellings being anticipated to be completed between October 2020 and March 2021. As the Council considers that the start on site will be later than anticipated by the housebuilder (as set out above), the Council has not included any anticipated completions in 2020-2021 in the housing trajectory and instead has added these anticipated completions to the final year of delivery.
- C.197. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 130 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Barratt Homes), a reserved matters planning application is being considered by the Council and it is anticipated that it will be determined in summer 2020, and the housebuilder has advised that the first dwellings will be completed in October 2020. There is clear evidence that housing completions will begin on site within five years.
- C.198. **Parcel H10** (Taylor Wimpey) has detailed planning permission for 76 dwellings and open space. At February 2020, all 76 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that construction will start on the first dwelling(s) in March 2020 and that the development will be completed in 2021 (see Response 21a in Appendix D).

- C.199. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 76 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Taylor Wimpey), and the housebuilder anticipates that construction will start on the first dwelling(s) in March 2020. There is no evidence that the site will not be delivered within five years.
- C.200. **Parcel H11** (Taylor Wimpey) has detailed planning permission for 152 dwellings. At February 2020, 122 dwellings had been completed, 25 dwellings were under construction, and 5 dwellings had not been started. The housebuilder (Taylor Wimpey) anticipates that development will be completed in 2022 (see Response 21a in Appendix D).
- C.201. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 152 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- C.202. **Parcel H12** (Linden Homes) has detailed planning permission for 271 dwellings and play areas. At February 2020, 135 dwellings had been completed, 32 dwellings were under construction, and 104 dwellings had not been started. The housebuilder (Linden Homes) is marketing the parcel as [The Boulevards](#), with plots for sale. As the development is under construction and plots are for sale, it is reasonable to assume that the development will be completed within five years.
- C.203. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 271 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- C.204. **Parcel H13** (Taylor Wimpey) has outline planning permission, and is anticipated to provide 92 dwellings. A reserved matters planning application for 92 dwellings was submitted in January 2020 and is being considered by the Council. The Council anticipates that this reserved matters application will be approved by mid 2020, and the housebuilder (Taylor Wimpey) anticipates that all the pre-commencement conditions for this parcel will be discharged by January 2021 (see Response 21b in Appendix D). The housebuilder (Taylor Wimpey) anticipates that work will start on site in January 2021 and that the first dwellings will be completed in September 2021, (see Response 21b in Appendix D). This will be the last Taylor Wimpey parcel to be completed. The housebuilder has commented that the housing mix and typologies governed by urban design is affecting the sales rates.
- C.205. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 92 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Taylor Wimpey), a reserved matters planning application is being considered by the Council, and the

housebuilder has advised that the first dwellings will be completed in September 2021. There is no evidence that the site will not be delivered within five years.

Northstowe - Phase 2

- C.206. Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. Conditions on the planning permission restrict any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). Highways England anticipates that all the A14 improvements will be open to traffic in Spring 2020, more than 6 months earlier than the previous anticipated opening date of the [end of 2020](#).
- C.207. The developer (Homes England) has advised that major enabling infrastructure works are being undertaken and will be completed in autumn 2020 (see Response 24a in Appendix D).
- C.208. The first phase 2a of residential development of 406 homes within phase 2 of Northstowe will be delivered by [Urban Splash](#) and will be modular housing. Reserved matters planning permission for this phase including 406 dwellings, non-residential floorspace and open space was granted in February 2020. Construction of dwellings on phase 2a is anticipated to start in April/May 2020, with the show homes on site in December 2020, and the first occupations by March 2021 (see Responses 24a and 24b in Appendix D). The information on anticipated completions provided by the housebuilder (Urban Splash) (see Response 24b in Appendix D) is for calendar years (January-December) rather than monitoring years (April-March), and therefore the Council has converted the anticipated completions from January-December years to April-March years by assuming the anticipated completions are evenly spread throughout the year. The housing trajectory uses the converted anticipated completions, rounded to the nearest five dwellings.
- C.209. Using modern methods of construction will accelerate the delivery of this phase of Northstowe and the mix of town houses and age-restricted apartments will diversify the homes on offer in this development, and therefore the Council considers that housing completions on phase 2a will come forward alongside the delivery of phase 1. Urban Splash maintains an in-house construction management team function which enables them to act as main contractor on all of their large schemes. This will be the case at Northstowe for phase 2a and when combined with their in-house construction delivery, manufacturing capacity and integrated supply chain this enables them to deliver new homes efficiently and at pace. They have full vertical integration of the development, manufacturing, delivery and construction process which is unique amongst UK modern methods of construction volumetric developers. This means that the timeframe for construction of a new property within the factory can be as short as 12 days before it is then delivered to site to be erected.

- C.210. The developer (Homes England) has advised that phase 2b (including approximately 275 dwellings) is currently being marketed and that it is anticipated that pre-application discussions on this phase will start later in 2020 (see Response 24a in Appendix D). The developer (Homes England) has subsequently advised that a reserved matters planning application for phase 2b is likely to be submitted in 2021 (see Response 24a in Appendix D), and the Council considers that this is a realistic timetable.
- C.211. The developer (Homes England) anticipates that 250-400 dwellings will be completed per year from the whole of Northstowe – Phase 2 (see Response 24a in Appendix D). The developer has highlighted that there is background concern about the potential implications of Brexit that could affect the delivery of this development, and that further development other than phase 2b will require additional internal approvals (see Response 24a in Appendix D).
- C.212. The Council has previously taken a conservative approach to delivery on this site and assumed that Northstowe as a whole (Phases 1, 2 and 3) will deliver no more than 250 dwellings a year. The Council still consider that at this point it should be assumed that Northstowe as a whole will generally not deliver more than 250 dwellings a year unless and until there is evidence that higher levels of delivery can be demonstrated. However given the different housing offer being provided by Urban Splash on phase 2a compared to that being provided by the five housebuilders on Phase 1, and as these modular homes can be delivered at pace, the Council considers that phase 2a will be built out alongside Phase 1. The housing trajectory therefore anticipates that Northstowe as a whole will deliver more than 250 dwellings a year for some years while Phase 1 and phase 2a are being built out.
- C.213. For the remainder of Phase 2 with outline planning permission, the Council considers that there is clear evidence that housing completions will begin on phase 2b (approximately 275 dwellings) within five years as Homes England is currently marketing the phase and it is anticipated that pre-application discussions on this phase will start later in 2020, with a reserved matters planning application for phase 2b submitted in 2021. The Council has therefore taken a more conservative approach to delivery of phase 2 as a whole than anticipated by the developers for this trajectory, and other than while the 406 dwellings that are being delivered by Urban Splash are coming forwards, has assumed that Northstowe as a whole will only deliver up to 250 dwellings a year. Therefore, for the years where phase 1 and phase 2b are anticipated to be delivered, the combined annual anticipated completions shown in the housing trajectory total no more than 250 dwellings a year. The anticipated completions within the five year period from the remainder of phase 2 with outline planning permission are those anticipated from phase 2b.
- C.214. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 406 dwellings fall within part (a) of the definition of deliverable and 3,094 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as:
- the site has outline planning permission,
 - reserved matters planning permission for 406 dwellings on phase 2a was granted in February 2020,

- the site is in the ownership of a developer (Homes England) and housebuilder (Urban Splash),
- the housebuilder (Urban Splash) anticipates that construction of dwellings on phase 2a will start in April/May 2020, with first occupations by March 2021, and
- the developer (Homes England) has advised that phase 2b is currently being marketed and that it is anticipated that pre-application discussions on this phase will start later in 2020, with a reserved matters planning application for phase 2b to be submitted in 2021.

There is clear evidence that housing completions will begin on site within five years.

Northstowe – Phase 3

C.215. The land is allocated in the Northstowe Area Action Plan (adopted in July 2007), and is anticipated to provide approximately 5,000 dwellings. [Public drop in events](#) on the masterplan for phase 3 were held in September 2019.

C.216. The developer (Homes England) has advised that the masterplans for phase 3 are prepared and the outline planning applications for phase 3a (4,000 dwellings) and phase 3b (1,000 dwellings) will be submitted in early 2020 (see Response 25 in Appendix D). The developer has advised that delivery options are being explored, however they anticipate that they will act as the master developer, as for phase 2. The developer anticipates that infrastructure works will start on site in 2023 and that the first housing completions will be in 2025 (see Response 25 in Appendix D). The developer anticipates that 250-400 dwellings will be completed per year (see Response 25 in Appendix D). The developer has highlighted that viability work is ongoing, as there is long term economic uncertainty as a result of Brexit, and has also highlighted that competition from the multiple phases within the Northstowe may affect the delivery of the development (see Response 25 in Appendix D).

C.217. The Council has taken a more conservative approach to delivery of phase 3 than anticipated by the developer, and has assumed that Northstowe as a whole will not deliver more than 250 dwellings a year. The housing trajectory therefore shows no housing completions on phase 3 until after 2033, as up to 250 dwellings a year for Northstowe as a whole have been attributed to phases 1 and 2. If in future years, there is evidence of higher actual annual completions or this phase coming forwards sooner, this will be considered in the preparation of future housing trajectories.

C.218. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the Northstowe Area Action Plan 2007, is in the ownership of a developer (Homes England), the developer anticipates that outline planning applications will be submitted in early 2020, and the developer anticipates that the first housing completions will be in 2025. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Waterbeach New Town

C.219. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/6) for a sustainable new town of approximately 8,000 to 9,000 dwellings. The Waterbeach New Town Supplementary Planning Document (SPD) was adopted in February 2019. The site has multiple landowners / developers: Urban & Civic (for Defence Infrastructure Organisation) and RLW Estates.

Waterbeach New Town - Urban & Civic (the western part of the site)

C.220. Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces, was granted in September 2019. The conditions attached to the planning permission allow the landowners / developers two years for the submission of the first reserved matters planning application and twenty-five years for the submission of all reserved matters planning applications. Discharge of Conditions applications are being considered by the Council (see Response 26 in Appendix D).

C.221. The agent (on behalf of Urban & Civic) anticipates that a reserved matters application for green, grey and blue infrastructure for the northern part of Key Phase 1 will be submitted at the start of March 2020 (see Response 26 in Appendix D). The agent anticipates that the reserved matters applications for the first residential parcels will be submitted by December 2020 and that they will be approved by March 2021. The agent anticipates that construction will start on the first dwellings in April – June 2021 and that the first dwellings will be completed by June 2021 (see Response 26 in Appendix D). The Council agrees that these timetables are realistic and achievable, and the reserved matters planning application (20/01649/REM) for green, grey and blue infrastructure for the northern part of Key Phase 1 was submitted and validated in March 2020 and is being considered by the Council.

C.222. A Planning Performance Agreement for the planning application process is in place, which states that target decision dates for determination of applications will be within statutory timeframes unless agreed through reasoned justification.

C.223. The agent (on behalf of Urban & Civic) anticipates annual housing completions of up to 250 dwellings (see Response 26 in Appendix D). The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town. If in future years there is evidence for higher annual completions on Waterbeach New Town or the site coming forward sooner, this will be taken into account in the preparation of future housing trajectories. Anticipated delivery at Waterbeach New Town within the five year period will be from phase 1 of this western part of the site.

C.224. Urban & Civic have considerable and recent experience of delivering homes at Alconbury Weald, which is a development of 5,000 homes in Huntingdonshire, where they are acting as the master developer delivering some homes themselves under 'Civic Living' with other parcels are being brought forward by housebuilders such as

Morris Homes, Redrow Homes and Hopkins Homes. The agent has advised that Urban & Civic will act as the master developer at Waterbeach New Town, and will lead and manage the delivery of infrastructure and enabling works that will enable multiple parcels to come forward together (see Response 26 in Appendix D).

C.225. The agent (on behalf of Urban & Civic) previously advised as part of the preparation of the Cambridge Housing Trajectory (November 2019) that the first parcels enabled by early infrastructure will allow for at least three different house builders to deliver approximately 50 dwellings each in 2021-2022 (150 dwellings in total) and that additional parcels can be made available for at least two more housebuilders to deliver dwellings from 2022-2023 enabling 250 dwellings in total per annum (see document GC16a in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).

C.226. Evidence of housing completions at Northstowe can be used to support the annual completions anticipated for Waterbeach New Town. Northstowe is of a similar size (approximately 10,000 dwellings), and phase 1 of Northstowe is 1,500 dwellings which is similar to the 1,600 dwellings anticipated through the first phase of Waterbeach New Town. Between 1 April 2016 and 31 March 2019, 431 dwellings have been completed on phase 1 of Northstowe, with the first reserved matters application for housing approved in September 2016.

C.227. Phase 1 of Northstowe consists of thirteen parcels being brought forward by five housebuilders. Detailed planning permissions for ten of these parcels have been approved over the last 3 years. Within the first year of construction (2016-2017), two housebuilders (Bloor Homes and Bovis Homes) were on site. Within the second year of construction (2017-2018) and third year of construction (2018-2019), all five housebuilders were on site.

C.228. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings per year is appropriate for these sites. Waterbeach New Town is a strategic site. The agent has advised (see Response 26 in Appendix D) that build out rates for this development of up to 250 dwellings per annum will be achieved. The Councils have no reason to doubt the build out rates provided by the agent, which are consistent with the Councils' typical assumptions. The Council considers that the delivery timetable and build out rates for this site are reasonable and achievable.

C.229. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 8,000-9,000 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as:

- the site is allocated in the South Cambridgeshire Local Plan 2018,
- the site has outline planning permission,
- a master developer is bringing forward the site (on behalf of the landowner),
- a planning performance agreement for the planning application process is in place,
- discharge of conditions applications are being considered by the Council,

- a reserved matters planning application for green, grey and blue infrastructure for the northern part of Key Phase 1 is being considered by the Council,
- the agent anticipates that the first housing completions will be in 2021-2022 and that three housebuilders will be on site, and
- evidence from Northstowe and Alconbury Weald demonstrates that Urban & Civic will be working with other housebuilders to deliver Waterbeach New Town, that a housebuilder can bring forward and deliver multiple parcels simultaneously and continuously, and that by the second year of construction multiple housebuilders can be on site.

There is clear evidence that housing completions will begin on site within five years.

Waterbeach New Town - RLW Estates (the eastern part of the site)

C.230. An outline planning application for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was submitted in May 2018, and is being considered by the Council. It is anticipated that this outline planning application will be considered by the Council's planning committee in summer 2020. The development of this eastern part of the site is reliant on the delivery of the relocated railway station. Full planning permission for a relocated railway station and associated facilities and infrastructure was approved in January 2020. The agent anticipated as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that the new station will be completed by December 2021 (see questionnaire GC16b in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).

C.231. The agent (on behalf of RLW) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that annual housing completions across the whole new town are anticipated to be up to 500 dwellings (see questionnaire GC16b in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The agent advised that the development is achievable and viable. The agent identified infrastructure and access requirements, legal and ownership constraints, and mitigation measures as the constraints, market factors or cost factors that could delay delivery of the development. The agent highlighted as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that infrastructure and access considerations need to be considered comprehensively and delays could occur if a ransom situation arises.

C.232. The Council took a more conservative approach to the delivery rate for this eastern part of the site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) than proposed by the landowners / agent. The housing trajectory assumes that Waterbeach New Town as a whole will deliver no more than 250 dwellings a year. The adopted South Cambridgeshire Local Plan 2018 does not include any planning policies that restrict the timing of delivery or the annual rate of completions at Waterbeach New Town; however there are restrictions on the number of dwellings that can be delivered ahead of the relocation of the railway station. If in future years there is evidence for higher annual completions on Waterbeach New

Town or the site coming forward sooner, this will be taken into account in the preparation of future housing trajectories.

C.233. As part of the preparation of the Greater Cambridge Housing Trajectory (November 2019), the Council made no allowance for housing on this eastern part of the site within the five year period; however it was anticipated that this eastern part of the site would start to come forward within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the five year period but anticipates that the development will start to come forward within the plan period.

C.234. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this eastern part of Waterbeach New Town is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, and an outline planning application for the site is being considered by the Council. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Bourn Airfield New Village

C.235. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/7) for a new village of approximately 3,500 dwellings. The Bourn Airfield New Village Supplementary Planning Document (SPD) was adopted in October 2019.

C.236. An outline planning application for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was submitted in September 2018, and is being considered by the Council. Following adoption of the SPD, Countryside Properties submitted amendments to the outline planning application to take account of the guidance provided in the SPD. These amendments have been subject to public consultation. It is anticipated that this outline planning application will be considered by the Council's planning committee in spring 2020.

C.237. The developer (Countryside Properties) anticipates that reserved matters planning applications for the initial phases will be submitted in autumn / winter 2020, if the outline planning application is considered by the Council's planning committee in April 2020 (see Response 27 in Appendix D). The developer has advised that Countryside will be the master developer for this development and that other housebuilders may bring forward parcels within the site (see Response 27 in Appendix D). The developer anticipates that construction will start on the first dwellings in spring 2021, and that the first housing completions will be in 2022, with annual housing completions up to 150 dwellings (see Response 27 in Appendix D). The Council remains confident of a decision being made on the planning application in late spring 2020, notwithstanding the coronavirus situation, and considers that with the resources being focused by the promoter on this project, the delivery programme identified is capable of being delivered.

- C.238. The developer (Countryside Properties) has advised that there are no constraints that will affect the delivery of the development (see Response 27 in Appendix D). Policy SS/7 in the adopted South Cambridgeshire Local Plan 2018 sets out that the new village will be founded on a comprehensive movement network that connects key locations to encourage the use of sustainable modes of travel and that this includes (i) the provision of a segregated bus link from Cambourne to Bourn Airfield new village; (ii) any measures necessary to ensure that a bus journey between Caldecote / Highfields and the junction of the A428 / A1303 is direct and unaffected by any congestion; and (iii) the provision of high quality bus priority measures or a busway between A1303 / A428 and Queens Road, Cambridge. The Greater Cambridge Partnership [Cambourne to Cambridge](#) busway project has been anticipated to deliver these requirements. The Cambourne to Cambridge scheme has undergone extensive development and consultation.
- C.239. The Local Transport Plan (adopted in January 2020) identifies the Cambourne to Cambridge scheme, along with schemes for other Cambridge radials being progressed by the Greater Cambridge Partnership, as a first phase towards a Cambridge Autonomous Metro (CAM). In February 2020, the Mayor, James Palmer, announced that the Combined Authority had now taken direct responsibility for the delivery of the public transport solutions for Cambourne to Cambridge. A report was considered by the Cambridgeshire and Peterborough Combined Authority Transport Committee on [6 March 2020](#) which set out this change in responsibility, and highlighted that although it had not been anticipated that the Cambourne to Cambridge scheme would be delivering transport improvements until around 2025 there is a short term need to improve public transport between Cambourne and key employment sites in Cambridge. The Committee agreed to authorise officers of the combined authority to develop proposals in liaison with bus operators and other partners for short term public transport improvements between Cambourne and key employment sites in Cambridge and bring those forward for agreement as soon as possible.
- C.240. Whilst the current situation raises questions over the precise form of public transport improvements to be made in this corridor, and by whom, the Greater Cambridge Partnership scheme was ready for consideration by the Board to move to the formal stage and the Mayor made his comments in the context of seeking to deliver improvements more quickly. In view of the commitment by all public sector parties to delivery of development it is reasonable to expect that a way forward will be secured to deliver improvements to this corridor expeditiously and to facilitate delivery of the development strategy in the adopted Local Plan.
- C.241. The Local Plan examination considered the matter of housing delivery at Bourn Airfield in relation to the completion of high quality public transport improvements and in the context of the available evidence it was concluded by the Inspectors to be reasonable to expect that some development could come forward before the full public transport improvements were completed. There will be detailed consideration of this matter through the planning application process in the context of a detailed Transport Assessment. Through the determination of the planning application the

level of development that can come forward before the implementation of public transport improvements will be identified.

- C.242. The Council considers that Bourn Airfield New Village can still be brought forward and delivered consistent with the view expressed by Countryside in its response (see Response 27 in Appendix D), with delivery starting within the five year period.
- C.243. The housing trajectory assumes that together Bourn Airfield New Village and Cambourne West will deliver no more than 300 dwellings a year. If in future years, there is evidence of higher actual annual completions across these two sites, this will be considered in the preparation of future housing trajectories. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings a year is appropriate for strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a combined annual completion rate of up to 300 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.
- C.244. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 3,500 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable and developable as the site is allocated in the South Cambridgeshire Local Plan 2018, an outline planning application for the site is being considered by the Council, and the developer anticipates that the first housing completions will be in early 2022. There is clear evidence that housing completions will begin on site within five years.

Allocations in the Rural Area

C.245. The following sites are included in Table SC5 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Cambourne – additional 950 dwellings

C.246. The Site Specific Policies DPD (adopted in January 2010) sought higher densities on the remaining parcels at Cambourne so that the average net density of the settlement as a whole was raised to 30 dwellings per hectare. An outline planning permission for up to 950 dwellings, a neighbourhood / community building, open space and formal play areas, was approved in October 2011. Detailed planning permissions for all 950 dwellings have been approved. At February 2020, 943 dwellings had been completed, 6 dwellings were under construction, and 1 dwelling had not been started.

C.247. The build out rates on Cambourne 950 so far are shown in Figure 12 (below). The data shows that the peak number of completions delivered in a year by the two housebuilders (Taylor Wimpey and Bovis Homes) is 239 dwellings; however the average number of completions per year is significantly lower.

Figure 12: Build Out Rates on Cambourne 950

Tenure	Dwellings completed in 2011-2012	Dwellings completed in 2012-2013	Dwellings completed in 2013-2014	Dwellings completed in 2014-2015	Dwellings completed in 2015-2016	Dwellings completed in 2016-2017	Dwellings completed in 2017-2018	Dwellings completed in 2018-2019	Peak dwellings per year	Average dwellings per year
Market	0	56	90	157	151	70	53	59	157	91
Affordable	0	32	33	82	50	26	28	25	82	39
Total	0	88	123	239	201	96	81	84	239	130

C.248. The housebuilder (Taylor Wimpey) has advised that the development will be completed in 2020 (see Response 28 in Appendix D).

C.249. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 950 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Fulbourn & Ida Darwin Hospitals

C.250. The Site Specific Policies DPD (adopted in January 2010) originally allocated the Ida Darwin Hospital for redevelopment for housing, with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. This allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/3). The site was anticipated to provide up to 275 dwellings.

Fulbourn & Ida Darwin Hospitals

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/3	275 dwellings	28 September 2018	-	-	-	-
S/0670/17/OL	203 dwellings	-	Outline	28 February 2017	9 August 2017	7 November 2019
S/4469/18/PN	-	-	Prior Notification	28 November 2018	-	24 December 2018
Total	203 dwellings	-	-	-	-	-

C.251. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities. Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and the demolition has been completed.

C.252. Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019. The application proposes that the development is split into two

phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. Conditions on the outline planning permission allow the landowner three years for the submission of reserved matters planning application(s) for phase 1 and four years for the submission of reserved matters planning application(s) for phase 2.

- C.253. The housebuilder (Morris Homes) has advised that they will imminently exchange the agreement for lease with Homes England that will allow them to construct the dwellings on this development once a reserved matters planning application is submitted and approved (see Response 29 in Appendix D). The housebuilder has advised that pre-application discussions are being undertaken, and that further discussions regarding design need to be undertaken including through the Design Enabling Panel. The housebuilder therefore anticipates that a reserved matters planning application will be submitted around September 2020, unless the design can be agreed earlier, in which case the submission of the reserved matters application could be brought forward (see Response 29 in Appendix D).
- C.254. The housebuilder anticipates that if the reserved matters planning application is approved in June 2021, that construction of the first dwelling(s) will start in November 2021, with the first dwelling(s) completed around June 2022 (see Response 29 in Appendix D). The housebuilder has advised that they are contractually obliged to deliver 65 dwellings per year, unless there is evidence that the market has slowed down for more than 3 months (see Response 29 in Appendix D). The housebuilder has advised that there are site specific issues such as demolition, off site highways works, ecology, securing reserved matters planning permission, and provision of services to the occupied NHS Trust buildings on the site that could affect the delivery of the development (see Response 29 in Appendix D).
- C.255. The Council considers that the timetable for the submission and approval of the reserved matters planning application anticipated by the housebuilder is realistic and achievable.
- C.256. The housebuilder has highlighted that the development includes 6 self build dwellings, that are not part of their build, and therefore the housebuilder anticipates that they will deliver 197 dwellings between 2021 and 2025 (see Response 29 in Appendix D). The Council anticipates that the 6 self build dwellings will be brought forward in the later years of the build out of this development, and has therefore included the anticipated completions from these self build plots within the final year of the build out of this development and therefore within the next five years.
- C.257. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 203 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site is allocated in the South Cambridgeshire Local Plan 2018, the site has outline planning permission, the site will imminently be leased to a housebuilder (Morris Homes), the housebuilder anticipates that a reserved matters planning application will be submitted in September 2020, the housebuilder anticipates that construction will start on the first

dwelling(s) in November 2021. There is clear evidence that housing completions will begin on site within five years.

C.258. The Inspector for the New Road, Over appeal concluded in January 2020 that when considering the assessment of deliverability of this site there was a possibility that some housing might begin to be delivered within five years, however it had not been demonstrated that there was a realistic prospect or clear evidence for 110 units as included by the Council in its trajectory. The Council considers that there is now new information available that was not before the Over appeal Inspector, which changes the position in respect of this site. On the basis of all the relevant information now available, the Council considers that this site is deliverable within the 2020-2025 five year supply period as the housebuilder (Morris Homes) will imminently exchange the agreement for lease with Homes England that will allow them to construct the dwellings on this development once a reserved matters planning application is submitted and approved (see Response 29 in Appendix D), pre-application discussions are being undertaken, the housebuilder anticipates that a reserved matters planning application will be submitted around September 2020, unless the design can be agreed earlier, in which case the submission of the reserved matters application could be brought forward (see Response 29 in Appendix D), and the housebuilder anticipates construction of the first dwelling(s) will start in November 2021, with the first dwelling(s) completed around June 2022 (see Response 29 in Appendix D). The Council considers that this timetable is realistic and achievable. The Council considers that it now has clear evidence that the site is deliverable.

Land off Fulbourn Old Drift

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3404/17/FL	10 dwellings	-	Full	5 October 2017	7 March 2018	28 November 2018
Total	10 dwellings	-	-	-	-	-

C.259. The site has full planning permission for a social club and 10 dwellings, which was approved in November 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, works had started on site however all 10 dwellings had not been started. There is a separate planning permission on land within Capital Park for the demolition of the existing social club and erection of a 72-bedroom care home. The s106 agreement for that development requires that prior to its commencement either a temporary social club must be provided or the new social club on this planning permission must have been completed.

C.260. The agent (on behalf of Henderson UK Property PAIF) has advised that all the pre-commencement conditions have been discharged and that preliminary site investigations are under way. The agent anticipates that the first dwelling(s) will be completed in the second quarter of 2021, with the development completed in the same period (see Response 30 in Appendix D).

C.261. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the agent has advised that all the pre-commencement conditions have been discharged and that preliminary site investigations are under way, and the agent anticipates that the first dwelling(s) will be completed in the second quarter of 2021. There is no evidence that the site will not be delivered within five years.

Papworth Everard West Central

C.262. The Site Specific Policies DPD (adopted in January 2010) originally allocated an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/4). This redevelopment is anticipated to take the form of a number of separate developments of individual land parcels within the policy area.

Papworth Everard West Central - Land south of Church Lane

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/4	mixed use redevelopment	27 September 2018	-	-	-	-
S/0623/13	58 dwellings and 8 live work units	-	Hybrid	5 April 2013	6 November 2013	31 October 2014
S/0307/17/RM	53 dwellings	-	Reserved Matters	6 February 2017	-	4 August 2017
Total	61 dwellings	-	-	-	-	-

C.263. A hybrid planning permission was approved in October 2014: outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A reserved matters planning permission for 53 dwellings was approved in August 2017. At February 2020, the development is under construction.

C.264. The site is being marketed by Flagship Homes as [Printworks](#) and their website says that the development is coming soon. The developer (Flagship Group) anticipates that the first three dwellings (show homes) will be completed in July 2020 (see Response 31 in Appendix D). The developer anticipates that the live work units will be completed in August 2021, and that all dwellings will be completed by August / September 2021 (see Response 31 in Appendix D).

C.265. The developer has not provided a detailed breakdown of anticipated completions by year; therefore the Council has used its typical assumptions to anticipate the build out rates for this site. These typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. Given that the developer anticipates the first completions in July 2020, the Council has assumed that in 2020-2021, that there will be approximately half a year's completions. The Council has then assumed that the remaining housing completions will be delivered in the following year. This results in a slightly lower anticipated delivery from this site than the average of 38 dwellings a year anticipated by the typical assumptions, but the Council considers it realistic and achievable. The Council therefore anticipates that this site will be completed in 2020-2022.

C.266. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 61 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Papworth Everard West Central - Catholic Church site

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/4	mixed use redevelopment	27 September 2018	-	-	-	-
S/0089/16/FL	4 dwellings	-	Full	14 January 2016	7 September 2016	16 June 2017
Total	4 dwellings	-	-	-	-	-

C.267. The site has detailed planning permission for the demolition of the existing dilapidated church and erection of 4 dwellings, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site. The agent (on behalf of Roman Catholic Diocese of East Anglia) has advised that the site is [advertised for sale](#) and that the pre-commencement conditions will be discharged after the site has been sold (see Response 32 in Appendix D). The agent has advised that a previous sale fell through and therefore

the previous delivery timetable as set out in the Greater Cambridge Housing Trajectory (November 2019) is no longer likely. The agent hopes that the development will be completed in 2020-2021 (see Response 32 in Appendix D).

- C.268. Given that there is uncertainty regarding the delivery of this development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.
- C.269. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) it is not considered that there is currently evidence that the site is deliverable or developable as although the site has full planning permission, a material start would need to be made on site by June 2020 to retain the extant full planning permission, and the agent has advised that the site is currently being advertised for sale.

Former Bayer CropScience Site

- C.270. The Site Specific Policies DPD (adopted in January 2010) originally allocated the former Bayer CropScience site (a brownfield site located on the A10 near Hauxton) as a sustainable mixed-use development, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/2). The site had outline planning permission for up to 380 dwellings, office floorspace, retail floorspace, and open space, however this planning permission has lapsed. The site was contaminated and remediation works have been undertaken and signed off.
- C.271. Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The housing trajectory therefore assumed that 285 dwellings would be provided on this site. **Phase 2** (70 extra care apartments with associated communal facilities and café) has been completed.
- C.272. **Phase 1** has detailed planning permission for 201 dwellings. At February 2020, all 201 dwellings on phase 1 had been completed. **Phase 3** has detailed planning permission for 14 dwellings. At February 2020, all 14 dwellings had been completed.

Cambourne West

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy SS/8	1,200 dwellings	27 September 2018	-	-	-	-
S/2903/14/OL	2,350 dwellings	-	Outline	22 December 2014	2 August 2017	29 December 2017
S/4537/19/RM	200 dwellings	-	Reserved Matters	24 December 2019	-	-
20/01536/REM	190 dwellings	-	Reserved Matters	4 March 2020	-	-
20/01640/REM	286 dwellings	-	Reserved Matters	11 March 2020	-	-
Total	2,350 dwellings	-	-	-	-	-

C.273. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/8) for a sustainable fourth linked village to Cambourne of approximately 1,200 dwellings with high levels of green infrastructure. The site has multiple landowners.

C.274. **Land north west of Lower Cambourne:** the site has outline planning permission for up to 2,350 dwellings, retail (use classes A1-A5), offices/light industry (use class B1), community and leisure facilities (use classes D1 and D2), two primary schools and one secondary school, open space, playing fields and landscaping, which was approved in December 2017. Most of the conditions on the outline planning permission have been discharged. The first reserved matters planning application for strategic engineering (highways and drainage) for phase 1 was granted in November 2019, and a reserved matters planning application for strategic landscaping for phase 1 was submitted in November 2019 and is being considered by the Council.

C.275. The first reserved matters planning application for residential development (200 dwellings) on phase 1 (parcels 1.1a and 1.1b) was submitted by Vistry Homes in December 2019 and is being considered by the Council. The agent on behalf of the housebuilders (Taylor Wimpey and Bovis Homes) has advised that Vistry Homes (currently trading as Bovis Homes) are preparing to start on site on these parcels in September 2020, with first completions anticipated in March / April 2021 (see Response 33a in Appendix D).

C.276. The second and third reserved matters planning applications for residential development on phase 1 were submitted by Taylor Wimpey in March 2020 (190

dwelling on parcel 1.2 and 286 dwellings at Sheepfold Lane) and are being considered by the Council in accordance with the timescales set out in the Planning Performance Agreement.

- C.277. The agent has advised that reserved matters planning applications for parcels 1.5 & 2.2a and parcel 1.3d will be submitted in April 2020 (see Response 33a in Appendix D).
- C.278. The agent anticipates that the build out rate for this development will be 110 dwellings per year from Taylor Wimpey and 110 dwellings per year from Vistry Homes (currently trading as Bovis Homes) (see Response 33a in Appendix D); however lower annual build out rates are anticipated within the next five years – up to 160 dwellings per year.
- C.279. The existing Planning Performance Agreement for Cambourne West has been cancelled. A new Planning Performance Agreement was signed between South Cambridgeshire District Council and Taylor Wimpey on 6 February 2020. In summary, it relates specifically to the delivery of parcel 1.2 (190 dwellings) and parcel at Sheepfold (286 dwellings). The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the two planning applications. The Planning Performance Agreement requires that both applications are determined within 10 weeks post validation. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise. The determination date for parcel 1.2 is 13 May 2020 and for Sheepfold is 20 May 2020. Taylor Wimpey has confirmed this is an accurate summary of the Planning Performance Agreement (see Response 33b in Appendix D).
- C.280. The housing trajectory assumes that together Cambourne West as a whole and Bourn Airfield New Village will deliver no more than 300 dwellings a year. If in future years, there is evidence of higher actual annual completions across these two sites, this will be considered in the preparation of future housing trajectories. The Councils' typical assumptions for build out rates on strategic sites, as set out in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#), are that a completion rate of up to 250 dwellings a year is appropriate for strategic sites. However, for Cambourne West and Bourn Airfield New Village, the Councils consider that a combined annual completion rate of up to 300 dwellings is appropriate to reflect the proximity of these two developments to each other, and the possible implications of this on the build out rates that can be achieved.
- C.281. The Council has therefore taken a more conservative approach than proposed by the housebuilders of land north west of Lower Cambourne for the years after the five year period when the anticipated annual completions for Bourn Airfield New Village and land north west of Lower Cambourne as suggested by the developers would total more than 300 dwellings a year.
- C.282. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 2,350 dwellings fall within part (b) of the

definition of deliverable. This site is therefore considered deliverable and developable as:

- the site has outline planning permission,
- three reserved matters planning applications for housing (676 dwellings) are being considered by the Council,
- the site is in the ownership of two housebuilders (Taylor Wimpey and Bovis Homes),
- a planning performance agreement has been signed with Taylor Wimpey which requires that the first two reserved matters planning applications are processed and determined within ten weeks,
- the agent anticipates that Bovis Homes will start on site in September 2020 on the first dwellings, with the first housing completions anticipated in March / April 2021, and
- further reserved matters planning applications for housing are anticipated in March / April 2020.

There is clear evidence that housing completions will begin on site within five years.

C.283. **Land within the Business Park:** this site has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation of approximately 1,200 dwellings. It is unclear exactly when the development will be started and completed as the landowner (U+I) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).

C.284. As such, the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site within the plan period. The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.

C.285. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) this site is considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Dales Manor Business Park, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1a	200 dwellings	27 September 2018	-	-	-	-
Total	200 dwellings	-	-	-	-	-

C.286. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1a) for 200 dwellings and light industrial and office uses. The site has three landowners: Salmon Harvester, Peterhouse and PAT Pensions.

C.287. The landowners (Salmon Harvester) of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development. The agent advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that Salmon Harvester are no longer pursuing residential development on this site (see email SC11a in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)), and therefore the Council made no allowance for housing on this part of the site in the Greater Cambridge Housing Trajectory (November 2019).

C.288. It is unclear what intentions the other landowners (Peterhouse and PAT Pensions) have for their parts of the site as they did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019). As such, the Council took a conservative approach to delivery on this site by making no allowance for housing on any of this site in the Greater Cambridge Housing Trajectory (November 2019). The Council has therefore not sought an update from the landowners as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site.

C.289. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as non-residential development is being implemented on part of the site and it is not clear what the landowners intentions are for delivery of residential development on the remainder of the site.

Land north of Babraham Road, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1b	80 dwellings	27 September 2018	-	-	-	
S/3729/18/FL	158 dwellings	-	Full	20 September 2018	10 April 2019	28 August 2019
Total	158 dwellings	-	-	-	-	-

C.290. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1b) for 80 dwellings. The site has full planning permission for 158 dwellings and landscaping. At February 2020, the access road has been constructed, 2 dwellings were under construction, and 156 dwellings had not been started. The site is being built and marketed by Hill as [Knights Field](#) and their website says that the development is coming soon. Paragraph 45 of the [planning committee report](#) stated “despite the uplift in units now proposed, the applicant has continued to show commitment to delivering ... with full completion expected by 2023.” The housebuilder (Hill) anticipates that the first dwellings will be completed in 2020-2021 and that the development will be completed within three years (see Response 34 in Appendix D).

C.291. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 158 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has full planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land south of Babraham Road, Sawston

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1c	260 dwellings	27 September 2018	-	-	-	-
Total	260 dwellings	-	-	-	-	-

C.292. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1c) for 260 dwellings. The agent (on behalf of John Huntingdon Charity, Wards Charity and RJ Driver Trust) has advised that in December 2019 the three landowners signed and engrossed a landowners collaboration agreement to take the site forward for development (see Response 35 in Appendix D). The agent has advised that an initial highways study, topographical survey, utilities assessment and phase 1 ground condition report have all been undertaken. The agent has advised that a development partner has not yet been appointed however they have had initial discussions with interested parties and will be promoting the site to a long list of developers imminently (see Response 35 in Appendix D). The agent has advised that a development partner will be identified in 2020 and that an outline planning application will also be submitted in 2020 after the development partner has been identified (see Response 35 in Appendix D). The agent has advised that they are not aware of any constraints, market factors or cost factors that could delay the delivery of this development, other than the defined access points brought about as a consequence of the development of land north of Babraham Road, Sawston (see Response 35 in Appendix D). The agent anticipates

that construction could start on site in the second half of 2021 / early 2022 (see Response 35 in Appendix D).

C.293. The Council has taken a more conservative approach to delivery on this site by making no allowance for housing on this site within the five year period; however it is still anticipated that the development will come forward within the plan period.

C.294. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) 260 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered developable as the site is allocated in the South Cambridgeshire Local Plan 2018, the agent has advised that in December 2019 the three landowners signed and engrossed a landowners collaboration agreement to take the site forward for development, the agent has advised that a development partner will be identified in 2020 and that an outline planning application will also be submitted in 2020, and the agent anticipates that construction could start on site in the second half of 2021 / early 2022. The site is in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged.

Land north of Impington Lane, Impington

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1d	25 dwellings	27 September 2018	-	-	-	-
S/1486/18/FL	26 dwellings	-	Full	17 April 2018	-	13 June 2019
Total	26 dwellings	-	-	-	-	-

C.295. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1d) for 25 dwellings. The site has full planning permission for 26 dwellings and open space. At February 2020, works had started on site however all 26 dwellings had not been started. The housebuilder (Hill) anticipates that the first completions will be in quarter two of 2021 and that two dwellings a month will be completed (see Response 36 in Appendix D).

C.296. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (Hill), and the housebuilder anticipates that the first completions will be in quarter two of 2021. There is no evidence that the site will not be delivered within five years.

Land west of New Road, Melbourne

C.297. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H1e) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments.

Land west of New Road, Melbourne - Land south west of Victoria Way

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H1e	65 dwellings	27 September 2018	-	-	-	-
S/2048/14/FL	64 dwellings	-	Full	28 August 2014	03 December 2014	27 February 2015
S/4414/17/FL	revised design, to provide additional 3 dwellings	-	Full	11 December 2017	-	24 August 2018
S/0949/19/VC	revised design, to provide additional 2 dwellings	-	Variation of Condition	11 March 2019	-	-
Total	67 dwellings	-	-	-	-	-

C.298. The site has full planning permission for 67 dwellings. At February 2020, 62 dwellings had been completed and 5 dwellings were under construction. A variation of conditions application to amend the layout of the development and to provide two additional dwellings was submitted in March 2019 and is being considered by the Council. The developer (Granary Developments) anticipates that the development will be completed by November 2020 (see Response 37 in Appendix D).

C.299. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 67 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land west of New Road, Melbourn – Land at 36 New Road

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1e	65 dwellings	27 September 2018	-	-	-	-
S/2424/18/FL	21 dwellings	-	Full	9 July 2018	-	17 May 2019
Total	21 dwellings	-	-	-	-	-

C.300. The site has full planning permission for the demolition of the existing dwelling and the erection of 22 dwellings and open space. At February 2020, the existing dwelling had been demolished and all 22 new dwellings had not been started. As construction has started on site, it is reasonable to assume that the development will be completed within five years.

C.301. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 21 dwellings fall within part (a) of the definition of deliverable. This site is considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Green End Industrial Estate, Gamlingay

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H1/f	90 dwellings	27 September 2018	-	-	-	-
S/2068/15/OL	85 dwellings	-	Outline	14 August 2015	22 April 2016	7 December 2016
S/4085/19/RM	85 dwellings	-	Reserved Matters	18 November 2019	-	-
Total	85 dwellings	-	-	-	-	-

C.302. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1f) for 90 dwellings and light industrial, office and/or

general industrial uses. The site has outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings and public open space. The planning permission covers approximately 75% of the allocation in the South Cambridgeshire Local Plan 2018 (adopted in September 2018). A reserved matters planning application for the demolition of the existing industrial and office units and 5 dwellings and the erection of up to 90 dwellings was submitted in November 2019 and is being considered by the Council. It is anticipated that this reserved matters planning application will be considered by the Council's planning committee in April 2020, with an officer recommendation of approval.

C.303. The housebuilder (Morris Homes) has advised that they have exchanged contracts with the landowner and are awaiting the approval of the reserved matters planning application to allow the site purchase to be completed (see Response 39 in Appendix D). The housebuilder anticipates that if the reserved matters planning application is approved in April 2020, that construction will start on site in December 2020, with the first dwelling(s) completed around May 2021 (see Response 39 in Appendix D). The housebuilder has advised that construction will start on the first dwellings approximately eight months after approval of the reserved matters planning application to allow for demolition of the existing buildings and remediation of the site (see Response 39 in Appendix D). The housebuilder has advised that there are site specific issues such as demolition, remediation, asbestos and access that could affect the delivery of the development (see Response 39 in Appendix D).

C.304. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 85 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is being purchased by a housebuilder (Morris Homes), a reserved matters planning application is being considered by the Council, and the housebuilder anticipates that construction will start on the first dwelling(s) in December 2020. There is clear evidence that housing completions will begin on site within five years.

East of Rockmill End, Willingham

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1g	50 dwellings	27 September 2018	-	-	-	-
S/2833/15/OL	72 dwellings	-	Outline	6 November 2015	11 May 2016	25 May 2017
S/0122/18/RM	72 dwellings	-	Reserved Matters	9 January 2018	-	2 August 2018
Total	72 dwellings	-	-	-	-	-

C.305. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1g) for 50 dwellings. The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station. The planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018. At February 2020, 34 dwellings had been completed, 20 dwellings were under construction and 18 dwellings had not been started. The housebuilder (Kier) is marketing the development as [The Grove](#), with plots for sale. As the development is under construction and plots are for sale, it is reasonable to assume that the development will be completed within five years.

C.306. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 72 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at Bennell Farm, West Street, Comberton

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy H/1h	90 dwellings	27 September 2018	-	-	-	-
S/2204/15/OL	90 Dwellings	-	Outline	24 August 2015	11 May 2016	3 October 2016
S/1812/17/OL	90 dwellings	-	Outline	17 May 2017	6 September 2017	21 December 2017
S/4552/17/RM	90 Dwellings	-	Reserved matters	27 December 2017	-	1 October 2018
Total	90 Dwellings					

C.307. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy H/1h) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has detailed planning permission for 90 dwellings and open space. At February 2020, the site is under construction. The agent (on behalf of Mr & Mrs Arnold) has advised that the first housing completions will be in May 2020 and that the development will be completed in 2023 (see Response 41 in Appendix D).

C.308. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 90 dwellings fall within part (a) of the definition of

deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Histon & Impington Station Area

Policy or Planning Permission	Proposal	Date Allocated	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
Policy E/8	-	27 September 2018	-	-	-	-
S/0671/17/FL The Bishops Site	35 dwellings	-	Full	18 October 2017	-	27 June 2018
S/0783/17/FL 94-96 Station Road	12 dwellings	-	Full	13 March 2017	-	15 May 2018
S/2010/17/OL Station Road Garage	32 dwellings	-	Outline	8 June 2017	-	11 September 2019
Total	47 dwellings	-	-	-	-	-

C.309. The site is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy E/8) for mixed use development, including commercial uses, community uses and residential development.

C.310. **The Bishops Site, Cambridge Road, Impington:** the site has full planning permission for the demolition of the existing buildings and the erection of 35 dwellings, which was approved in June 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.

C.311. The agent (on behalf of Mitre Property Development Ltd) anticipates that demolition will be commencing soon and that pre-construction preparatory works are being carried out (see Response 42 in Appendix D). The agent anticipates that construction will start on the first dwelling(s) in the third quarter of 2020 (see Response 42 in Appendix D). The agent has advised that all the dwellings will be completed at the same time due to them being within a single building, and that completion is anticipated to be by spring 2022 (see Response 42 in Appendix D).

- C.312. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 35 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Mitre Property Development Ltd), and the agent has advised that it is anticipated that construction will start on the first dwelling(s) in the third quarter of 2020. There is no evidence that the site will not be delivered within five years.
- C.313. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. At February 2020, the site is under construction. The developer (Cocksedge Building Contractors) anticipates that the first dwelling will be completed in August 2020 and that all dwellings will be sold by 31 March 2021 (see Response 43 in Appendix D).
- C.314. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 12 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.
- C.315. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission for 32 dwellings and amenity space, which was approved in September 2019. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by September 2022.
- C.316. It is unclear exactly when the development will be started and completed as the agent (on behalf of Clark Brothers) has not provided a response. The Council has therefore taken a conservative approach to delivery on this site by making no allowance for housing on this site within either the five year period or plan period.
- C.317. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has outline planning permission, the Council does not have any clear evidence that a reserved matters planning application will be submitted or that housing completions will begin on site within five years.

Unallocated Sites with Planning Permission

C.318. The following sites are included in Table C4 or Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

C.319. The sites in South Cambridgeshire marked with a * are 'Five Year Supply' sites.

These were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Sandy Lane, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
03/0406/FUL	18 dwellings	Full	15 April 2003	-	5 November 2004
06/1305/FUL	7 dwellings	Full	8 January 2007	3 January 2008	3 March 2009
03/1241/FUL	5 dwellings	Full	18 November 2003	3 March 2004	23 May 2005
06/0544/FUL	1 dwelling	Full	23 May 2006	19 July 2006	24 November 2006
Total	28 dwellings	-	-	-	-

C.320. The site has full planning permissions for 28 dwellings. At February 2020, all 28 dwellings had not been started. The agent (on behalf of Littlebury Property Limited) has advised that there are currently no plans to proceed with the extant consents on this site as they are considering alternative proposals (see Response 45 in Appendix D).

C.321. Given the uncertainty regarding the delivery of this development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.

C.322. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has full planning permissions, the agent has advised that it is not currently their intention to build out this development.

Hayling House, Fen Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
16/0617/FUL	13 dwellings	Full	19 April 2016	31 August 2016	21 August 2017
Total	13 dwellings	-	-	-	-

C.323. The site has full planning permission for demolition of the existing dwelling and erection of 14 dwellings. At February 2020, the existing dwelling had been demolished but the 14 new dwellings had not been started. The agent (on behalf of Crickmore Developments) anticipated as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) advised that part of the site is leased to Cambridgeshire County Council for the construction of a new cycle bridge and at that time anticipated that the first housing completions would be in December 2020, and that the development will be completed by March 2021 (see questionnaire C25 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)).

C.324. The Abbey-Chesterton cycle bridge is due to be constructed in summer 2020 and opened in 2021 along with the rest of the Chisholm Trail. The Council has therefore assumed that this site will not be brought forward until after the new bridge has opened, given that part of the site is being leased by the County Council during the construction of the bridge. The Council has therefore taken a conservative approach to delivery of this site and anticipates this site will be completed in 2022-2023.

C.325. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 13 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, a start has been made on site through the demolition of the existing dwelling, and as the cycle bridge is due to be constructed in summer 2020 and opened in 2021 the land currently leased to the County Council should then become available. There is no evidence that the site will not be delivered within five years.

34-36 Madingley Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/0172/FUL	14 dwellings	Full	13 February 2017	2 August 2017	11 October 2017
Total	14 dwellings	-	-	-	-

C.326. The site has full planning permission for demolition of the two existing dwellings and erection of 16 dwellings. At February 2020, the two existing dwellings had been demolished and the 16 new dwellings were under construction. The developer (Dean & Dean Construction Ltd) has advised that all units will be completed by June 2020 (see Response 47 in Appendix D).

C.327. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 14 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

1 Whichcote House, Springfield Road, Cambridge and land rear of Whichcote House, Milton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
16/1873/FUL	11 dwellings	Full	24 October 2016	-	19 April 2018
17/0489/FUL	3 dwellings	Full	24 March 2017	30 August 2017	31 August 2017
17/1722/FUL	11 dwellings	Full	5 October 2017	10 January 2018	29 March 2018
Total	14 dwellings	-	-	-	-

C.328. The site has full planning permissions for 14 dwellings. At February 2020, the conversion and extension of Whichcote House to create 11 dwellings had been completed and the 3 new dwellings fronting Milton Road were under construction. The 3 new properties are currently for sale, and the [sales particulars](#) state that they will be available for occupation in spring 2020. The developer (Blues Property) anticipates that these 3 dwellings will be completed in April 2020 (see Response 48 in Appendix D).

C.329. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 14 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Sorrento Hotel, 190-196 Cherry Hinton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
05/1329/FUL	16 dwellings	Full	17 December 2005	-	5 December 2007
Total	16 dwellings	-	-	-	-

C.330. The site has full planning permission for 16 dwellings. At February 2020, 2 dwellings had been completed and 14 dwellings had not been started. It is unclear exactly when the development will be completed as the landowner (Sorrento Hotel) has not provided a response. As the two dwellings were completed several years ago with no further progress on the site since, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period.

C.331. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has an extant full planning permission, there is uncertainty over whether housing will be delivered on the remainder of the site.

64-68 Newmarket Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
14/1905/FUL	80 dwellings	Full	5 December 2014	3 February 2016	13 September 2017
Total	80 dwellings	-	-	-	-

C.332. The site has full planning permission for the demolition of 4 existing dwellings and the erection of a mixed used development comprising 84 dwellings, A1-A3 use commercial space and public realm enhancement, which was approved in September 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February

2020, no construction had started on site. The landowner (User Friendly Properties Ltd) has advised that it is not currently their intention to build out this development, as they are now looking to develop the site for build-to-rent flats (see Response 50 in Appendix D). Pre-application discussions are underway with the Council regarding this alternative proposal.

C.333. Given the uncertainty regarding the delivery of this development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.

C.334. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has full planning permission, a material start would need to be made by September 2020 to retain the extant full planning permission, and the landowner has advised that it is not currently their intention to build out this development.

23 and 25 Hills Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/0265/FUL	10 dwellings	Full	24 February 2017	-	17 July 2017
Total	10 dwellings	-	-	-	-

C.335. The site has full planning permission for 10 dwellings and retail units following demolition of the existing buildings. At February 2020, demolition works had started on site however all 10 dwellings had not been started. The agent (on behalf of Dernford Developments Ltd) has advised that work on the foundations have begun and the agent anticipates that the first housing completions will be in June 2020 with the development will be completed around March 2021 (see Response 51 in Appendix D).

C.336. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Cambridge Carpets, 213 Mill Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/1527/FUL	14 dwellings	Full	29 August 2017	16 December 2017	20 December 2017
Total	14 dwellings	-	-	-	-

C.337. The site has full planning permission for 14 dwellings and a retail unit following the demolition of existing buildings on site, which was approved in December 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site. The agent (on behalf of HTS Estates Ltd) has advised that construction of the first dwelling(s) will start in December 2020, and that the development will be completed in summer 2022 (see Response 52 in Appendix D).

C.338. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 14 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and the agent has advised that construction of the first dwelling(s) will start in December 2020. There is no evidence that the site will not be delivered within five years.

Land at Anstey Way, Cambridge

C.339. The site has detailed planning permission for the demolition of 28 dwellings and the erection of 56 affordable dwellings. At February 2020, the existing dwellings had been demolished and all 56 new dwellings had been completed.

St Regis House and 108 Chesterton Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/0970/FUL	14 dwellings	Full	01 June 2017	04 October 2017	02 May 2018
Total	14 dwellings				

C.340. The site has full planning permission for the erection of college accommodation (providing 85 units) and 14 dwellings following demolition of the existing buildings. At February 2020, all 14 dwellings were under construction. The agent (on behalf of

Clare College) anticipates that the development will be completed in November 2020 (see Response 53 in Appendix D).

C.341. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 14 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Lovell Lodge, 365 Milton Road, Cambridge

C.342. The site has full planning permission for 14 dwellings. At February 2020, all 14 dwellings had been completed.

Land at 300-314 Coldham's Lane, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/1272/FUL	13 dwellings	Full	04 August 2017	10 January 2018	22 May 2018
Total	13 dwellings	-	-	-	-

C.343. The site has full planning permission for the demolition of the existing dwelling and erection of 14 dwellings. At February 2020, the existing dwelling had been demolished and all 14 new dwellings were under construction. This development is being marketed by First Step as [Coldhams Place](#) and their website says that the show home is now open, the new homes are for sale and half of the dwellings have been sold. As the dwellings are either under construction or the dwellings are either sold or for sale, it is reasonable to assume that the development will be completed within five years.

C.344. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 13 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

141 Ditton Walk, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
15/1020/FUL	14 dwellings	Full	10 June 2015	04 November 2015	29 November 2017
Total	14 dwellings	-	-	-	-

C.345. The site has full planning permission for 14 dwellings, which was approved in November 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site. The housebuilder (This Land) has advised that they intend to commence works next month, and anticipate that the first dwellings will be completed in 2020 (see Response 55 in Appendix D).

C.346. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 14 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (This Land), and the housebuilder anticipates that the first dwellings will be completed in 2020. There is no evidence that the site will not be delivered within five years.

Grafton House, 64 Maids Causeway, Cambridge

C.347. The site has prior approval permission for the change of use of office to residential (16 dwellings). At February 2020, all 16 dwellings had been completed.

National Institute of Agricultural Botany, Huntingdon Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1451/B1C3	71 dwellings	Prior Approval	13 September 2018	-	08 November 2018
Total	71 dwellings	-	-	-	-

C.348. The site has prior approval permission for the change of use of office to residential (71 dwellings), which was approved in November 2018. A condition of the prior approval permission is that the development must be completed within three years from its approval. At February 2020, no construction had started on the change of use of the building. The agent (on behalf of Marchingdale Developments Limited) has advised that this prior approval consent is not being taken forward and that the

developer is considering other options for the building and the wider site (see Response 56 in Appendix D).

C.349. Given the uncertainty regarding the delivery of this development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site in the housing trajectory.

C.350. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has prior approval permission the agent (on behalf of the developer) has advised that it is not currently their intention to build out this development.

291 Hills Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
17/1372/FUL	14 dwellings	Full	8 August 2017	-	5 August 2019
18/0806/FUL	13 dwellings	Full	18 May 2018	29 August 2018 11 June 2019	16 August 2019
Total	13 dwellings	-	-	-	-

C.351. The site has full planning permission for the demolition of existing buildings and erection of 14 dwellings, which was approved in August 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site, however the land is for [sale](#) and under offer.

C.352. It is unclear exactly when the development will be started and completed as the landowner (Gibson Developments Ltd) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by February 2021, based on an average lead-in time of 18 months from full planning permission being approved to first dwellings being under construction. As the proposal is flats in blocks, it is likely that the housing completions will all be within one year. The Council therefore anticipates that this site will be completed in 2022-2023.

C.353. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) this site falls within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the land is for sale and under offer, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

9-10A Ventress Close, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1470/FUL	11 dwellings	Full	17 September 2018	6 March 2019	17 July 2019
Total	11 dwellings	-	-	-	-

C.354. The site has full planning permission for demolition of the existing 4 dwellings and erection of 15 new dwellings. At February 2020, the existing 4 dwellings had been demolished and the 15 new dwellings were under construction. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the first housing completions will be in Spring 2021 and that the development will be completed in spring 2021 (see Response 58 in Appendix D).

C.355. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 11 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
18/1993/FUL	9 dwellings	Full	18 December 2018	7 August 2019	14 October 2019
Total	9 dwellings	-	-	-	-

C.356. The site has full planning permission for the erection of College accommodation (including 24 new family apartments), the refurbishment and extension of 27 Barton Road, and the demolition of the existing buildings (including 15 dwellings), which was approved in October 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, the existing 15 dwellings are empty, but no demolition works had started, and the 24 new dwellings had not been started.

C.357. The agent (on behalf of King's College) has advised that construction will start on site as soon as possible after the pre-commencement conditions have been discharged (see Response 59 in Appendix D). The Council has agreed one discharge of conditions application, and is considering eight further discharge of conditions applications submitted in December 2019 and January 2020.

C.358. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 9 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and the agent has advised that construction will start on site as soon as possible after the pre-commencement conditions has been discharged. There is no evidence that the site will not be delivered within five years.

74-82 Akeman Street, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/0261/FUL	10 dwellings	Full	5 April 2019	3 July 2019	11 October 2019
Total	10 dwellings	-	-	-	-

C.359. The site has full planning permission for demolition of the existing commercial units and 4 dwellings and erection of 3 retail units, a community centre and 14 new dwellings. At February 2020, the existing 4 dwellings had been demolished and the 14 new dwellings had not been started. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that the first housing completions will be in summer 2021, and that the development will be completed in autumn 2021 (see Response 60 in Appendix D).

C.360. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Chartwell House, 620-622 Newmarket Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/0767/B1C3	11 dwellings	Prior Approval	3 June 2019	-	29 July 2019
Total	11 dwellings	-	-	-	-

C.361. The site has prior approval permission for change of use of office to 11 dwellings, which was approved in July 2019. A condition on the prior approval decision requires that the development begins within three years from the date of the approval. At February 2020, no construction had started on the change of use of the building.

C.362. The agent (on behalf of Paddock Street Holdings Ltd) has advised that the building is still occupied by commercial tenants, who have a lease until 2021 (see Response 61 in Appendix D). The agent has also advised that a planning application for additional dwellings at the rear of the site has been submitted to the Council, and that until this is granted no construction will start on site (see Response 61 in Appendix D). The agent has advised that the change of use will be completed 10 months after the start date, and the agent anticipates that the scheme will be completed in 2022-2023 at the latest (see Response 61 in Appendix D).

C.363. The Council has taken a conservative approach to delivery on this site and assumed that this development will start on site just before the prior approval permission expires in July 2022. The Council anticipates that this site will be completed in 2023-2024.

C.364. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 11 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has prior approval permission and the agent anticipates that the scheme will be completed in 2022-2023 at the latest. There is no evidence that the site will not be delivered within five years.

66-80B Colville Road, Cambridge

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
19/1034/FUL	45 dwellings	Full	24 July 2019	6 November 2019	31 December 2019
Total	45 dwellings	-	-	-	-

- C.365. The site has full planning permission for the demolition of 24 dwellings and the erection of 69 new affordable dwellings, which was approved in December 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site. The developer (Cambridge Investment Partnership – Hill Investment Partnerships and Cambridge City Council) has advised that only 67 new affordable dwellings will now be delivered through the implementation of this planning permission, that construction will start on the first dwelling(s) in summer 2020, that the first housing completions will be in spring 2022, and that the development will be completed in summer 2022 (see Response 62 in Appendix D). The developer has also advised that as a result of one leaseholder being unwilling to move a Compulsory Purchase Order process has commenced, and the anticipated delivery timetable is based on a pragmatic resolution to this process (see Response 62 in Appendix D).
- C.366. Taking account of the information provided by the developer, the housing trajectory only assumes that 67 new dwellings will be delivered on this site, and therefore that this site will deliver a 43 dwellings (net).
- C.367. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 43 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Cambridge Investment Partnership), and the developer anticipates that construction will start on the first dwellings in summer 2020. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less (net) in Cambridge

- C.368. At 31 March 2019, there were 99 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.
- C.369. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.
- C.370. At 31 March 2019, there were 285 dwellings in Cambridge with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2019 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, which is consistent

with the evidence on lapse rates included in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#).

- C.371. However, before the 6% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2019 with a planning permission that would lapse by 31 March 2020. If no material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 22 dwellings from the small sites with planning permission that were not under construction at 31 March 2019.
- C.372. After the 6% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 247 dwellings are anticipated to be completed between 2019 and 2024. This has therefore reduced the anticipated completions from these small sites within 2019-2020 by few dwellings.
- C.373. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.
- C.374. Between 1 April and 31 December 2019, 148 dwellings were approved on new small sites of 9 dwellings or less (net). A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 6% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates included in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#). On this basis, 139 dwellings are anticipated to be completed between 2020 and 2025.
- C.375. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.

Land west of 22a West Road, Gamlingay

- C.376. The site has detailed planning permissions for 13 dwellings. At February 2020, all 13 dwellings had been completed.

Land rear of Cygnus Business Park, Swavesey

- C.377. The site has full planning permission for 12 dwellings. At February 2020, 12 dwellings had been completed.

Land to east of Cody Road, Waterbeach *

C.378. The site has detailed planning permission for 36 dwellings. At February 2020, all 36 dwellings had been completed.

Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1199/13/OL	20 dwellings	Outline	03 June 2013	06 August 2014	05 November 2015
S/2253/16/RM	20 dwellings	Reserved Matters	20 October 2016	-	15 January 2018
Total	20 dwellings	-	-	-	-

C.379. The site has detailed planning permission for 20 dwellings. At February 2020, the development is under construction. The developer (Taylor French Developments Ltd) anticipates that the development will be completed in August 2020 (see Response 63 in Appendix D).

C.380. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 20 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

18 Boxworth End, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0875/15/OL	30 dwellings	Outline	9 April 2015	-	12 May 2016
S/2900/18/RM	30 dwellings	Reserved matters	27 July 2018	-	19 December 2018
Total	30 dwellings	-	-	-	-

C.381. The site has detailed planning permission for 30 dwellings, open space, children's play area and landscaping, which was approved in December 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At February 2020, all 30 dwellings had not been started.

C.382. It is unclear exactly when the development will be started and completed as the housebuilder (Matthew Homes) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2019, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. However no construction had started on site at February 2020. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the reserved matters permission expires in December 2020. The Council anticipates that this site will be completed in 2021-2022.

C.383. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 30 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Matthew Homes), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

East of New Road, Melbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2791/14/OL	199 dwellings	Outline	28 November 2014	-	8 August 2016
S/2590/17/RM	199 dwellings	Reserved Matters	21 July 2017	-	5 February 2018
Total	199 dwellings	-	-	-	-

C.384. The site has detailed planning permission for 199 dwellings and open spaces. At February 2020, the site was under construction and 70 dwellings had been completed. The housebuilder (Hopkins Homes) is marketing the development as [Kingley Grove](#), with plots for sale. As the development is under construction and plots are for sale, it is reasonable to assume that the development will be completed within five years.

C.385. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 199 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Former CEMEX Works, Haslingfield Road, Barrington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2365/14/OL	220 dwellings	Outline	08 October 2014	03 June 2015	27 October 2016
S/3485/18/RM	220 dwellings	Reserved Matters	10 September 2018	-	29 November 2019
S/1427/19/RM	220 dwellings	Reserved Matters	10 April 2019	-	23 September 2019
Total	220 dwellings	-	-	-	-

C.386. The site has detailed planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. A condition on the outline planning permission requires that the development begins not later than one year from the date of approval of the last of the reserved matters. At February 2020, clearance and ground works had started however all 220 dwellings had not been started. The site also has full planning permission for the demolition of the former cement works and demolition is underway.

C.387. The development is being marketed by Redrow Homes as [All Saints Gardens](#) and their website says that the development will be launched in 2020. It is unclear exactly when work will start on construction of the first dwelling(s) or when the first dwelling(s) will be completed as the housebuilder (Redrow Homes) has not provided a response; however works on site to deliver the development have recently commenced. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction.

C.388. The Councils' do not have typical assumptions for build out rates for a site of this size, and therefore the Council has assumed 40 dwellings per year for this site, based on a rounded average of the build out rates achieved between 2015 and 2019 by Redrow Homes on their development at the former Bayer CropScience site (see figure 13). The Council therefore anticipates that this site will be completed in 2021-2027.

C.389. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) 220 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), Redrow Homes website says that the development will be launched in 2020, and the

Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land off Mill Lane, Sawston *

C.390. The site has detailed planning permission for 48 dwellings plus associated works, including landscaping and public open space. At February 2020, all 48 dwellings had been completed.

36 Oakington Road, Cottenham *

C.391. The site has detailed planning permission for the demolition of the existing barn and construction of 50 dwellings. At February 2020, all 50 dwellings had been completed.

Land off Haden Way, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2456/15/OL	64 dwellings	Outline	04 December 2015	03 August 2016	10 January 2017
S/4441/18/RM	64 dwellings (amended to 61 dwellings)	Reserved Matters	26 November 2018	-	-
Total	61 dwellings	-	-	-	-

C.392. The site has outline planning permission for up to 64 dwellings. A detailed planning application for 64 dwellings and open space was submitted in November 2018, and is being considered by the Council. In January 2020, amendments were made to the reserved matters planning application being considered by the Council, and these amendments reduce the number of dwellings to 61 dwellings. Consultation on these amendments has been completed and as a result of the comments received on the amendments, it is anticipated that this reserved matters planning application will be approved in April 2020.

C.393. It is unclear exactly when this development will be started and completed as the housebuilder (Brampton Valley Homes) has not provided a response, however as the reserved matters planning application was submitted by a housebuilder and as the housebuilder has engaged with the Council through the determination of the reserved matters planning application to develop a scheme that it is anticipated can be approved in April 2019, the Council considers there is clear evidence that housing completions will begin on site within five years.

C.394. The Council has therefore used its typical assumptions to anticipate the delivery timetable and build out rates for this site. These typical assumptions anticipate that

the first dwellings would be under construction by April 2021, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. These typical assumptions anticipate a build out rate of an average of 38 dwellings a year over two years on a site of this size. The Council therefore anticipates that this site will be completed in 2021-2023.

- C.395. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 64 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, is in the ownership of a housebuilder (Brampton Valley Homes), a detailed planning permission has been actively progressed through the planning application process including through recent amendments to the proposal in light of comments received on the original submission, a detailed planning application for the site is anticipated to be approved by the Council in April 2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

East of Spring Lane, Bassingbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1745/16/OL	30 dwellings	Outline	01 July 2016	02 November 2016	23 March 2017
S/0905/19/RM	30 dwellings	Reserved Matters	06 March 2019	-	31 July 2019
Total	30 dwellings	-	-	-	-

- C.396. The site has detailed planning permission for 30 dwellings, additional parking for Bassingbourn Surgery, and public open space, which was approved in July 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At February 2020, no construction had started on site. The developer (Sanctuary Group) has advised that the construction works have been tendered and that they are in discussion with the preferred contractor regarding the programme for the works (see Response 68 in Appendix D). The contractor will progress the discharge of conditions once the contract is awarded. The development will be delivered by [Beech Grove Homes](#), which is part of the Sanctuary Group.

- C.397. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by July 2020, based on an average lead-in time of a year from a reserved matters planning permission being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2020-2022.

C.398. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 30 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Sanctuary Group), the developer has advised that the construction works have been tendered and that they are in discussion with the preferred contractor regarding the programme for the works, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Rear of 7-37 Station Road, Foxton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2148/16/OL	22 dwellings	Outline	5 August 2016	7 December 2016	23 March 2017
S/2583/18/RM	22 dwellings	Reserved Matters	6 July 2018	-	20 February 2019
Total	22 dwellings	-	-	-	-

C.399. The site has detailed planning permission for 22 dwellings. At February 2020, the site was under construction. The housebuilder (Hill) anticipates that the first dwelling(s) will be completed in June/July 2020, and that the development will be completed by September 2020 (see Response 69 in Appendix D).

C.400. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 22 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land west of Mill Road, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2870/15/OL	53 dwellings	Outline	11 November 2015	-	18 January 2017
S/3683/17/RM	53 dwellings	Reserved Matters	19 October 2017	-	18 June 2018
Total	53 dwellings	-	-	--	-

C.401. The site has detailed planning permission for 53 dwellings and open space. At February 2020, all 53 dwellings had not been started; however all pre-

commencement Discharge of Conditions applications have been agreed by the Council, and a material start has been made on site and therefore the planning permission remains extant. The housebuilder (This Land) has advised that construction of dwellings will start on site in summer 2020, with the first dwellings completed in 2021 (see Response 70 in Appendix D).

- C.402. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 53 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (This Land), a material start had been made on site and therefore the planning permission remains extant, and the housebuilder anticipates that the first housing completions will be in 2021. There is no evidence that the site will not be delivered within five years.

South of West Road, Gamlingay *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2367/16/OL	29 dwellings	Outline	01 September 2016	01 February 2017	06 February 2016
S/1338/15/OL	29 dwellings	Outline	27 May 2015	-	05 May 2017
S/3868/18/RM	29 dwellings	Reserved Matters	17 October 2018	-	-
Total	29 dwellings	-	-	-	-

- C.403. The site has outline planning permission for up to 29 dwellings. A reserved matters planning application for 29 dwellings with open space was submitted in October 2018, and is being considered by the Council. The housebuilder (Bushmead Homes) anticipates that development will start on site three months after approval of the reserved matters planning application, as tenders for the contract works are currently under review and key pre-commencement conditions are actively being progressed (see Response 71 in Appendix D). The housebuilder anticipates that the first housing completions will be in December 2021 (see Response 71 in Appendix D).

- C.404. The Council understands that the housebuilder is seeking the ownership of additional land to deliver the mitigation measures agreed through the outline planning permission, which were secured on land not in their ownership (see Response 71 in Appendix D). As there is uncertainty regarding the determination of the reserved matters planning application while the housebuilder seeks to secure additional land to deliver the migration measures necessary for the development, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the plan period.

- C.405. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has outline planning permission, there is uncertainty

over the determination of the reserved matters planning application and therefore the delivery of the site.

Land at 22 Linton Road, Balsham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2830/15/OL	36 dwellings	Outline	5 November 2015	-	14 March 2017
S/0255/17/OL	36 dwellings	Outline	10 April 2017	-	6 October 2017
S/2729/18/RM	36 dwellings	Reserved Matters	17 July 2018	-	8 November 2018
Total	36 dwellings	-	-	-	-

C.406. The site has detailed planning permission for 36 dwellings. At February 2020, work has started on site, and 2 dwellings have been completed. As construction has started on site, it is reasonable to assume that the development will be completed within five years.

C.407. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 36 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Monkfield Nutrition, High Street, Shingay-cum-Wendy *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2224/16/OL	10 dwellings	Outline	23 August 2016	11 January 2017	24 May 2017
S/1877/19/RM	10 dwellings	Reserved Matters	28 May 2019	-	10 October 2019
Total	10 dwellings	-	-	-	-

C.408. The site has detailed planning permission for 10 dwellings, which was approved in October 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.

C.409. It is unclear exactly when the development will be started and completed as the housebuilder (Patrick Ruddy Homes) has not provided a response. The Council has

therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by October 2020, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2022.

C.410. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (Patrick Ruddy Homes), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

7 High Street, Balsham *

C.411. The site has full planning permission for 33 dwellings following the demolition of all existing buildings. At February 2020, all 33 dwellings had been completed.

Hallmark Hotel, Bar Hill *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0851/16/FL	40 dwellings	Full	24 March 2016	-	5 June 2017
Total	40 dwellings	-	-	-	-

C.412. The site has full planning permission for 40 dwellings and a childrens play area, which was approved in June 2017. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.

C.413. The developer (Wellington Ltd on behalf of Sanctuary Housing) has advised that a start will be made on site prior to summer 2020, subject to a number of amendments to the scheme being approved (see Response 74 in Appendix D). The developer has advised that the development is now being taken forward as an affordable housing development and therefore a Non Material Amendment application has been submitted as there are a number of design related matters relating to the proposal which need to be amended to ensure a viable affordable housing development (see Response 74 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) as soon as the planning issues are finalised and that the first dwelling(s) will be completed in quarter 4 of 2021 (see Response 74 in Appendix D).

C.414. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 40 dwellings fall with part (a) of the definition of

deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Sanctuary Housing / Wellington Ltd), and the developer anticipates that the first dwelling(s) will be completed in quarter 4 of 2021. There is no evidence that the site will not be delivered within five years.

Land off Rampton Road, Cottenham *

Planning Permission	Number of Dwellings (net)	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2413/17/OL	199	Outline	10 July 2017	-	9 August 2017
S/2549/19/RM	199	Reserved Matters	24 July 2019	12 February 2020	18 February 2020
S/2679/19/RM	199	Reserved Matters	31 July 2019	12 February 2020	18 February 2020
Total	199 dwellings	-	-	-	-

C.415. The site has duplicate detailed planning permissions for 200 dwellings and demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation, which were approved in February 2020. A condition on the outline planning permission requires that development begins within two years from approval of the reserved matters planning permission. At February 2020, no construction had started on site.

C.416. The agent (on behalf of Redrow Homes) has advised that Redrow Homes are looking to complete their purchase and move ahead with initial housing delivery; however there has been some unforeseen delays dealing with planning conditions and the s278 agreement that are causing the timetable to slip (see Response 75 in Appendix D). The agent has advised that it is anticipated that the first dwellings will be completed in 2020-2021, with a build out rate of 50 dwellings a year (see Response 75 in Appendix D).

C.417. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 199 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (Redrow Homes), and the agent anticipates that the first dwellings will be completed in 2020-2021. There is clear evidence that housing completions will begin on site within five years.

Land east of Highfields Road, Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2510/15/OL	140 dwellings	Outline	28 September 2015	-	5 July 2017
S/4619/18/RM	66 dwellings	Reserved matters	6 December 2018	9 October 2019	14 November 2019
Total	66 dwellings	-	-	-	-

C.418. The site had outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation; however this planning permission has lapsed. The site has detailed planning permission for 66 dwellings on phase 1. At February 2020, works have started on site. The housebuilder (Linden Homes) anticipates that construction of the first dwelling(s) will start on site in February 2020, if all the pre-commencement conditions have been discharged, and anticipates that the first dwelling(s) will be completed in August 2020 (see Response 76 in Appendix D). The housebuilder has advised that delays to the discharging of pre-commencement conditions is preventing construction starting on site (see Response 76 in Appendix D).

C.419. The Council has assumed that only 66 dwellings will be delivered on this site as reserved matters planning applications for the remainder of the development were not submitted by July 2019, as required by the condition on the outline planning permission. The outline planning permission has therefore lapsed.

C.420. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) phase 1 (66 dwellings) falls within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Linden Homes), and the housebuilder anticipates that construction of the first dwelling(s) will start on site in February 2020, if all the pre-commencement conditions have been discharged, and anticipates that the first dwelling(s) will be completed in August 2020. There is clear evidence that housing completions will begin on site within five years.

Land at Hurdleditch Road, Orwell *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3190/15/OL	49 dwellings	Outline	17 December 2015	-	15 June 2017
S/3870/18/RM	49 dwellings	Reserved Matters	10 October 2018	-	8 February 2019
Total	49 dwellings	-	-	-	-

C.421. The site has detailed planning permission for 49 dwellings and open space. At February 2020, the site is under construction and 16 dwellings had been completed. The housebuilder (Croudace Homes) has advised that the two showhomes have been completed, and that it is anticipated that the first market and affordable dwellings will be completed in March / April 2020. The housebuilder anticipates that the development will be completed by February 2021 (see Response 77 in Appendix D). The housebuilder has advised that there are currently no constraints affecting delivery of the development.

C.422. The Council has recorded more completions on this site in 2019-2020 than anticipated by the housebuilder – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 34 (see Section 3). A consistent approach is taken for all sites in the housing trajectory. Fewer anticipated completions have been included in future years than anticipated by the housebuilder so that the number of actual and anticipated completions on the site total the number of dwellings permitted on the site.

C.423. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 49 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land rear of 130 Middlewatch, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1605/16/OL	69 dwellings	Outline	17 June 2016	-	26 July 2017
S/1896/19/RM	69 dwellings	Reserved Matters	28 May 2019	-	-
Total	69 dwellings	-	-	-	-

C.424. The site has outline planning permission for the demolition of an existing dwelling and erection of up to 70 dwellings, public open space, and children's play area. A reserved matters planning application for the demolition of an existing dwelling and erection of up to 70 dwellings, public open space, and children's play area was submitted in May 2019, and is being considered by the Council. It is anticipated that this reserved matters planning application will be approved in April 2020, once the Council's amended scheme of delegation for decisions on planning applications has been considered at its meeting of full Council on 2 April 2020.

C.425. The housebuilder (Bushmead Homes) has advised that tenders are being reviewed in anticipation of appointing a suitable contractor to deliver the development (see Response 78 in Appendix D). The housebuilder anticipates that construction of the first dwelling(s) will start on site in July 2020, and that the first dwelling(s) will be completed in July 2021 (see Response 78 in Appendix D). The housebuilder has highlighted market conditions and rising construction costs as issues that may affect project viability and therefore the delivery of the development (see Response 78 in Appendix D).

C.426. The Council anticipates that the reserved matters planning application will be approved in April 2020. Pre-commencement conditions will then need to be discharged before construction can start on site. If the reserved matters planning application is approved in April 2020, the Councils' typical assumptions anticipate that the first dwellings would be under construction by April 2021, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council would therefore anticipate that the existing dwelling will be demolished in 2020-2021 and that the new dwellings will be completed in 2021-2023. This results in the same anticipated number of dwellings completed each year as proposed by the housebuilder, even though the different assumptions have been used.

C.427. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 69 dwellings fall within part (b) of the definition of deliverable. This site is considered deliverable as the site has outline planning permission, the site is in the ownership of a housebuilder (Bushmead Homes), a reserved matters planning application is being considered by the Council, and the

housebuilder anticipates that construction of the first dwelling(s) will start on site in July 2020. There is clear evidence that housing completions will begin on site within five years.

West of Cemetery, The Causeway, Bassingbourn *

C.428. The site has detailed planning permission for 26 dwellings, parking and landscaping. At February 2020, all 26 dwellings had been completed.

Land south of 1b Over Road, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2921/15/OL	26 dwellings	Outline	17 December 2015	02 August 2017	21 August 2017
Total	26 dwellings	-	-	-	-

C.429. The site has outline planning permission for erection of 26 dwellings, which was approved in August 2017. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. Pre-application discussions are being undertaken on the reserved matters planning application.

C.430. It is unclear exactly when the development will be started and completed as the agent (on behalf of Mr Wyn) has not provided a response. As the site only has outline planning permission, and a reserved matters planning application has not yet been submitted, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period or plan period.

C.431. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has outline planning permission, the Council does not have any clear evidence that a reserved matters planning application will be submitted or that housing completions will begin on site within five years.

Land north and south of Bartlow Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1963/15/OL	55 dwellings	Outline	11 August 2015	2 August 2017	1 September 2017
S/2073/19/OL	55 dwellings	Outline	13 June 2019	-	-
S/2501/19/RM	55 dwellings	Reserved Matters	22 July 2019	13 November 2019	15 November 2019
Total	55 dwellings	-	-	-	-

C.432. The site has detailed planning permission for 55 dwellings with a landscape buffer, which was approved in November 2019. At February 2020, some works had started on clearing the site however none of the 55 dwellings had been started. The development is being marketed by Abbey Homes as [The Poppyfields](#) and their website says that the development is coming in spring 2020. The housebuilder (Abbey Homes) has advised that they cannot advise on their delivery programme until they know when their discharge of conditions applications will be determined by the Council (see Response 80 in Appendix D), however they are able to mobilise and start works relatively quickly. The Council is working with the housebuilder to resolve the issues to enable delivery of this development.

C.433. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by November 2020, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

C.434. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 55 dwellings fall into part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Abbey Developments), and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

South of Thompsons Meadow, Trap Road, Guilden Morden *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3077/16/OL	16 dwellings	Outline	16 November 2016	02 August 2017	24 October 2017
Total	16 dwellings				

C.435. The site has outline planning permission for up to 16 dwellings, which was approved in October 2017. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to be submitted by October 2020.

C.436. It is unclear exactly when the development will be started and completed as the landowner (Guilden Morden Executive Homes) has not provided a response. As the site only has outline planning permission, and a reserved matters planning application has not yet been submitted, the Council has taken a conservative approach to delivery on this site by making no allowance for housing on this site within the five year period or plan period.

C.437. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as although the site has outline planning permission, the Council does not have any clear evidence that a reserved matters planning application will be submitted or that housing completions will begin on site within five years.

West of Grace Crescent, Hardwick *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1694/16/OL	98 dwellings	Outline	04 July 2016	02 August 2017	18 October 2017
S/4551/17/RM	98 dwellings	Reserved Matters	27 December 2017	-	11 May 2018
Total	98 dwellings	-	-	-	-

C.438. The site has detailed planning permission for 98 dwellings. At February 2020, 60 dwellings had been completed, 17 dwellings were under construction, and 21 dwellings had not been started. The housebuilder (Hill) is marketing the development as [Meridian Fields](#), and plots are for sale. As the development is under construction and plots are for sale, it is reasonable to assume that the development will be completed within five years.

C.439. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 98 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2047/16/FL	71 dwellings	Full	08 August 2016	02 August 2017	14 September 2016
Total	71 dwellings				

C.440. The site has full planning permission for 71 dwellings, open space, and a car park for school/community use. At February 2020, 66 dwellings had been completed and 5 dwellings had not been started. The remaining five dwellings are not being delivered by the housebuilder, as the housebuilder (CALA Homes) has advised the land for these plots was retained by a private individual (see Response 83 in Appendix D). The Council has been informed by CALA Homes that works will be starting soon to deliver these remaining five dwellings (see Response 83 in Appendix D).

C.441. As these five remaining plots have full planning permission, and the housebuilder understands that works will be starting on these plots soon, the Council considers it reasonable to assume that these five remaining dwellings will be completed within the next five years.

C.442. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 71 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at Teversham Road, Fulbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0202/17/OL	110 dwellings	Outline	23 January 2017	09 August 2017	26 October 2017
S/3290/19/RM	110 dwellings	Reserved Matters	20 September 2019	-	-
Total	110 dwellings	-	-	-	-

C.443. The site has outline planning permission for up to 110 dwellings with public open space, which was approved in October 2017. A reserved matters planning application for up to 110 dwellings with public open space was submitted in

September 2019 and is being considered by the Council. The Council anticipates that this reserved matters planning application will be considered by its planning committee in summer 2020, as further amendments to the planning application need to be consulted on and considered before a decision can be made. The Council is working with the agent (and landowner) to develop an acceptable reserved matters planning application for this site.

C.444. The agent on behalf of the landowner (Castlefield International Ltd) has advised that the landowner will be the developer for this scheme, and the agent anticipates that construction of the first dwelling(s) will start on site in 2021 (see Response 84 in Appendix D). The agent anticipates that the first dwelling(s) will be completed in 2021-2022 (see Response 84 in Appendix D).

C.445. The Council has considered the agent's anticipated timetable for the delivery of this site against its typical assumptions. If the reserved matters planning application is approved in summer 2020, the Council's typical assumptions anticipate that the first dwellings would be under construction by summer 2021, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2024, which is consistent with the agent's anticipated timetable.

C.446. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 110 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, a reserved matters planning application is being considered by the Council, the Council is working with the agent (and landowner) to develop an acceptable reserved matters planning application for this site, the landowner intends to develop the site, and the agent has advised that construction of the first dwelling(s) will start on site in 2021. There is clear evidence that housing completions will begin on site within five years.

Land off Bartlow Road, Castle Camps *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0415/17/OL	10 dwellings	Outline	08 February 2017	02 August 2017	16 November 2017
S/4299/17/RM	10 dwellings	Reserved Matters	06 December 2017	-	18 April 2018
Total	10 dwellings	-	-	-	-

C.447. The site has detailed planning permission for 10 dwellings, which was approved in April 2018. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At February 2020, all 10 dwellings had not been started. The

development is being marketed by [Arbora Homes](#) and their website says that their expected timeframes are construction to start in early 2020.

C.448. It is unclear exactly when the development will be started and completed as the housebuilder (Arbora Homes) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of a year from reserved matters permission being approved to the first dwellings being under construction. However no construction had started on site at February 2020. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the reserved matters permission expires in April 2020, which is consistent with the information published on their website. The Council anticipates that this site will be completed in 2021-2022.

C.449. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Arbora Homes), and the development is being marketed by Arbora Homes and their website says construction to start in early 2020. There is no evidence that the site will not be delivered within five years.

Land south and east of 77 Station Road, Willingham

C.450. The site has full planning permission for 22 affordable dwellings, and is an affordable housing exception site. At February 2020, all 22 dwellings had been completed.

Lion Works, Station Road West, Whittlesford Bridge *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0746/15/OL	59 dwellings	Outline	26 May 2015	02 August 2017	14 August 2018
Total	59 dwellings	-	-	-	-

C.451. The site has outline planning permission for residential development (erection of 60 dwellings and the demolition of an existing dwelling to provide access), which was approved in August 2018. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2021. It is unclear exactly when the development will be started and completed as the developer (Rivertree Developments Ltd) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).

C.452. There were issues to be resolved relating to the development of this site and therefore the Council took a conservative approach to delivery on this site as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) by making no allowance for housing on this site in the housing trajectory. The Council has therefore not sought an update from the developer as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the housing trajectory.

C.453. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

South of 279 St Neots Road, Hardwick *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3064/16/OL	153 dwellings	Outline	29 November 2016	02 August 2017	14 August 2018
Total	153 dwellings	-	-	-	-

C.454. The site has outline planning permission for residential development of up to 155 dwellings following demolition of two existing dwellings, with areas of landscaping and public open space, which was approved in August 2018. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. Positive pre-application discussions with an active and well-known housebuilder (Hill) are being undertaken on the reserved matters planning application, and the proposed scheme was considered positively by the Council's Design Enabling Panel in January 2020.

C.455. The housebuilder (Hill) has advised that they intend to submit their reserved matters planning application soon after 23 March 2020, and subject to the planning application process, anticipate that they will start on site in autumn 2020 (see Response 86 in Appendix D). The housebuilder anticipates first occupations in January 2022 and that the development will be completed within five years (see Response 86 in Appendix D). The Council considers this timescale to be realistic and achievable.

C.456. The housebuilder has not provided a detailed breakdown of anticipated completions by year; therefore the Council has used its typical assumptions to anticipate the build out rates for this site. These typical assumptions anticipate a build out rate of an average of 60 dwellings a year over three years on a site of this size. Given that the housebuilder anticipates the first occupations in January 2022, which is in the last

quarter of the monitoring year, the Council has assumed that in 2021-2022, the existing two dwellings will be demolished and that there will be a quarter of a year's completions in January-March 2022. The Council has then assumed that housing completions will be delivered over the following years. This results in a lower anticipated delivery from this site than the average of 60 dwellings a year anticipated by the typical assumptions, but the Council considers it realistic and achievable. The Council therefore anticipates that this site will be completed in 2021-2025.

C.457. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 153 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, is in the ownership of an active and well-known housebuilder (Hill), the housebuilder is engaging with the Council to develop an acceptable proposal through pre-application discussions and seeking comments from the Council's Design Enabling Panel, the housebuilder anticipates that they will submit their reserved matters planning application soon after 23 March 2020, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is clear evidence that housing completions will begin on site within five years.

C.458. The Inspector for the New Road, Over appeal concluded in January 2020 that when considering the assessment of deliverability of this site there was no clear evidence to suggest that housing completions would begin on this site within the next five years. Matters have moved on since the Over appeal hearing and decision. The Council considers that this site is deliverable within the 2020-2025 five year supply period as positive pre-application discussions with an active and well-known housebuilder (Hill) are being undertaken on the reserved matters planning application, the proposal was considered positively by the Council's Design Enabling Panel in January 2020, the housebuilder (Hill) has advised that they intend to submit their reserved matters planning application soon after 23 March 2020 (see Response 86 in Appendix D), and the housebuilder anticipates that they will start on site in autumn 2020 (see Response 86 in Appendix D). The Council considers that it now has clear evidence that the site is deliverable.

Land at Oakington Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1606/16/OL	121 dwellings	Outline	20 June 2016	9 August 2017	14 December 2017
S/2281/18/RM	121 dwellings	Reserved matters	13 June 2018	16 January 2019	25 January 2019
Total	121 dwellings	-	-	-	-

C.459. The site has detailed planning permission for 121 dwellings and open space. At February 2020, 7 dwellings had been completed, 23 dwellings were under construction and 91 dwellings had not been started. The housebuilder (Persimmon Homes) anticipates that the first dwelling(s) will be completed in March 2020, and that the development will be completed in 2-3 years at an annual build out rate of 50 dwellings (see Response 87 in Appendix D).

C.460. The Council has recorded completions on this site ahead of the date at which the developer anticipates the first dwellings will be completed – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 34 (see Section 3). A consistent approach is taken for all sites in the housing trajectory. Fewer anticipated completions have been included in future years than anticipated by the housebuilder so that the number of actual and anticipated completions on the site total the number of dwellings permitted on the site.

C.461. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 121 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Rear of 79 High Street, Meldreth *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1124/17/OL	18 dwellings	Outline	24 March 2017	09 August 2017	2 February 2018
S/0067/20/RM	18 dwellings	Reserved Matters	13 January 2020	-	-
Total	18 dwellings	-	-	-	-

C.462. The site has outline planning permission for 18 dwellings. A reserved matters planning application for 18 dwellings was submitted in January 2020 and is being considered by the Council. The agent (on behalf of Enterprise Property Group Ltd) anticipates that construction could start on site later in 2020, subject to local authority approvals, with the first dwellings completed nine months later (see Response 88 in Appendix D). The Council agrees that this is realistic and achievable. The agent anticipates that the development will be completed in 2021-2023 (see Response 88 in Appendix D).

C.463. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 18 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is in the ownership of a developer ([Enterprise Property Group Ltd](#)), a reserved matters planning application is being considered by the

Council and the agent anticipates that the development will be completed in 2021-2023. There is clear evidence that housing completions will begin on site within five years.

C.464. The Inspector for the New Road, Over appeal concluded in January 2020 that when considering the assessment of deliverability of this site there was no clear evidence to suggest that housing completions would begin on this site within the next five years. Circumstances have changed since the Over appeal hearing and decision. The Council considers that this site is deliverable within the 2020-2025 five year supply period as a reserved matters planning application was submitted in January 2020, the site is in the ownership of a housebuilder, and the housebuilder anticipates that construction will start on site later in 2020 which the Council considers is realistic (see Response 88 in Appendix D). The Council considers that it now has clear evidence that the site is deliverable.

Land off Gibson Close, Waterbeach *

C.465. The site has full planning permission for 20 dwellings and a play area. At February 2020, all 20 dwellings had been completed.

Land at Belsar Farm, Willingham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3145/16/FL	25 dwellings	Full	18 November 2016	6 September 2017	24 April 2018
Total	25 dwellings	-	-	-	-

C.466. The site has full planning permission for 25 dwellings and open space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, all 25 dwellings had not been started.

C.467. It is unclear exactly when the development will be started and completed as the housebuilder (This Land) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of a year from full planning permission being approved to the first dwellings being under construction. However no construction had started on site at February 2020. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the full planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022.

C.468. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 25 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and the site is in the ownership of a housebuilder (This Land). There is no evidence that the site will not be delivered within five years.

Land adjacent Longstanton Road, Over *

Planning Permission	Number of Dwellings (net)	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2383/17/FL	26 dwellings	Full	14 July 2017	04 October 2017	25 January 2018
Total	26 dwellings	-	-	-	-

C.469. The site has full planning permission for 26 dwellings and landscaping, which was approved in January 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, all 26 dwellings had not been started. A variation of conditions (section 73) application seeking to make layout and design changes has been recommended for approval, and the formal decision notice will be issued once the deed of variation to the associated s106 agreement has been finalised. It is anticipated by the Council that the formal decision notice will be issued in spring 2020 following completion of the legal process to vary the obligation.

C.470. The housebuilder (Bushmead Homes) anticipates that the variation of conditions application will be approved imminently, and tenders are being reviewed in anticipation of appointing a contractor to undertake the development (see Response 90 in Appendix D). The housebuilder has advised that although not all pre-commencement conditions have been discharged, they are being progressed (see Response 90 in Appendix D). The housebuilder anticipates that construction will start on the first dwelling(s) in July 2020, subject to approval of the variation of conditions application, and that the first dwelling(s) will be ready for handover in July 2021 (see Response 90 in Appendix D). The housebuilder has highlighted market conditions and rising construction costs as issues that may affect project viability and therefore the delivery of the development (see Response 90 in Appendix D).

C.471. Although the Council has a more conservative anticipated date for the formal decision notice to be issued on the variation of conditions application than the housebuilder, the housebuilder has advised that tenders are being reviewed to enable appointment of a contractor for this site and that progress is being made towards discharging conditions. This shows that the housebuilder is preparing to make a start on this development when the relevant approvals have been secured. The Council therefore considers that the housebuilder's anticipated timetable of first completions in summer 2021 is realistic and achievable.

C.472. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 26 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a housebuilder (Bushmead Homes), and the housebuilder has advised that construction will start on the first dwelling(s) in July 2020. There is no evidence that the site will not be delivered within five years.

Land at Meldreth Road, Shepreth *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3052/16/FL	25 dwellings	Full	15 November 2016	1 November 2017	30 August 2018
Total	25 dwellings	-	-	-	-

C.473. The site has full planning permission for 25 dwellings and landscaping, which was approved in August 2018. A condition on the planning permission requires that the development begins within two years from the date of the permission. At February 2020, all 25 dwellings had not been started. It is unclear exactly when the development will be started and completed as the developer (This Land) has not provided a response. However, the Council has recently agreed a discharge of condition application (S/4461/19/DC) for the build programme for this development, which sets out that a start on site will be made in July 2020 with the excavation of the foundations for the first plots and that the first dwellings will be completed in January 2021. The build programme anticipates that the development will be completed by April 2021.

C.474. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 25 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (This Land), and the Council has recently agreed a discharge of condition application that anticipates that the development will be completed by April 2021. There is no evidence that the site will not be delivered within five years.

Plumbs Dairy, 107 High Street, Balsham

C.475. The site has full planning permission for the demolition of the existing dairy buildings and erection of 15 new dwellings. At February 2020, all 15 dwellings had been completed.

Land off Grafton Drive, Caldecote *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2764/16/OL	58 dwellings	Outline	19 October 2016	-	20 December 2017
S/3835/19/RM	58 dwellings	Reserved Matters	8 November 2019	-	-
Total	58 dwellings	-	-	-	-

C.476. The site has outline planning permission for up to 58 dwellings with public open space. A reserved matters planning application for 58 dwellings was submitted in November 2019 and is being considered by the Council. The housebuilder (Balfour Beatty Homes) anticipates that the reserved matters planning application will be considered by the Council's planning committee in April 2020 (see Response 92 in Appendix D). The housebuilder anticipates that construction will start on site in May 2020, and anticipates that the first dwelling(s) will be completed in December 2020 (see Response 92 in Appendix D).

C.477. The Council is consulting on amendments to the reserved matters planning application, and any comments received will need to be considered before the reserved matters planning application can be determined. The Council anticipates that the reserved matters planning application will be considered by the Council's planning committee in April or May 2020. Pre-commencement conditions will then need to be discharged before construction can start on site. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. If the reserved matters planning application is approved in April/May 2020, the Council's typical assumptions anticipate that the first dwellings would be under construction by April/May 2021, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2023.

C.478. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 58 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is in the ownership of a housebuilder (Balfour Beatty Homes), a detailed planning application is being considered by the Council, and the housebuilder anticipates that construction will start on site in May 2020. There is clear evidence that housing completions will begin on site within five years.

65 Pettitts Lane, Dry Drayton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/4554/17/OL	10 dwellings	Outline	22 December 2017	-	23 March 2018
S/3447/18/RM	10 dwellings	Reserved Matters	05 October 2018	-	15 February 2019
Total	10 dwellings	-	-	-	-

C.479. The site has detailed planning permission for 10 dwellings, which was approved in February 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At February 2020, all 10 dwellings had not been started.

C.480. The developer (Dean & Dean Construction Ltd) has advised that all pre-commencement conditions have now been discharged (see Response 93 in Appendix D). The developer anticipates that construction will start on site at the end of March 2020 and that the development will be completed in April 2021 (see Response 93 in Appendix D).

C.481. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a developer (Dean & Dean Construction Ltd), and the developer anticipates that construction will start on site at the end of March 2020. There is no evidence that the site will not be delivered within five years.

Horseheath Road, Linton *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2553/16/OL	42 dwellings	Outline	29 August 2016	-	14 March 2018
S/4418/19/RM	42 dwellings	Reserved Matters	18 December 2019	-	-
Total	42 dwellings				

- C.482. The site has outline planning permission for no more than 42 dwellings and allotments. A reserved matters planning application for 42 dwellings and allotments was submitted in December 2019 and is being considered by the Council. It is anticipated that this reserved matters planning application will be considered by the Council's planning committee in May 2020.
- C.483. The housebuilder (Croudace Homes) anticipates that construction will start on site in September 2020, subject to the reserved matters planning application being approved in May 2020 and all the pre-commencement conditions being discharged within the statutory timescales (see Response 94 in Appendix D). The housebuilder anticipates that when construction starts on site, the first six months will be spent on delivering the infrastructure and then one dwelling will be delivered per week (see Response 94 in Appendix D). The Council considers that this timetable is realistic and achievable.
- C.484. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 42 dwellings fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is in the ownership of a housebuilder (Croudace Homes), a reserved matters planning application is being considered by the Council, and the housebuilder anticipates that construction will start on site in September 2020. There is clear evidence that housing completions will begin on site within five years.
- C.485. The Inspector for the New Road, Over appeal concluded in January 2020 that when considering the assessment of deliverability of this site there was no clear evidence to suggest that housing completions would begin on this site within the next five years. Matters have moved on since the Over appeal hearing and decision. The Council considers that this site is deliverable within the 2020-2025 five year supply period as a reserved matters planning application was submitted in December 2019, the Council anticipates that a decision will be made on the reserved matters planning application in May 2020, and the housebuilder anticipates that construction will start on site in September 2020 (see Response 94 in Appendix D). The Council considers that it now has clear evidence that the site is deliverable.

Land off Fen End, Over *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2577/17/FL	20 dwellings	Full	31 July 2017	-	1 March 2018
Total	20 dwellings	-	-	-	-

- C.486. The site has full planning permission for 20 dwellings and open space following demolition of the existing buildings on site, which was approved in March 2018. A

condition on the planning permission requires that the development begins within three years from the date of the permission. A variation of conditions (section 73) application was submitted in October 2019 and is being considered by the Council. The Council anticipates that this application will be determined in April 2020. At February 2020, all 20 dwellings had not been started. The developer (Granary Developments) anticipates that the variation of conditions application will be approved in early April 2020, and that they will seek to discharge the pre-commencement conditions after this (see Response 95 in Appendix D). The developer anticipates that construction will start on the first dwelling(s) in June 2020 and that the first dwelling(s) will be completed in February 2021, with the development completed in December 2022 (see Response 95 in Appendix D).

- C.487. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 20 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, is in the ownership of a developer (Granary Developments), and the developer anticipates that the first dwellings will be completed in February 2021. There is no evidence that the site will not be delivered within five years.

Land between 66-68 Common Lane, Sawston *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2286/16/OL	10 dwellings	Outline	2 September 2016	-	16 March 2018
S/4787/18/RM	10 dwellings	Reserved Matters	18 December 2018	-	24 September 2019
Total	10 dwellings	-	-	-	-

- C.488. The site has detailed planning permission for 10 dwellings and landscaping, which was approved in September 2019. A condition on the reserved matters planning permission requires that the development begins within two years from the date of the permission. At February 2020, no construction had started on site. The agent (on behalf of Carlton Homes) has advised that the site is currently being [marketed](#), and that the pre-commencement conditions still need to be discharged (see Response 96 in Appendix D). The agent has advised that it is unknown when construction of the first dwelling(s) will start, however the agent anticipates that it is likely to be in late 2020, with the first dwelling(s) completed in late 2021 and the development completed in early 2022 (see Response 96 in Appendix D).

- C.489. The agents anticipated delivery timetable is generally consistent with the Councils' typical assumptions, which anticipate that there is an average lead-in time of a year from a reserved matters planning application being approved to first dwellings being under construction. The Council anticipates this site will be completed in 2021-2022.

C.490. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 10 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the agent has advised that the site is currently being marketed, and the agent anticipates that construction could start on site in late 2020. There is no evidence that the site will not be delivered within five years.

Land south of Fen Drayton Road, Swavesey *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1027/16/OL	99 dwellings	Outline	19 April 2016	-	21 December 2017
S/2315/18/RM	99 dwellings	Reserved Matters	18 June 2018	-	12 December 2018
Total	99 dwellings	-	-	-	-

C.491. The site has detailed planning permission for 99 dwellings, open space, play space and a pumping station. At February 2020, 8 dwellings had been completed, 32 dwellings were under construction and 59 dwellings had not been started. The housebuilder (Bloor Homes) has advised that the show home will be opening in March 2020 and that the first dwelling will be completed in May 2020 (see Response 97 in Appendix D). The Council has recorded completions on this site ahead of the date at which the developer anticipates the show home and the first dwellings will be completed – this difference is a result of the difference in the definitions of a completed dwelling used by the Council for monitoring purposes and the development industry and housebuilders, as set out in paragraph 34 (see Section 3). A consistent approach is taken for all sites in the housing trajectory. Fewer anticipated completions have been included in future years than anticipated by the housebuilder so that the number of actual and anticipated completions on the site total the number of dwellings permitted on the site.

C.492. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 99 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Sheen Farm, Royston Road, Litlington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2927/17/FL	21 dwellings	Full	23 August 2017	07 February 2018	18 April 2018
Total	21 dwellings	-	-	-	-

C.493. The site has full planning permission for the demolition of the existing farmhouse and associated outbuildings and erection of 22 dwellings and green space, which was approved in April 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.

C.494. It is unclear exactly when the development will be started and completed as the housebuilder (This Land) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by April 2019, based on an average lead-in time of a year from full planning permission being approved to the first dwellings being under construction. However no construction had started on site at February 2020. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the full planning permission expires in April 2021. The Council anticipates that this site will be completed in 2021-2022.

C.495. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 21 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and the site is in the ownership of a housebuilder (This Land). There is no evidence that the site will not be delivered within five years.

Land north of Linton Road, Great Abington *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3564/17/OL	13 dwellings	Outline	6 October 2017	7 March 2018	26 April 2018
S/1478/19/RM	13 dwellings	Reserved Matters	18 April 2019	-	4 September 2019
Total	13 dwellings	-	-	-	-

C.496. The site has detailed planning permission for 13 dwellings, which was approved in September 2019. A condition on the outline planning permission requires that the development begins not later than two years from the date of approval of the last of the reserved matters. At February 2020, no construction had started on site. The housebuilder (Laragh Homes) has advised that some enabling works have started on site already, and that construction is due to start on site in April 2020 (see Response 99 in Appendix D). The housebuilder anticipates that the first dwelling(s) will be completed in spring 2021, and that the development will be completed in summer 2021 (see Response 99 in Appendix D). The housebuilder has highlighted that development planning and finance has slowed progress on the site, but that these issues have now been addressed and that the market conditions seem stable.

C.497. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 13 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, the site is in the ownership of a housebuilder (Laragh Homes), the housebuilder has advised that some enabling works have started on site already and that construction is due to start on site in April 2020, and the housebuilder anticipates that the first dwelling(s) will be completed in spring 2021. There is no evidence that the site will not be delivered within five years.

Land north east of Rampton Road, Cottenham *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2876/16/OL	154 dwellings	Outline	21 October 2016	31 August 2017	10 May 2018
S/4207/19/RM	154 dwellings (imminent amendments expected to reduce the number of dwellings to 146 or 147 dwellings)	Reserved Matters	4 December 2019	-	-
Total	146 or 147 dwellings	-	-	-	-

C.498. The site has outline planning permission for 154 dwellings. A reserved matters planning application for 154 dwellings was submitted in December 2019 and is being considered by the Council. The agent (on behalf of This Land) has advised that the reserved matters planning application is due to be determined in April 2020, and that if approved a start on site is forecast for late summer 2020 (see Response 100 in

Appendix D). Based on this timetable, the agent anticipates that the first dwelling(s) would be completed in summer 2021, and that approximately 50 dwellings would be completed each year (see Response 100 in Appendix D).

- C.499. The Council anticipates that its decision on the reserved matters planning application is likely to be later than April 2020 to take account of the need for amendments to the reserved matters planning application to be consulted on and considered first. Following discussions with the agent (for This Land), it is expected that the reserved matters application will be amended to reduce the number of dwellings for which reserved matters approval is sought to 146 or 147 dwellings. Following consideration of these amendments, the Council anticipates that this reserved matters planning application will be determined in summer 2020.
- C.500. Given that the Council anticipates that its decision on the reserved matters planning application will be later in 2020 than anticipated by the agent, the Council has assumed that the start on site and first completions will be later than anticipated by the agent. However, even with this slippage of a few months compared to the timetable anticipated by the agent, this parcel can still be completed within the next five years.
- C.501. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. If the reserved matters planning application is approved in summer 2020, the Councils' typical assumptions anticipate that the first dwellings would be under construction by summer 2021, based on an average lead-in time of a year from reserved matters approval to the first dwellings being under construction. The Council anticipates that 146 dwellings (taking the lower number in the range given by the agent) will be completed on this site in 2022-2025.
- C.502. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 146 dwellings (taking the lower number in the range given by the agent) fall within part (b) of the definition of deliverable. This site is therefore considered deliverable as the site has outline planning permission, the site is in the ownership of a developer (This Land), a reserved matters planning application is being considered by the Council that is expected imminently to be amended following discussions between the Council and the agent, and the agent anticipates that construction will start on site in late summer 2020. There is clear evidence that housing completions will begin on site within five years.
- C.503. The Inspector for the New Road, Over appeal concluded in January 2020 that when considering the assessment of deliverability of this site there was no clear evidence to suggest that housing completions would begin on this site within the next five years. Circumstances have changed since the Over appeal hearing and decision. The Council considers that this site is deliverable within the 2020-2025 five year supply period as a reserved matters planning application was submitted in December 2019, the Council is working with the agent (and landowner) to develop an acceptable reserved matters planning application for this site, and the agent anticipates that the first dwellings will be completed in summer 2021 (see Response 100 in Appendix D). The Council considers that it now has clear evidence that the site is deliverable.

Rear of 46-56 The Moor, Melbourn *

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1032/17/FL	23 dwellings	Full	05 April 2017	10 January 2018	14 August 2018
Total	23 dwellings	-	-	-	-

C.504. The site has full planning permission for 23 dwellings and open space, which was approved in August 2018. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, all 23 dwellings had not been started.

C.505. It is unclear exactly when the development will be started and completed as the landowner (Hanson Services Ltd) has not provided a response. The Council has therefore used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by August 2019, based on an average lead-in time of one year from a full planning permission being approved to first dwellings being under construction. However, no construction had started on site at February 2020. The Council has therefore taken a conservative approach to delivery on this site and assumed that this development will start on site just before the planning permission expires in August 2021. The Council anticipates that this site will be completed in 2022-2023.

C.506. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 23 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission, and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Land at Linton Road, Great Abington *

C.507. The site has full planning permission for 45 dwellings, community orchard and children's play area. At March 2019, all 45 dwellings had been completed.

39 Pepys Way, Girton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2872/17/FL	11 dwellings	Full	31 October 2017	-	15 June 2018
S/1590/18/FL	8 dwellings	Full	24 April 2018		27 November 2018
Total	8 dwellings	-	-	-	-

C.508. The site has full planning permission for the demolition of the existing dwelling and erection of 12 dwellings, which was approved in June 2018. An alternative full planning permission for the demolition of the existing dwelling and erection of 9 dwellings was approved in November 2018. At February 2020, the alternative full planning permission is being implemented, the existing dwelling had been demolished, 4 new dwellings were under construction and 5 new dwellings had not been started. The housebuilder (David Reed Homes) has advised that the development will be completed towards the end of 2020 / early 2021 (see Response 102 in Appendix D).

C.509. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 8 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land west of Balsham Road, Fulbourn

C.510. The site has full planning permission for 14 affordable dwellings, and is an affordable housing exception site. At February 2020, all 14 dwellings had been completed.

Land south and west of High Street, Cambourne

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/0796/18/FL	49 dwellings	Full	5 March 2018	-	14 January 2019
S/1685/19/FL	54 dwellings	Full	16 May 2019	-	11 September 2019
Total	54 dwellings	-	-	-	-

C.511. The site has full planning permission for 54 retirement apartments, retail, financial and professional services uses, communal facilities, and landscaping. At February 2020, all 54 dwellings were under construction. The agent (on behalf of McCarthy and Stone Retirement Lifestyles) anticipates that development will be completed in November 2020 (see Response 103 in Appendix D).

C.512. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 49 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site has detailed planning permission and is under construction. There is no evidence that the site will not be delivered within five years.

Land at the corner of Capper Road and Cody Road, Waterbeach

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/3865/17/FL	16 dwellings	Full	2 November 2017	16 August 2018	13 May 2019
Total	16 dwellings	-	-	-	-

C.513. The site has full planning permission for the demolition of existing buildings and erection of 16 dwellings and a convenience store. At February 2020, the existing buildings had been demolished however all 16 new dwellings had not been started.

C.514. The agent (on behalf of Cambridge and County Developments) anticipates that development will start on site in 2020, that the first housing completions will be in 2021, and that the development will be completed in 2022 (see Response 104 in Appendix D).

C.515. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 16 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site detailed planning permission, is in the ownership of a developer (Cambridge and County Developments), and the agent has advised that works will start on site in 2020. There is no evidence that the site will not be delivered within five years.

Former GoCold Building, Station Yard, High Street, Meldreth

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1502/17/FL	22 dwellings	Full	16 February 2018	-	19 December 2019
Total	22 dwelling	-	-	-	-

C.516. The site has full planning permission for 22 dwellings, which was allowed on appeal in December 2019. A condition on the planning permission requires that the development begins within three years from the date of the permission. At February 2020, no construction had started on site.

C.517. It is unclear exactly when the development will be started and completed as the agent (on behalf of Station Yard Meldreth Limited) has not provided a response. There are pre-commencement conditions that will need to be discharged before construction can start on site. The Council has used its typical assumptions to anticipate the delivery timetable for this site. These typical assumptions anticipate that the first dwellings would be under construction by December 2020, based on an average lead-in time of a year from a full planning application being approved to first dwellings being under construction. The Council anticipates that this site will be completed in 2021-2022.

C.518. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) 22 dwellings fall within part (a) of the definition of deliverable. This site is therefore considered deliverable as the site detailed planning permission and the Councils' typical assumptions anticipate that the first dwellings will be under construction within five years. There is no evidence that the site will not be delivered within five years.

Small Sites of 9 dwellings or less (net) in South Cambridgeshire

C.519. At 31 March 2019, there were 179 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where the development was under construction. A list of these sites is provided in Appendix E. It has not been feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, however as the majority of the dwellings are already under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

C.520. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission and are under construction. There is no evidence that these sites will not be delivered within five years.

- C.521. At 31 March 2019, there were 544 dwellings in South Cambridgeshire with planning permission on small sites of 9 dwellings or less (net), where no construction had started on site. A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and as the development had not started at 31 March 2019 it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which has been the approach taken by the Council over the last few years and is consistent with the evidence on lapse rates included in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#).
- C.522. However, before the 10% allowance for non-delivery has been applied, the Council has reviewed all the small sites that had not started at 31 March 2019 with a planning permission that would lapse by 31 March 2020. If no material start has been made on site or a reserved matters planning application has not been submitted, the Council has excluded these sites from the housing trajectory and five year supply calculations. This review has resulted in a loss of 35 dwellings from the small sites with planning permission that were not under construction at 31 March 2019.
- C.523. After the 10% allowance for non-delivery in future years has been applied to this reviewed list of small sites, 458 dwellings are anticipated to be completed between 2019 and 2024. This has therefore reduced the anticipated completions from these small sites within 2019-2020 by few dwellings.
- C.524. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.
- C.525. Between 1 April and 31 December 2019, 138 dwellings were approved on new small sites of 9 dwellings or less (net). A list of these sites is provided in Appendix E. It is not feasible to explore the delivery of each of these sites with the housebuilder, developer, landowner or agent, and therefore it is considered necessary to make an allowance for a proportion of these sites not to come forward for development. A 10% allowance for non-delivery has been used, which is consistent with the evidence on lapse rates included in Appendix C of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#). On this basis, 124 dwellings are anticipated to be completed between 2020 and 2025.
- C.526. In accordance with the definition of deliverable in the glossary of the NPPF (published in February 2019) these sites are considered deliverable as the sites have detailed planning permission. There is no evidence that these sites will not be delivered within five years.

Unallocated Sites with Resolution to Grant Planning Permission

C.527. The following sites are included in Table SC6 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).

Land west of Longstanton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/1970/07	36 dwellings	Full	14 November 2007	7 May 2008	-
Total	36 dwellings	-	-	-	-

C.528. The Council's planning committee in May 2008 approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings.

C.529. At the time of the preparation of the Greater Cambridge Housing Trajectory (November 2019) there were still issues to be resolved relating to the planning application and s106 agreement and therefore no allowance was made for housing on this site in the Greater Cambridge Housing Trajectory (November 2019). The agent (on behalf of Mr & Mrs P L Stroude) advised as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019) that there was no further update on this site (see email SC83 in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Annex \(November 2019\)](#)). The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.

C.530. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

Former Waste Water Treatment Facility, Cambridge Road, Hauxton

Planning Permission	Proposal	Type of Planning Application	Date Planning Application Submitted	Date of Resolution to Grant Planning Permission	Date Planning Permission Granted or Allowed on Appeal
S/2184/16/OL	32 dwellings	Outline	26 August 2016	4 April 2018	-
Total	32 dwellings	-	-	-	-

C.531. The Council's planning committee in April 2018 gave officers delegated powers to approve an outline planning application for the demolition of existing structures, remediation of the site, and erection of up to 32 dwellings and open space, subject to the completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the landowner (Harrow Estates) did not provide a completed questionnaire as part of the preparation of the Greater Cambridge Housing Trajectory (November 2019).

C.532. At the time of the preparation of the Greater Cambridge Housing Trajectory (November 2019) there were issues to be resolved relating to the development of this site and therefore the Council took a conservative approach to delivery on this site by making no allowance for housing on this site in the Greater Cambridge Housing Trajectory (November 2019). The Council has therefore not sought an update from the landowner as part of this Greater Cambridge housing trajectory, and has continued to make no allowance for housing on this site within the plan period.

C.533. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as there are issues to be resolved relating to the development of this site.

Wellcome Genome Campus, Hinxton

C.534. The Council's planning committee in October 2019 resolved to grant outline planning permission for a phased, mixed use development including up to 1,500 residential dwellings, subject to the prior completion of a s106 agreement and the decision being referred to the Secretary of State. As the proposal is a departure from the adopted development plan for South Cambridgeshire, the decision was referred to the Secretary of State. In February 2020, the Ministry of Housing, Communities and Local Government [wrote](#) to the Council to say that "the Secretary of State has decided not to call in this application. He is content that it should be determined by the local planning authority".

C.535. It is unclear exactly when the development will be started and completed as the agent (on behalf of the Wellcome Trust) has not provided a response. In assessing the deliverability and / or developability of other unallocated sites with a resolution to grant planning permission, the Council has not found them to be deliverable until the

decision notice has been issued. Given the nature of this proposed development and its size, at this time it is unlikely that any housing completions will be delivered within the five year period.

- C.536. In accordance with the definitions of deliverable and developable in the glossary of the NPPF (published in February 2019) this site is not considered deliverable or developable as the s106 agreement has not yet been completed, the formal decision notice has not yet been issued, and the Council does not have clear evidence of the anticipated timetable for the delivery of this development.

Windfall Allowance

- C.537. The windfall allowance is included in Table C4 and Table SC5 of the Greater Cambridge Housing Trajectory (see Figure 2 in Section 4).
- C.538. The NPPF (published in February 2019, paragraph 70) states that where an allowance is made for windfall sites as part of the anticipated supply, there should be compelling evidence that they will provide a reliable source of supply, and this should take account of historic windfall delivery rates and expected future trends. The Councils' evidence of past rates of delivery from windfall sites, and the reasons why windfalls will continue to be delivered in Greater Cambridge, are set out in Appendix D of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#).
- C.539. The housing trajectory includes two types of windfall sites: (i) developments on unallocated sites with planning permission or a resolution to grant planning permission by either of the Councils' planning committees, which are listed in the commentary above; and (ii) developments that are not yet known about that will come forward in future on land not allocated.
- C.540. The Councils' evidence (set out in Appendix D of the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply – Main Document \(November 2019\)](#)) concludes that an average of 130 dwellings per year are delivered on windfall sites in Cambridge and 220 dwellings per year are delivered on windfall sites in South Cambridgeshire.
- C.541. In Cambridge, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 130 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 130 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 130 dwellings a year. As an example, in 2025-2026, developments on unallocated sites with planning permission or a resolution to grant planning permission are not anticipated to deliver any dwellings, and therefore the full windfall allowance of 130 dwellings is included.
- C.542. In South Cambridgeshire, where developments on unallocated sites with planning permission or a resolution to grant planning permission are anticipated to deliver 220 dwellings or more in a year, no windfall allowance is included in that year. For the years where developments on unallocated sites with planning permission or a resolution to grant planning permission are predicted to deliver less than 220 dwellings, a windfall allowance (rounded down to the nearest 10 dwellings) is included that together with the anticipated completions from developments on unallocated sites with planning permission or a resolution to grant planning permission does not exceed 220 dwellings a year.

C.543. Given the circumstances in which the 'five year supply' sites¹⁴ in South Cambridgeshire have been permitted, the anticipated completions from these sites are excluded from these windfall calculations and any anticipated completions from these 'five year supply' sites are therefore considered as additional to the 220 dwellings each year from windfall sites. As an example, in 2025-2026, developments on unallocated sites with planning permission or a resolution to grant planning permission, excluding 'five year supply' sites, are not anticipated to deliver any dwellings, and therefore the full windfall allowance of 220 dwellings is included, even though 'five year supply' sites are anticipated to deliver 40 dwellings.

C.544. In accordance with the definition of developable in the glossary of the NPPF (published in February 2019) the windfall allowance is considered developable as each of these sites will be permitted in a suitable location for housing development with a reasonable prospect that the site will be available and could be viably developed at the point envisaged. The windfall allowance is not considered to meet the definition of deliverable in the glossary of the NPPF (published in February 2019), and therefore no anticipated completions from the windfall allowance is included within the five year period.

¹⁴ 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan. The assessment has been made based on the case officers assessment of the planning application in a delegation report or planning committee report, or the Inspectors assessment of the planning application in an appeal decision.

Appendix D: Responses

Response 1: Travis Perkins, Devonshire Road, Cambridge

From: Travis Perkins

Sent: 06 February 2020 08:17

1. What progress has been made towards delivery of 43 dwellings on the site?

None

2. When will the site become available? Is it still anticipated to be available by 2022?

2025

3. Are you undertaking any site assessment work to inform the planning application for housing on the site? If so, what assessments are being undertaken?

None

4. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

We are currently marketing the site with a view to appointing a development partner this year

5. Is it still anticipated that a planning application for housing will be submitted in 2020-2021? If not, when do you anticipate that a planning application will be submitted?

Hopefully yes

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

We cannot relocate until 2025, at which point the site should be redeveloped

7. Is it still anticipated that construction of the first dwelling(s) will start on site in 2022? If not, when do you anticipate that construction will start on site?

No

8. Is it still anticipated that the first dwellings will be completed in 2022-2023? If not, when do you anticipate that the first dwelling(s) will be completed?

No

9. What is the anticipated annual build out rate for the development?

TBC

10. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 0

11. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

TBC

Response 2: Police Station, Parkside, Cambridge

From: Cambridgeshire Constabulary

Sent: 20 February 2020 12:33

1. What progress has been made towards delivery of 50 dwellings on the site?

Due diligence surveys undertaken

2. When will the site become available?

The site will become available following the delivery of a new purpose-built facility elsewhere in the next three years

3. Are you undertaking any site assessment work? If so, what assessments are being undertaken?

Building survey, structural engineers report and utilities investigations.

4. When do you anticipate that a planning application for housing on the site will be submitted?

Circa 2 years

5. Has a development partner been appointed?

No

6. If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Mechanism for delivery to be agreed.

7. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Constraints of a Building of Local Interest

8. Is it still anticipated that construction of the first dwelling(s) will start on site in 2022-2023? If not, when do you anticipate that construction will start on site?

Depends on the delivery of the new police station and any associated planning issues.

9. Is it still anticipated that the first dwellings will be completed in 2023? If not, when do you anticipate that the first dwelling(s) will be completed?

Depends on the delivery of the new police station and any associated planning issues.

10. What is the anticipated annual build out rate for the development?

Tba

11. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 0
- 2022-2023: Tba
- 2023-2024:
- 2024-2025:

12. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 3: Ridgeons, Cromwell Road, Cambridge

From: Cambridge Investment Partnership

Sent: 06 February 2020 16:08

1. What progress has been made towards delivery of 295 dwellings on the site?

The site has been cleared and remediated and construction commenced in January 2020.

2. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Yes, all have been discharged.

3. The existing buildings have been demolished and you previously advised that construction would start on site in November 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Started January 2020 – delay was due to delay in getting the s106 agreement signed.

4. You previously advised that the first dwelling(s) would be completed in 2021-2022. Is that still the intention? If not, when will the first dwelling(s) be completed?

Yes, that is still the case

5. When will the development be completed?

June 2023.

6. What is the anticipated annual build out rate for the development?

See 7 below

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 50
- 2022-2023: 175
- 2023-2024: 70
- 2024-2025: 0

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 4: 295 Histon Road, Cambridge

From: Laragh

Sent: 03 March 2020 12:32

1. What progress has been made towards delivery of 27 new dwellings and the demolition of the existing dwelling on the site?

Full reserved matters is approved and we have also submitted a request for the permitted development rights to demolish the existing buildings on site and will commence these works as soon as the consent is granted.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Development finance is still difficult and the market is tight for the acceleration of housing. We do however have some funding agreements in principle in place and are still deciding commercially which is the best option for us.

3. I understand that the formal decision notice for approval of the reserved matters application will be issued imminently. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

We hope to have all of these discharged in the not too distant future and are dealing with them currently.

4. You previously indicated that construction was anticipated to start on site in early 2020. Is this still your current intention? If not, when will construction of the first dwelling(s) start on site?

Yes we anticipate a start on site in May 2020

5. Is it still anticipated that the first dwellings will be completed in 2020? If not, when do you anticipate that the first dwelling(s) will be completed?

Spring 2021

6. What is the anticipated annual build out rate for the development?

We'd expect all 27 units to be build complete within 18 months

7. What are the anticipated completions for each of the next five years?
 - 2020-2021: 7
 - 2021-2022: 10
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 5: Station Area - Pink Phase (Station Road West), Cambridge

From: Weston Homes

Sent: 09 March 2020 09:14

1. The development is under construction. When will the first dwelling(s) be completed?

Late October 2020

2. When will the development be completed?

Mid July 2021

3. What is the anticipated annual build out rate for the development?

89 units (at a rate of 4 units per 2 weeks)

4. What are the anticipated completions for each of the next five years?

- 2020-2021: 22 units
- 2021-2022: 67 units
- 2022-2023: N/A
- 2023-2024: N/A
- 2024-2025: N/A

5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 6: Mill Road Depot and adjoining properties, Mill Road, Cambridge

From: Cambridge Investment Partnership

Sent: 06 February 2020 16:38

1. The development is under construction. You previously advised that the first dwelling(s) would be completed in spring 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?

Yes, still the intention

2. When will the development be completed?

Winter 2022

3. What is the anticipated annual build out rate for the development?

See 4 below

4. What are the anticipated completions for each of the next five years?

- 2020-2021: 86
- 2021-2022: 150
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 0

5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 7: Clifton Road Area, Cambridge

From: Deloitte LLP

Sent: 04 March 2020 15:00

1. What progress has been made towards delivery of up to 550 dwellings on the site?

We are starting the search for a development partner this year. We expect works to start on site in 2022/2023 and finish in 2030/31

We have also submitted reps on behalf of USS to the Greater Cambridge Local Plan Issues and Options 2020 consultation in respect of the site allocation.

2. When will the site become available?

From 2022 onwards

3. Are you undertaking any site assessment work? If so, what assessments are being undertaken?

n/a

4. Is it still anticipated that a planning application for housing will be submitted in 2020-2021? If not, when do you anticipate that a planning application will be submitted?

Yes

5. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

See response to question 1

6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The site is currently in a number of different land ownerships, therefore agreements will need to be put in place with some or all of the owners in order for the development to be fully implemented.

In order to encourage delivery of the development, in the period leading up to implementation there will need to be evidence of balanced activity within the housing market, with positive prospects for the future health of the housing market and the wider Cambridge economy for the period beyond.

Exposure to market volatility can be moderated by ensuring that the design, layout, content and phasing of the development is adaptable and able to respond readily to changes in the market.

The ability to stagger any initial infrastructure/ enabling work/ communal infrastructure payments and permit development phases to come forward independently in manageable self-contained blocks will be critical.

7. Is it still anticipated that construction will start on site in 2022? If not, when will construction of the first dwelling(s) start on site?

Yes, from 2022 onwards.

8. Is it still anticipated that the first dwellings will be completed in 2023? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

9. What is the anticipated annual build out rate for the development?

Circa 80 dwellings a year

10. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023: circa 80
- 2023-2024: circa 80
- 2024-2025: circa 80

11. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes, circa 80 a year up to 2030/31

**Response 8: 636-656 Newmarket Road, Holy Cross Church Hall,
East Barnwell Community Centre and Meadowlands, Newmarket
Road**

No response received from Cambridge City Council, Cambridgeshire County Council, The Churches Trust or Cambridge Spiritualist Centre.

Response 9: Orchard Park - parcel L2

From: Cambridge Investment Partnership

Sent: 27 February 2020 08:55

Parcel L2, Orchard Park has detailed planning permission for 63 units that has not been implemented due to viability issues with the approved design.

Cambridge Investment Partnership (Cambridge City Council and Hill) are purchasing the site – exchanged, and completing on Monday – to develop a revised scheme for circa 70 new homes.

We are currently targeting submission of a planning application by June this year and commencement on-site by April 2021.

The questions originally sent to Carter Jonas were as follows:

1. What progress has been made towards delivery of 63 dwellings on the site?
2. Is the site available? If not, why not? And when will the site become available?
3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
4. You previously suggested that the approved development was not viable, however the proposal to amend the scheme was withdrawn and did not give viability as a reason for the changes. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
5. When do you anticipate that all the pre-commencement conditions for the site will be discharged?
6. When will construction of the first dwelling(s) start on site?
7. When will the first dwelling(s) be completed?
8. When will the development be completed?
9. What is the anticipated annual build out rate for the development?
10. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:

11. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 10: Orchard Park - parcel Com4

From: Phillips Planning Services Ltd
Sent: 28 February 2020 16:14

I can confirm that our clients have no intention to pursue / retain the outline permission for the 42 units.

As you are aware we had a scheme for 93 flats which had been recommended for approval by your colleague Luke and could have delivered quickly but unfortunately the Planning Committee refused this against recommendation and so we are now at Appeal. It seems likely that there may be an outcome on that one sometime in the summer.

We have made a resubmission of the refused scheme reducing the number of flats proposed to 80. This is currently with Luke for consideration. I don't yet have a clear timescale for determination but hope to move this forward with Luke next week.

The questions sent to Phillips Planning Services Ltd were as follows:

1. What progress has been made towards delivery of housing on the site?
2. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
4. The site has outline planning permission for 42 dwellings, and a full planning application for 93 dwellings is being considered by the Council. How many dwellings are being proposed on this site?
5. When will construction of the first dwelling(s) start on site?
6. When will the first dwelling(s) be completed?
7. When will the development be completed?
8. What is the anticipated annual build out rate for the development?
9. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 11a: North-West Cambridge (University Site)

From: University of Cambridge

Sent: 26 February 2020 10:10

1. Is it still anticipated that Lots M1 & M2 will be completed by 2023? If not, what is the anticipated timetable and build out rate for these lots?

Hill will respond directly as they are building these plots out.

2. What progress has been made towards delivery of lots S3 and M3? Is it still anticipated that lot S3 will be completed between 2021 and 2024? Is it still anticipated that lot M3 will be completed between 2022 and 2025? If not, what is the anticipated timetable and build out rate for these lots?

Hill will respond directly as they are building these plots out.

3. Is there any progress on bringing forward the housing on the remainder of the site that only has outline planning permission? Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of the later phases of the site?

The University has been actively marketing three further housing plots (two in South Cambridgeshire, one in Cambridge City), with a view to bringing these forward as soon as possible. We hope to have appointed development partners for these in the early part of 2020. Rate of further development will depend on progress of infrastructure planning and delivery, as well as approvals and securing funding for Phase 2.

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Market demands for unit size/mix are being reviewed to ensure proposals match demand and may influence delivery rate in future.

Start on site for market housing is conditional on securing acceptable bids/legal agreements with private sector developers and planning. Dates for future phases also subject to University approval.

Commencement and continuation of development is conditional on a range of approvals being secured, including reserved matters permissions, s278 legal agreements, etc. Delay in the timescale to achieve any of these may affect the overall delivery programme. Later phases also contingent on the University securing funding and approval.

Development is achievable, subject to acceptance of marginal economic viability by the University Regent House.

Issues associated with obtaining licenses, weather conditions further extended site preparation works, infrastructure delivery, coordination and interfaces, statutory utility operators.

The professional team is working to resolve all these issues in accordance with existing budgets and programme.

5. What is the anticipated annual build out rate for the development?

This will largely depend upon the sequence that we attract development partners for future plots, and the mix of units proposed. As we build out site, planned density, unit typologies and tenure varies which will also impact delivery rates. Previous Local Planning Authority conservative assumptions remain valid as an aggregated rate.

6. What are the anticipated completions for each of the next five years, for each of the lots?

- 2020-2021: Hill to advise for Plots M1, M2, S2, S3
- 2021-2022: Hill to advise for Plots M1, M2, S2, S3, UoC build out of further plots dependent upon the points in Q4 & Q5
- 2022-2023: Hill to advise for Plots M1, M2, S2, S3, UoC build out of further plots dependent upon the points in Q4 & Q5
- 2023-2024: Hill to advise for Plots M1, M2, S2, S3, UoC build out of further plots dependent upon the points in Q4 & Q5
- 2024-2025: Hill to advise for Plots M1, M2, S2, S3, UoC build out of further plots dependent upon the points in Q4 & Q5

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

See answer to question 5.

The questions sent to University of Cambridge and Hill were as follows:

1. Is it still anticipated that Lots M1 & M2 will be completed by 2023? If not, what is the anticipated timetable and build out rate for these lots?
2. What progress has been made towards delivery of lots S3 and M3? Is it still anticipated that lot S3 will be completed between 2021 and 2024? Is it still anticipated that lot M3 will be completed between 2022 and 2025? If not, what is the anticipated timetable and build out rate for these lots?
3. Is there any progress on bringing forward the housing on the remainder of the site that only has outline planning permission? Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of the later phases of the site?
4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
5. What is the anticipated annual build out rate for the development?
6. What are the anticipated completions for each of the next five years, for each of the lots?
 - 2020-2021:
 - 2021-2022:

- 2022-2023:
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 11b: North-West Cambridge (University Site)

From: Hill

Sent: 06 March 2020 18:15

You are correct and that M1&M2 should be 239 units in total. The completions to date are dependent on when they are classed as build complete vs signed off by building control vs sold. Therefore assuming the foremost option then I have taken your figure and adjusted accordingly as below.

Regarding S3 I had missed off the completion of part of the scheme which is being delivered for the university so this has now been corrected at 186 units in total.

Year	M1 + M2	M3	S3	Total
April 19 to March 20	172	0	0	172
April 20 to March 21	23	0	0	23
April 21 to March 22	9	0	0	9
April 22 to March 23	20	0	152	172
April 23 to March 24	15	0	34	49
April 24 to March 25	0	0	0	0
April 25 to March 26	0	106	0	106

Sent: 06 March 2020 11:09

To: Hill

Thank you for the revised figures based on monitoring years. I now have a further couple of questions for you.

My understanding is that M1&M2 will provide a total of 239 dwellings, however your figures add up to 244 dwellings. I have based the 239 dwellings on the figures from S/2219/15/RM (119 dwellings in South Cambs, but 10 dwellings on this permission replaced by S/2766/19/RM), S/2766/19/RM (9 dwellings) & 15/1663/REM (121 dwellings in Cambridge). Have I missed something that increases the number of dwellings to 244 dwellings?

We also have a slightly different number of completions to date for M1 & M2, 172 dwellings rather than 166 dwellings. I have therefore reduced the final year of anticipated completions to take account of the extra completions we have already counted and to make the total for these lots add up to 239 dwellings.

My understanding is that S3 will provide a total of 186 dwellings, however your figures only add up to 120 dwellings. I have based the 186 dwellings on the figures from 18/1195/REM (186 dwellings). Have I missed something that reduces the number of dwellings on this parcel?

From: Hill

Sent: 05 March 2020 15:00

I have corrected these to apply for the April to March yearly monitoring years.

Year	M1 + M2	M3	S3	Total
April 19 to March 20	166	0	0	166
April 20 to March 21	29	0	0	29
April 21 to March 22	9	0	0	9
April 22 to March 23	25	0	86	111
April 23 to March 24	15	0	34	49
April 24 to March 25	0	0	0	0
April 25 to March 26	0	106	0	106

Sent: 27 February 2020 12:07

To: Hill

Would you be able to provide the predicted completions by monitoring years (April-March) rather than by calendar years (January-December)?

From: Hill

Sent: 27 February 2020 11:44

Please see below our projected completions for the plots in question at North West Cambridge.

Year	M1 + M2	M3	S3	Total
2019	155*	0	0	155
2020	32	0	0	32
2021	14	0	0	14
2022	27	0	76	103
2023	16	0	44	60
2024	0	0	0	0
2025	0	106	0	106

* Includes complete to date (not just in 2019)

Response 12: NIAB (Darwin Green)

From: BDW Homes

Sent: 17 March 2020 12:21

NIAB (Darwin Green):

1. What progress has been made towards delivery of up to 1,593 dwellings on NIAB (Darwin Green)?

Those phases with reserved matters approval are nearing completion with the Retail blocks being the last to be completed early summer 21. Awaiting reserved matters approval for BDW2 to allow build to continue onsite.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No, other than general market factors affecting the whole industry. Sales have been steady with a noticeable positive movement following the resolution of Brexit, we await to see what impact the Coronavirus will have on the sales rate of the development. The biggest impediment to delivery on this site is the length of time it takes to secure reserved matters approvals.

3. I understand that the development will be built out continuously, is it still anticipated that the 287 dwellings on the two parcels with reserved matters permission will be completed in 2020-2021? If not, when will these two parcels be completed?

Yes these will be completed early summer 21.

4. When will construction of the first dwelling(s) on the third parcel (with a reserved matters planning application being considered) start on site? What is the anticipated timetable and build out rate for this parcel?

We will start as soon as we have reserved matters approval. All foundations are installed in the earlier phases with reserved matters approval so we need an urgent start on BDW2 to keep continuity of build.

5. What is the timetable for the submission of reserved matters applications, and build out for future parcels?

BDW3 (Circa 400 units) reserved matters submission targeted January 2021

Final Phase – reserved matters submission January 2022

6. What is the anticipated annual build out rate for Darwin Green (NIAB) as a whole?

200 units

7. What are the anticipated completions for each of the next five years for Darwin Green (NIAB)?

- 2020-2021: 133
- 2021-2022: 200
- 2022-2023: 200
- 2023-2024: 200
- 2024-2025: 200

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes, subject to market conditions.

NIAB 2/3 (Darwin Green 2/3):

1. I understand that pre-application discussions are in progress on Darwin Green 2/3 (NIAB 2/3) and that it is anticipated that an outline planning application will be submitted in April 2020. Is that still your intention? If not, when do you anticipate that you will submit the outline planning application for this development?

- Application likely to be delayed slightly please see current proposed programme below:
- Site-wide outline application - submit July 2020, consent (including completion of s106) July 2021
- RM applications for site-wide design code and site-wide infrastructure - start July 2021, submit January 2022, consent July 2022
- TW and Persimmon reserved matters applications – start July 2022, submit January 2023, consent July 2023
- Start on site (TW and Persimmon) – August 2023
- First completions (TW and Persimmon) – February 2024
- Units complete by April 2025 = 39 (assumes 4 per calendar month)

2. What is the timetable and build out rate anticipated for Darwin Green 2/3 (NIAB 2/3)?

See above following 2025 build out expected at circa 200 per year (100 from each developer TW / Persimmon)

3. What are the anticipated completions for each of the next five years for Darwin Green 2/3 (NIAB 2/3)?

- 2020-2021:
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025: 39 units

4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No output will increase when Barratt have finished Darwin Green 1 and output would increase to 300 units per annum.

From: Barratt Homes
Sent: 20 February 2020 09:29

I confirm we are still expecting to submit the outline application for DG2/3 in April 2020.

I need input from BDW Cambridgeshire on the proposed build rates and delivery targets for the next 5 years and will come back to you on these items asap.

The questions sent to Barratts / David Wilson Homes were as follows:

NIAB (Darwin Green):

5. What progress has been made towards delivery of up to 1,593 dwellings on NIAB (Darwin Green)?
6. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
7. I understand that the development will be built out continuously, is it still anticipated that the 287 dwellings on the two parcels with reserved matters permission will be completed in 2020-2021? If not, when will these two parcels be completed?
8. When will construction of the first dwelling(s) on the third parcel (with a reserved matters planning application being considered) start on site? What is the anticipated timetable and build out rate for this parcel?
9. What is the timetable for the submission of reserved matters applications, and build out for future parcels?
10. What is the anticipated annual build out rate for Darwin Green (NIAB) as a whole?
11. What are the anticipated completions for each of the next five years for Darwin Green (NIAB)?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
12. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

NIAB 2/3 (Darwin Green 2/3):

13. I understand that pre-application discussions are in progress on Darwin Green 2/3 (NIAB 2/3) and that it is anticipated that an outline planning application will be submitted in April 2020. Is that still your intention? If not, when do you anticipate that you will submit the outline planning application for this development?

14. What is the timetable and build out rate anticipated for Darwin Green 2/3 (NIAB 2/3)?
15. What are the anticipated completions for each of the next five years for Darwin Green 2/3 (NIAB 2/3)?
- 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
16. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 13: Cambridge East - north of Newmarket Road

From: Terence O'Rourke

Sent: 05 February 2020 09:59

1. What progress has been made towards delivery of 1,300 dwellings on the site?

Outline planning permission granted in 2016, reserved matters approval for strategic infrastructure in 2018 and reserved matters approval for phase 1a (including 239 dwellings) in 2019.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

3. I understand that all the pre-commencement conditions for Phase 1a have been discharged. When will construction of the first dwelling(s) start on Phase 1a?

Phase 1a construction started early November 2019.

4. Is it still anticipated that the first dwellings on Phase 1a will be completed in 2020? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes.

5. I understand that the reserved matters application for Phase 1b is anticipated to be submitted in February 2020. When is it anticipated that construction of the first dwelling(s) will start on Phase 1b? When do you anticipate that the first dwelling(s) will be completed on Phase 1b?

Submission of phase 1b is targeted for February/March 2020. Construction is due to start in November 2020, with first completions in July 2021.

6. I understand that pre-application discussions for phase LB2 are anticipated to start in April/May 2020. How many dwellings do you anticipate will be included in phase LB2? What is your anticipated timetable for delivery of phase LB2?

Pre-application discussions are due to start in May 2020 for a scheme of circa 385 units. At this stage we are targeting a construction start in mid to late 2021.

7. What is the anticipated annual build out rate for this development as a whole?

Approximately 160 dwellings per annum over 8 years.

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 110
- 2021-2022: 160
- 2022-2023: 225
- 2023-2024: 210
- 2024-2025: 190

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes.

Response 14: Cambridge East - Land North of Cherry Hinton

From: Terence O'Rourke

Sent: 07 February 2020 16:18

I have discussed this request with the client team and the position is that nothing has changed in respect to housing delivery, when accounting for the slippage to a March committee, and hence the previously supplied material/position still stands.

The questions sent to Terence O'Rourke were as follows:

1. What progress has been made towards delivery of 1,200 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Is the timetable for delivery provided in October 2019 still the current timetable? If not, please outline what has changed.
4. When will construction of the first dwelling(s) start on site?
5. Is it still anticipated that the first dwellings will be completed by March 2023? If not, when do you anticipate that the first dwelling(s) will be completed?
6. What is the anticipated annual build out rate for this development?
7. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 15: Trumpington Meadows – Riverside

From: BDW Homes Eastern Counties

Sent: 17 February 2020 17:32

1. Completion is still down for June 2020
2. N/A considering answer to Q3
3. 2019-2020 – 25 Units (Build complete)
4. N/A

The questions sent to BDW Homes Eastern Counties were as follows:

1. The development is under construction. You previously advised that the development would be completed by June 2020. Is that still the intention? If not, when will the development be completed?
2. What is the anticipated annual build out rate for the development?
3. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 16: Trumpington Meadows – Lots 10 & 11

From: BDW Homes Eastern Counties

Sent: 27 February 2020 16:08

I must apologise, whilst digging into the information to see exactly what plots are complete it appears I was given incorrect information on the number of completions which apparently stand at 121 and not 109. I think one of my colleagues misread the plan he was looking at! In light of this, I below set out each plot that is ticked on our system as 'build complete' and have revised the build out rate for 2019-2020 to suit as I think this was overegged before as we had the wrong number of completions down.

Phase 10 and 11 Completions to date (February 2020) – Plot Numbers 16-27, 33-49, 59-69, 104-184

Financial Years	South Cambridgeshire	Cambridge City
2019-2020	30	
2020-2021	72	
2021-2022	58	7
2022-2023	5	58
2023-2024	41	

Just picking up on your email, the 30 plots to be finished (2019-2020) will be for June 2020 not March.

Sent: 27 February 2020 13:08

To: BDW Homes Eastern Counties

Thank you for the clarification.

So 109 dwellings completed at February 2020 and then another 42 dwellings completed by the end of March 2020. And then 242 dwellings completed over the next few years totalling 392 dwellings on these lots. That makes sense to me now.

To help me understand why we have a different number of completions to you, are you able to provide me with a list of the 109 completed plots – by plot numbers?

From: BDW Homes Eastern Counties

Sent: 27 February 2020 12:53

I believe the discrepancy comes from the number of completed dwellings you have on file. By our records we have 109 dwellings completed which is up to date as of today. You are correct that none of the 65 Cambridge City dwellings have been delivered yet. Completions as of February 2020: 109 dwellings

Financial Years	South Cambridgeshire	Cambridge City
2019-2020	42	
2020-2021	72	
2021-2022	58	7
2022-2023	5	58
2023-2024	41	

We are generally building along the spine road however the Cambridge City boundary lies at the far end of the site, these will be constructed circa 2022-2023 before we then loop back around and back into South Cambridgeshire's administrative boundary.

Sent: 25 February 2020 10:08

To: BDW Homes Eastern Counties

Thank you for your responses. I am just working through them to understand how things have changed, and the number of dwellings I have outstanding for lots 10 & 11 at Trumpington Meadows does not seem to match with the information that you have provided. These lots have permission for 392 dwellings, split across Cambridge and South Cambridgeshire. I understand that 327 dwellings will be provided in South Cambridgeshire, and our monitoring shows 85 of these dwellings have been completed at February 2020. I understand that 65 dwellings will be provided in Cambridge and our monitoring shows that none of these dwellings have been completed. I believe therefore that there are 307 dwellings left to complete. The anticipated completions that you have provided for 2020 onwards only totals 239 dwellings. Have we missed some completed dwellings? I also need to split the anticipated completions between Cambridge and South Cambridgeshire. My understanding is that you are building along the spine road, and therefore that the dwellings in Cambridge will be the last to be completed. I hope that you can help me clarify why we have such a difference in the number of outstanding dwellings.

From: BDW Homes Eastern Counties

Sent: 18 February 2020 08:29

1. June 2024 still anticipated for completion
2. As per below completions
3. Completions:
 - 2019-2020: 40
 - 2020-2021: 70
 - 2021-2022: 65
 - 2022-2023: 63
 - 2023-2024: 41
4. N/A

The questions sent to BDW Homes Eastern Counties were as follows:

1. The development is under construction. You previously advised that the development would be completed by June 2024. Is that still the intention? If not, when will the development be completed?

2. What is the anticipated annual build out rate for the development?
3. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 17: Clay Farm – Countryside Properties

No response from Countryside Properties.

Response 18: Land north of Worts' Causeway

From: Lichfields

Sent: 17 February 2020 18:28

1. What progress has been made towards delivery of 200 dwellings on this site?

CEG has been coordinating the documents for an outline planning application with CCC for quite some time. CCC's preferred approach has been to discuss the application in great detail at the pre-application stage to iron out as many issues as possible, which we have engaged with. CEG has also been undertaking a significant quantity of community engagement to shape the submission (please see Statement of Community Involvement on submission of the application). Submission of an outline application is expected at the end of February 2020 (see attached programme) and due to significant early engagement it is anticipated that determination could be possible by July 2020.

South East Cambridgeshire Application
11.02.20

	2020																													
TASK	January				February				March				April				May				June				July					
	6	13	20	27	3	10	17	24	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27
Accompanying Reports and Documentation inc. ES																														
Application Drawings + Masterplan																														
Preparation of Application Documents including ES																														
Final draft of reports																														
Land owner review																														
Application Submission																														
Validation Period																														
Consultations (21 day stat. period)																														
Application Assessment and Report																														
S106 and Conditions Negotiations																														
Target Committee																														
Finalise S106																														
Planning Permission Issued																														

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

CEG are in regular contact with developers who operate in the area and a number of parties have expressed interest in the site already. It is anticipated the formal marketing process will begin subject to and after a resolution to grant at committee. It is in the interests of CEG and the landowners to seek a delivery partner at the soonest opportunity and the selected party will be required to demonstrate how they will develop on the principles set out as part of the outline application.

4. Is it still anticipated that the outline planning application will be submitted in early February 2020? If not, when will the outline planning application be submitted?

The application documents are finalised and are with landowners for final sign off. We anticipate submitting the application to CCC by the end of February, please see attached timescales assumed for submission and determination.

5. Once the outline planning application has been approved, when do you anticipate the first reserved matters application for housing will be submitted?

Assuming the outline permission is approved in July 2020 and a housebuilder takes control of the site shortly afterwards, we expect a reserved matters planning application could be submitted by late 2020/early 2021.

6. Is it still anticipated that construction will start on site by the end of 2021? If not, when will construction of the first dwelling(s) start on site?

Yes, late 2021 is still anticipated.

7. Is it still anticipated that the first dwellings will be completed in 2022? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, first dwellings in 2022 is still anticipated.

8. What is the anticipated annual build out rate for this parcel?

Circa 60 dwellings per annum. A higher rate of 80 dwellings per annum is assumed in the middle of the build to reflect the fact we have some flats to build out where completion of the whole block will be on one day.

9. What are the anticipated completions for each of the next five years?

- 2022: 60
- 2023: 80
- 2024: 60

10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 19a: Land south of Worts' Causeway

From: This Land

Sent: 18 March 2020 10:09

Our projected delivery rates have not changed, so I would expect the same numbers with 50 units per year, starting with 50 completions in 2021/22.

Date: Wednesday, 18 March 2020 at 10:03

To: This Land

That is helpful on Worts Causeway. Can I clarify one further thing with you.

The figures we had in last year's housing trajectory were:

- 2020-2021 = 30
- 2021-2022 = 50
- 2022-2023 = 50
- 2023-2024 = 50
- 2024-2025 = 50

You say you now expect first completions on 2021-22 and RM application for phase in 2022.

Please can you advise the number of completions you now anticipate in each of the monitoring years above.

From: This Land

Sent: 17 March 2020 16:11

We have also just concluded a design team teleconference for our project at Worts' Causeway that you have enquired about. As you state, we are currently programmed for determination at the June planning committee for our outline application, with reserved matters (RM) to follow. Your desire to see timely delivery of housing matches our own and it is our intent to submit a RM application for the necessary infrastructure immediately after receipt of the resolution to grant (hopefully at the June committee), followed very shortly thereafter by a RM application for the first phase of residential development (circa 80 dwellings). This will allow us the quickest route to commencement on site, and thereafter commencement of construction.

Assuming that the RM applications are determined in a timely manner, we would still anticipate a commencement on site either later this year or early next, with phase 1 residential development following on in 2021/22. We expect the phase 2 RM to be submitted in early 2022, with delivery following straight on from completion of phase 1.

Response 19b: Land south of Worts' Causeway

From: BPTW

Sent: 20 March 2020 10:59

I have spoken with This Land this morning and we are happy to agree the wording as follows:

- The PPA with This Land Limited and Cambridge City Council was signed on 12.02.2020. This PPA relates specifically to the delivery of up to 230 dwellings at land at south of Worts Causeway (Land at Newbury Farm).
- The PPA sets out requirements and timescales for engagement, consideration and determination of the outline application (all matters reserved expect for access), following initial consultation on the application submitted in 21.08.2019 (ref. 19/1168/OUT).
- The agreement is effective for the period from the initial consultation up to the determination of the outline application ref. 19/1168/OUT and in respect of the discharge of any pre-commencement conditions attached to that approval, if granted.
- The PPA requires that the application is determined within 13 weeks post submission of the amended documents to address the comments made during the initial consultation stage. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.
- Currently the PPA determination date for application ref. 19/1168/OUT is 23rd June 2020.

Sent: Thursday, 19 March 2020 16:22

To: This Land

As you may be aware, the Council is in the process of collating information that would help inform our five year housing land supply position. In line with that, we have been asked to summarise all the current Planning Performance Agreements that relate to sites that form part of the trajectory. I would be grateful if you could confirm that the following summary in respect of the Land south of Worts Causeway Planning Performance Agreement is correct:

- The Planning Performance Agreement with This Land Limited and Cambridge City Council was signed on 12.02.2020. This PPA relates specifically to the delivery of up to 230 dwellings at land at south of Worts Causeway (Land at Newbury Farm).
- The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the outline application (all matters reserved expect for access), following initial consultation on the application submitted in 21.08.2019 (reference 19/1168/OUT).
- The agreement is effective for the period from the initial consultation up to the determination of the outline application reference 19/1168/OUT and in respect of the discharge of any pre-commencement conditions attached to that approval, if granted.
- The Planning Performance Agreement requires that the application is determined within 13 weeks post submission of the amended documents to address the comments made during the initial consultation stage. This timetable will be reviewed

between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.

- The amended documents are estimated to be submitted on the week commencing 23rd March 2020 and currently the Planning Performance Agreement determination date for application reference 19/1168/OUT is 23rd June 2020.

Response 20a: Northstowe – Barratt Homes – parcel H2

From: BDW Homes Eastern Counties

Sent: 18 February 2020 08:33

1. Parcel H2 is still down for completion in June 2020
2. N/A for H2
3. N/A for H2
4. N/A for H2
5. H2 will be complete in June 2020 so as per completions
6. H2 2020-2021: 37 completions
7. N/A

The questions sent to BDW Homes Eastern Counties were as follows:

1. The Barratt Homes parcels are under construction. You previously advised that parcel H2 would be completed by June 2020. Is that still the intention? If not, when will the development be completed?
2. When do you anticipate that parcel H7 will be completed?
3. When do you anticipate that construction will start on the first dwelling(s) on parcel H8?
4. When do you anticipate that parcel H8 will be completed?
5. What is the anticipated annual build out rate for each of parcels H2, H7 and H8?
6. What are the anticipated completions for each of the next five years, for each of parcels H2, H7 and H8?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 20b: Northstowe – Barratt Homes – parcels H7 and H8

From: BDW Homes

Sent: 04 March 2020 17:06

Please see comments below.

Also, please note our calendar year is from 1st July to 30th June, as opposed to the 5 yr supply date commencing 1st April.

Sent: 04 March 2020 16:20

To: BDW Homes

Looking back at the questions for H7 and H8, can you confirm when you anticipate that construction will start on the first dwelling(s) on parcel H8?

Started Nov 2019.

Also, the anticipated completions for H7 that you provided me with, suggest that there are only 43 dwellings remaining on that parcel, and that you anticipate they will be completed in 2020-2021. The monitoring data I have for this parcel suggests that only 40 dwellings have been completed, which leaves 75 dwellings remaining, to get to the total of 115 dwellings for that parcel. Have we missed some actual completions? Or have you missed some anticipated completions?

38 are completed for period 2019/20 so far but will be 67 by end of period (i.e. 31st June 2020). 2020-2021 = 43 & 2021-2022 = 5. This makes it 115.

From: BDW Homes

Sent: 04 March 2020 14:54

1. The Barratt Homes parcels are under construction. You previously advised that parcel H2 would be completed by June 2020. Is that still the intention? If not, when will the development be completed?
2. When do you anticipate that parcel H7 will be completed?
3. When do you anticipate that construction will start on the first dwelling(s) on parcel H8?
4. When do you anticipate that parcel H8 will be completed?
5. What is the anticipated annual build out rate for each of parcels H2, H7 and H8?

Please see figures below.

6. What are the anticipated completions for each of the next five years, for each of parcels H2, H7 and H8?
 - 2020-2021: H7 = 43, H8 = 38
 - 2021-2022: H7 = 0, H8 = 17
 - 2022-2023: H7 = 0, H8 = 18

- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 20c: Northstowe – Barratt Homes – parcel H9

From: BDW Homes

Sent: 04 March 2020 14:54

1. What progress has been made towards delivery of 130 dwellings on parcel H9?

RM permission imminent – expected end of March.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Competition from rival outlets does affect output/delivery. On a macro level the trade negotiations post Brexit pose an unknown risk – e.g. imports on materials, trades, etc. For now, delivery programmes are progressing as programmed.

3. I understand that the reserved matters application is likely to be approved in February 2020. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

Looking to end of March now. Will minimise pre-commencement conditions to allow infrastructure works to begin upon receipt of permission. Otherwise, will aim to discharge the conditions within three months of a consent.

4. Is it still anticipated that construction will start on site in March 2020? If not, when will construction of the first dwelling(s) start on site?

Construction will start in May 2020.

5. Is it still anticipated that the first dwellings will be completed in October 2020? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes.

6. What is the anticipated annual build out rate for this parcel?

Please see figures below.

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 16
- 2021-2022: 78
- 2022-2023: 36
- 2023-2024: 0
- 2024-2025: 0

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

NA

Response 21a: Northstowe –Taylor Wimpey – parcels H3, H10 and H11

From: Taylor Wimpey East Anglia

Sent: 21 February 2020 11:14

1. The Taylor Wimpey parcels are under construction. You previously advised that the remaining 7 dwellings on parcel H3 would not be completed until 2023-2024, once the sales centre is no longer needed. Is that still the intention? If not, when will the development be completed?

Yes. These are show homes which we will come back to complete at the end of our last parcel H13.

2. You previously advised that construction would start on parcel H10 in March 2020. Is that still the intention? If not, when do you anticipate that construction will start on the first dwelling(s) on parcel H10?

Yes.

3. Do you still anticipate that parcel H10 will be completed in 2021? If not, when do you anticipate that parcel H10 will be completed?

Yes

4. You previously advised that parcel H11 would be completed in 2022. Is that still the intention? If not, when do you anticipate that parcel H11 will be completed?

Yes

5. What is the anticipated annual build out rate for each of parcels H10 and H11?

53

6. What are the anticipated completions for each of the next five years, for each of parcels H3, H10 and H11?

- 2020: H11 – 53 H10 23
- 2021: H11 – 0 H10 53
- 2022: H11 – 5 H10 0
- 2023: H11 – 0 – H10 0
- 2024: H11 – 0 – H10 0

(H3 as above 7 in 2021)

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

0

Response 21b: Northstowe –Taylor Wimpey – parcel H13

1. What progress has been made towards delivery of 92 dwellings on parcel H13?

Application submitted

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Housing Mix / Typology governed by Urban Design Team is affecting our sales rates

3. I understand that the reserved matters application is likely to be approved by mid 2020. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

January 2021

4. Is it still anticipated that construction will start on site in November 2020? If not, when will construction of the first dwelling(s) start on site?

Now January 2021

5. Is it still anticipated that the first dwellings will be completed in May 2021? If not, when do you anticipate that the first dwelling(s) will be completed?

September 2021

6. What is the anticipated annual build out rate for this parcel?

In 2022 we 'hope' to deliver 70 dwellings

7. What are the anticipated completions for each of the next five years?

- 2020: 0
- 2021: 14
- 2022: 70
- 2023: 8
- 2024: 0

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 22: Northstowe – Bovis Homes – parcels H4 and H5&H6

From: Vistry Homes, currently trading as Bovis Homes

Sent: 27 February 2020 09:57

You are correct there will be completions before 2020-2021. Amended stats below:

2019-2020 - 15

2020-2021: 60

2021-2022: 50

2022-2023: 50

2023-2024: 50

2024-2025: 15

Sent: 27 February 2020 09:29

To: Vistry Homes, currently trading as Bovis Homes

For parcels H5&H6, the anticipated completions that you have provided suggest that there will not be any completions until 2020-2021 (so after 1 April 2020, as we carry out monitoring based on April-March years), however I understand there are already homes occupied on these parcels and 52 dwellings out of the 240 dwellings on these parcels are watertight / build complete. If I deduct these actual completions from your anticipated 2020-2021 completions, that would leave 33 dwellings anticipated to be completed in 2020-2021 and the 50 dwellings in the subsequent years. Is that correct? Or have I misinterpreted what you have provided in some way.

From: Vistry Homes, currently trading as Bovis Homes

Sent: 14 February 2020 11:53

1. The Bovis Homes parcels are under construction. You previously advised that parcel H4 would be completed by March 2020. Is that still the intention? If not, when will the development be completed?

Completed October 2019

2. You previously advised that construction would start on the first dwelling(s) on parcels H5&H6 in November / December 2019. Has construction started on the first dwelling(s)?

Yes

3. Do you still anticipate that parcel H5&H6 will be completed in 2025-2026? If not, when do you anticipate that parcel H5&H6 will be completed?

Anticipated 2024-2025

4. What is the anticipated annual build out rate for each of parcels H4 and H5&H6?

See below

5. What are the anticipated completions for each of the next five years, for each of parcels H4 and H5&H6?
- 2020-2021: 85
 - 2021-2022: 50
 - 2022-2023: 50
 - 2023-2024: 50
 - 2024-2025: 5
6. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No

Response 23: Northstowe – Linden Homes – parcel H12

No response received from Linden Homes.

Response 24a: Northstowe – Phase 2

From: Homes England
Sent: 18 March 2020 09:41

Like a lot of organisations we are currently reassessing programmes to see what is deliverable within the coming months given the uncertainty caused by the corona virus pandemic.

Prior to events of the last couple of weeks, it was our intention to select a development partner by June 2020 and be in conditional contract by August 2020. A timeline for submission of reserved matters is not yet known. I would ordinarily anticipate it being somewhere towards the end of this year or early next.

I could not give any guarantee that a reserved matters application would be forthcoming before the end of this calendar year, and realistically I think submission next year is more likely given the inevitable implications and consequences of the virus.

In the circumstances, this is the best answer I am able to give.

Sent: 17 March 2020 14:55
To: Homes England

In your responses below you don't say when you anticipate the reserved matters planning application for phase 2b being submitted. It is my understanding that you anticipate it to be submitted before the end of 2020. Is that still your intention? If not, what is your current anticipated timetable?

From: Homes England
Sent: 19 February 2020 10:33

1. What progress has been made towards delivery of up 3,500 dwellings on this site?

Outline planning permission granted January 2017. Major enabling infrastructure works including access road currently being undertaken – to complete autumn 2020. Education campus delivered. New Homes England office open. Reserved matters for first housing parcel (406 homes) approved 12 February 2020. Second parcel (phase 2b) for circa 275 homes is currently being marketed.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Any further development over and above phase 2b will require additional internal approvals. Background concern about potential implications of Brexit.

3. I understand that the reserved matters application for phase 2a will be considered by the Council's planning committee in February 2020. Is it still anticipated that construction will start on site in mid 2020? If not, when will construction of the first dwelling(s) start on site?

Yes, start on site due May 2020.

4. Is it still anticipated that the first dwellings on phase 2a will be completed in early 2021?
If not, when do you anticipate that the first dwelling(s) will be completed?

No. First completions expected towards the end of 2020

5. I understand that Homes England will be seeking a development partner(s) for phase 2b and the Town Centre shortly. What are your intentions regarding securing a developer to bring forward the delivery of this site?

Phase 2b is currently out to tender for a development partner. We are seeking to appoint and commence pre-application discussions later this year. Re the town centre, we hope to be able to commence marketing towards the end of 2020.

6. What is the anticipated annual build out rate for phase 2?

Circa 250 homes per year. Delivery potentially ranging between 250-400 homes p.a.

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 30
- 2021-2022: 100
- 2022-2023: 160
- 2023-2024: 250
- 2024-2025: 250

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Broadly yes. See response to question 6.

Response 24b: Northstowe – Phase 2

Sent: 19 March 2020 14:41

To: Urban Splash

Last week you provided some anticipated completions by year for phase 2a at Northstowe. I believe that you may have given us figures by calendar year (January-December), is that correct? If so, are you able to provide us with the same figures but by monitoring years (April-March), or alternatively confirm that my conversion between the two is okay. I have assumed that the dwellings will be delivered equally throughout the year and therefore for each of your calendar years, the first three months will fall into one monitoring year, and the second nine months will fall into another monitoring year.

I have therefore arrived at the following (rounded to the nearest five dwellings, except the last year so that in total you get 406 dwellings):

- 2020-2021: 20 dwellings
- 2021-2022: 95 dwellings
- 2022-2023: 170 dwellings
- 2023-2024: 95 dwellings
- 2024-2025: 26 dwellings

From: Urban Splash

Sent: 13 March 2020 10:47

We are predicting the following completions on a year by year basis.

Year	Completions
2020	4
2021	62
2022	187
2023	117
2024	36
Total	406

From: Urban Splash

Sent: 05 March 2020 17:50

In terms of programme for Phase 2a the following is our indicative delivery programme which is subject to change:

- Reserved Matters Submission Approved by Committee – 12/02/2020
- Decision Notice Issued - 13/02/2020
- 6-week challenge period – 26/03/2020
- Marketing Suite start on site – March 2020
- Marketing Suite opening – May 2020
- Discharge of pre-commencement conditions – April 2020
- Contracts with new build team for affordable housing – April/May 2020
- Start on site phase 1 – April/May 2020
- Sales Launch – May 2020
- Show Homes on Site – Dec 2020

- First Occupation – Q1 2021

Phases include:

- Phase I – 43 Town Houses (including the temporary show homes) and 60 age-restricted apartments
- Phase II – 116 dwellings
- Phase III – 63 dwellings
- Phase IV – 62 dwellings
- Phase V – 62 dwellings

The above phasing is indicative only and also subject to change. We will be completing construction in approximately 2024.

Response 25: Northstowe – phase 3

From: Homes England

Sent: 19 February 2020 10:27

1. What progress has been made towards delivery of up to 5,000 dwellings on this site?

Masterplans prepared. Outline planning applications for phase 3a (4000 homes) and phase 3b (1000 homes) to be submitted early 2020.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Viability work ongoing. Long term economic uncertainty around Brexit is a potential issue. Potential competition from multiple phases of Northstowe.

3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

No. Delivery options currently being explored. Homes England seeking to act as master developer (as per phase 2).

4. I understand that it is anticipated that the outline planning applications for phases 3a and 3b will be submitted in February and March 2020. Is this still the intention? If not, when is it anticipated the outline planning applications will be submitted?

Yes

5. When will construction of the first dwelling(s) start on site?

Infrastructure works commencing 2023. Housebuilding likely to commence 2024 with first completion 2025.

6. Is it still anticipated that the first dwellings will be completed in 2025? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes

7. What is the anticipated annual build out rate for phase 3?

250 to 400 dwellings per year

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 100

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No, completions increasing to 250+ per year

Response 26: Waterbeach New Town

From: David Lock Associates Limited
Sent: 19 February 2020 12:17

1. What progress has been made towards delivery of up to 6,500 dwellings on this site?

Outline planning permission was granted for the development of the Waterbeach Barracks and Airfield site on 25 September 2019.

Urban&Civic (U&C) submitted an application to discharge the following site wide pre-commencement and enabling works conditions of the outline planning permission on 08 November 2019:

- Condition 8 Site Wide Construction Management Strategy (CEMS)
- Condition 9 Unexploded Ordnance (UXO) Site Wide Mitigation Scheme

This submission remains to be determined by SCDC. Progress has been made with officers to agree the content of these submissions and it is anticipated that these Conditions will be discharged imminently.

Alongside the above site wide documents, on 08 November 2019, U&C submitted an application to discharge parts (h) (Archaeological Written Scheme of Investigation) and (i) (Land Contamination Assessment and Remediation Scheme) required by Condition 10 forming part of the Key Phase 1 Framework Submission. These elements of Condition 10 remain to be fully determined by SCDC.

The site wide Heritage Strategy was submitted on 06 December 2019. It is yet to be determined by SCDC.

On 29 November 2019, U&C submitted an application to discharge Condition 10 elements:

- a. Schedule of Uses and Quantum of Development;
- b. Delivery Plan;
- c. Travel Plan;
- d. Site Access Strategy;
- e. Arboricultural Statement;
- f. Key Phase Surface Water Drainage and Foul Water Drainage Strategy
- g. Sustainability Statement

- h. Details of Existing and Proposed Site Levels and Land Profiling
- i. Ecological Management Plan including BIA calculation.

Element (f) the KP1 Design Code, was submitted on 13 December 2019.

These elements of the Key Phase 1 Framework Submission are awaiting approval by SCDC.

U&C has prepared a Reserved Matters Application for the Green, Grey and Blue infrastructure serving the northern part of KP1. It is anticipated that this will be submitted at the start of March and that it will be subject to a 13 week statutory determination period.

U&C's application to discharge Condition 23 Northern Park Planting will be submitted with the above RMA for determination in parallel.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

U&C has been appointed as 'master developer' to lead and manage the delivery of infrastructure and enabling works that will enable multiple development parcels to come forward together. This approach has been implemented successfully at other U&C strategic sites including Alconbury Weald in Huntingdonshire and Houlton in Rugby. It is achieved, in part, by implementing key phases to provide the necessary framework for multiple residential outlets and other uses.

4. What progress has been made on discharging pre-commencement conditions?

See above answer to question 1.

5. You previously anticipated that the first reserved matters application for housing would be approved by March 2021. When do you anticipate the first reserved matters application for housing will be submitted?

The broad programme to achieve first residential starts is summarised below:

Submission of key phase framework documents (for 1,600 dwellings) and first primary infrastructure reserved matters applications to deliver early residential parcels.	2019 Q4 (achieved)
Approval of key phase framework documents and first primary infrastructure reserved matters applications.	2020 Q2
Commence construction of first primary infrastructure.	2020 Q2
Submission of residential parcels reserved matters applications.	2020 Q4
Approval of residential parcels reserved matters applications.	2021 Q1
Completion of primary infrastructure construction and other enabling works as necessary for first residential parcels.	2021 Q1
First residential starts.	2021 Q2

6. When will construction of the first dwelling(s) start on site?

Q2 2021 subject to the timely approval of reserved matters applications.

7. Is it still anticipated that the first dwellings will be completed by June 2021? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes.

8. What is the anticipated delivery timetable and what is the anticipated annual build out rate for the up to 6,500 dwellings?

Year	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Number of Dwellings	150	250	250	250	250	250	250	250	250	250	250	250	3,400 (up to 6,500 in total)

9. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 150
- 2022-2023: 250
- 2023-2024: 250
- 2024-2025: 250

10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes, see answer to question 8 above.

Response 27: Bourn Airfield New Village

From: Countryside Properties

Sent: 03 March 2020 13:13

1. What progress has been made towards delivery of up 3,500 dwellings on this site?

It is expected that the outline planning application will be considered by planning committee at the end of April.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are no constraints.

3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Countryside will be the master developer for this site, there may be other developers bringing forward parcels within the site but as yet this is not decided.

4. What is your anticipated delivery timetable and what is the anticipated annual build out rate for the development?

Please see the table provided.

Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing Completions per Annum	35	75	120	150	150	150	150	150	150	150	150	2070
Cumulative Total	35	110	230	380	530	680	830	980	1130	1280	1430	3500

5. Once the outline planning application has been approved, when do you anticipate the first reserved matters application for housing will be submitted?

On the assumption of an April committee we anticipate submission of reserved matters for initial phases in Autumn/Winter 2020.

6. You previously anticipated that construction would start on site in Spring 2020. When will construction of the first dwelling(s) start on site?

House building start on site is likely to be in Spring 2021.

7. Is it still anticipated that the first dwellings will be completed in early 2022? If not, when do you anticipate that the first dwelling(s) will be completed?

Yes, we anticipate first completions in 2022.

8. What are the anticipated completions for each of the next five years?

Please see the table provided.

Year	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Post 2033
Housing Completions per Annum	35	75	120	150	150	150	150	150	150	150	150	2070
Cumulative Total	35	110	230	380	530	680	830	980	1130	1280	1430	3500

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

We are assuming 150 completions per annum once the site is fully under construction.

Response 28: Cambourne - additional 950 dwellings

From: Taylor Wimpey East Anglia

Sent: 21 February 2020 08:58

1. The development is under construction.

Yes

2. When will the development be completed?

2020

3. What is the anticipated annual build out rate for the development?

12 (final 12 plots on the site)

4. What are the anticipated completions for each of the next five years?

- 2020-2021: 12
- 2021-2022: 0
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 0

5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 29: Fulbourn & Ida Darwin Hospitals

From: Morris Homes

Sent: 09 March 2020 14:56

1. What progress has been made towards delivery of 203 dwellings on the site?

We are about to imminently exchange the Agreement for Lease with Homes England which will allow us construct the units under a Build Licence once reserved matters is approved. Also there are 6 self-build units to be constructed on site which do not form part of our build so the anticipated number of units is 197.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Demolition, off-site highway works, reserved matters approval, ecology, provision of services to the occupied NHS Trust buildings on Phase 2

3. I understand that pre-application discussions are in progress and that it is anticipated a reserved matters application will be submitted in April/May 2020. Is this still your intention? If not, when do you anticipate that a reserved matters application will be submitted?

We are in early discussions with the local planning authority and it is currently out to pre application consultation, that said, we do need to engage Urban Design from the Greater Cambridge Planning team to work through the design enabling process so I anticipate that an reserved matters submission would not take place until sometime around September 2020. If the design can be agreed earlier then this date would be brought forward.

4. Is it still anticipated that construction will start on site in 2020? If not, when will construction of the first dwelling(s) start on site?

This is entirely based on when we achieve planning approval. I have assumed reserved matters approval in June 2021 and November 2021 for House Build Start.

5. Is it still anticipated that the first dwellings will be completed at the end of 2020? If not, when do you anticipate that the first dwelling(s) will be completed?

As above the timeline dictates the house completions. If planning approval is achieved in June 2021 (as anticipated) then we anticipate the first completions to be approx. June 2022.

6. What is the anticipated annual build out rate for this development?

We are contractually obliged to obtain 65 Council of Mortgage Lender's completions per year unless we can prove that the market has slowed down for a period of more than 3 months.

7. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022: 27
 - 2022-2023: 65

- 2023-2024: 65
- 2024-2025: 40

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not applicable

Response 30: Land off Fulbourn Old Drift

From: PRC Architecture & Planning

Sent: 19 February 2020 11:59

1. What progress has been made towards delivery of 10 dwellings on the site?
2. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Conditions are discharged

3. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Preliminary site investigations are under way

4. When will the first dwelling(s) be completed?

2nd Quarter 2021

5. When will the development be completed?

2nd Quarter 2021

6. What is the anticipated annual build out rate for the development?

100%

7. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

N/A

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 31: Papworth West-Central - south of Church Lane

From: Flagship Group

Sent: 18 March 2020 13:44

The development is now under construction and start on site was May/June 2019.

The first 3 dwellings are due to be completed in July 2020 (these will be our show homes only).

The live work properties are estimated to be complete August 2021.

We expect all of the homes to be complete by August/Sept 2021, this will depend on whether we have further delays with South Cambs Planning and now with the Covid19 virus.

The questions sent to Flagship were as follows:

1. The development is under construction. You previously advised that the first dwelling(s) would be completed in April 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
2. You previously advised that the development will be completed by February 2021? Is that still the intention? If not, when do you anticipate that the development will be completed?
3. What is the anticipated timetable for the delivery of the 8 live-work units?
4. What is the anticipated annual build out rate for the development?
5. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
6. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 32: Papworth West-Central - Catholic Church site

From: Brown & Co

Sent: 07 February 2020 09:21

1. Is the site available? If not, why not? And when will the site become available?

Yes

2. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Seeking sale

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome? –

None identified

4. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Upon sale

5. You previously advised that construction would start on site by March 2020. Is that still the intention? If not, when will construction of the first dwelling(s) start on site?

Unknown, sale fell through

6. Is it still your intention that the development will be completed in 2020?

Completion unlikely 2020 due to time constraints, delivery time

7. What are the anticipated completions for each of the next five years?

- 2020-2021: Hopeful
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 33a: Cambourne West (land north west of Lower Cambourne)

From: CMYK (Planning and Design) Ltd

Sent: 18 February 2020 10:02

1. What progress has been made towards delivery of up to 2,350 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. I understand that the first reserved matters for housing (200 dwellings, parcels 1.1A & 1.1B, Bovis Homes) was submitted in December 2019. Is it still anticipated that construction will start on these parcels in 2020? If not, when will construction of the first dwelling(s) start on site?

Vistry are gearing up to start on site in September 2020

4. Is it still anticipated that the first dwellings will be completed on parcels 1.1A & 1.1B in September 2020? If not, when do you anticipate that the first dwelling(s) will be completed on these parcels?

No, this would be approx. 4 months after gaining planning approval. Anticipated first completion is now March/April 2021

5. What is the anticipated annual build out rate for this development as a whole?

Once we are up to full speed, TW 110 per year + Vistry 110 per year

6. I understand that further reserved matters applications for 769 dwellings are anticipated to be submitted by the end of March 2020. Is this still the intention? If not, what is your programme for the submission of reserved matters applications?

TW intend to submit as follows: 1.2 (190 dwellings) Feb 2020, Sheepfold Lane (286 dwellings) Feb 2020, 1.5 & 2.2a (143 dwellings) April 2020 Vistry anticipate 1.3D and 1.3E March/April

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 2020 0
- 2021-2022: 2021 TW 30 + Vistry 50
- 2022-2023: 2022 TW 110 + Vistry 50
- 2023-2024: 2023 TW 110 + Vistry 50
- 2024-2025: 2024 TW 110 + Vistry 50

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes

Response 33b: Cambourne West (land north west of Lower Cambourne)

From: Taylor Wimpey
Sent: 18 March 2020 09:30

Everything below is correct and we look forward to working with SCDC to deliver these schemes.

Sent: 17 March 2020 10:37
To: Taylor Wimpey

As you may be aware, the Council is in the process of collating information that would help inform our five year housing land supply position. In line with that, we have been asked to summarise all the current Planning Performance Agreements that relate to sites that form part of the trajectory. I would be grateful if you could confirm that the following summary in respect of the Cambourne West Planning Performance Agreement is correct:

- The Planning Performance Agreement with Taylor Wimpey UK Ltd and South Cambridgeshire District Council was signed on 06.02.2020. This Planning Performance Agreement relates specifically to the delivery of parcel 1.2 (190 dwellings) and parcel at Sheepfold (286 dwellings) which are part of the parcels within Phase 1 of the development.
- The Planning Performance Agreement sets out requirements and timescales for engagement, consideration and determination of the two planning applications.
- The agreement is effective for the period up to the determination of the reserved matters applications for Parcels 1.2 (190 dwellings) and the Taylor Wimpey parcel at Sheepfold (286 dwellings).
- The Planning Performance Agreement requires that both applications are determined with 10 weeks post validation. This timetable will be reviewed between both parties and amended as necessary to take account of any relevant unforeseen matters that might arise.
- Planning applications for the two reserved matters parcels have now been received.
- Parcel 1.2 - 20/01536/REM – 190 dwellings validated on 4th March 2020 – Planning Performance Agreement determination date is 13th May 2020
- Sheepfold - 20/01640/REM – 286 dwellings validated on 11th March 2020 – Planning Performance Agreement determination date is 20th May 2020

Response 34: Land north of Babraham Road, Sawston

From: Hill

Sent: 19 March 2020 14:11

See below projected delivery of units at Sawston.

Plots 1-30, 42-52 before March 2021.

Plots 31-41, 53-120 between March 2021 and March 2022.

Plots 121-158 between March 2022 to March 2023.

Response 35: Land south of Babraham Road, Sawston

From: Bidwells

Sent: 19 February 2020 08:35

1. What progress has been made towards delivery of 260 dwellings on the site?

The three landowners have now signed and engrossed a landowners collaboration agreement to take the site forward for development. This was executed in December 2019 and in addition to this we have undertaken a topographical survey, initial highways assessment (required in detail as a consequence of the progression of site H/1(b), phase 1 ground site investigation as well as a utilities assessment of the site.

2. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

A development partner has not yet been appointed however we will be taking the site to a long list of developers in the next two to three weeks and full details have been prepared for this, as has a list of potential parties. Initial discussions have also been held with parties expressing interest in the site.

3. An outline planning application was not submitted in 2019 as had previously been anticipated, when is it anticipated that the outline planning application for housing will be submitted?

It is anticipated that an outline application will be prepared and submitted later this year, shortly after the development partner is identified and it is envisaged that this will take place this year.

4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

We are not aware of any such factors, other than the defined access points brought about as a consequence of the premature application and higher than allocated density of Site H/1(b).

5. Is it still anticipated that construction will start on site in 2020-2021? If not, when will construction of the first dwelling(s) start on site?

It is envisaged that construction should commence on site in the second half of 2021/early 2022.

6. Is it still anticipated that the first dwellings will be completed at the end of 2020-2021? If not, when do you anticipate that the first dwelling(s) will be completed?

We anticipate that the first dwellings will be completed 2021/22.

7. What is the anticipated annual build out rate for this development?

This has not altered from our previous response to the Cambridge Housing trajectory.

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 30
- 2021-2022: 65
- 2022-2023: 65
- 2023-2024: 50
- 2024-2025: 50

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Yes, pending selection of development partner.

Response 36: Land north of Impington Lane, Impington

From: Hill

Sent: 09 March 2020 16:03

1. Construction has started on site. You previously advised that the first dwelling(s) would be completed in October 2021. Is that still the intention? If not, when will the first dwelling(s) be completed?

Q2 2021 is when we envisage first completions.

2. What is the anticipated annual build out rate for the development?

2 dwellings per month

3. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 26
- 2022-2023:
- 2023-2024:
- 2024-2025:

4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/a

Response 37: Land west of New Road, Melbourn (land south west of Victoria Way)

From: Granary Developments

Sent: 12 February 2020 17:22

1. The development is under construction. You previously advised that the development would be completed by November 2020. Is that still the intention? If not, when will the development be completed?

These will be completed November 2020

2. What is the anticipated annual build out rate for the development?

We will complete 10 houses in 2020 and that will be this site completed.

3. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

See above.

4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

See above.

Response 38: Land west of New Road, Melbourn (land at 36 New Road)

No response received from Savills.

Response 39: Green End Industrial Estate, Gamlingay

From: Morris Homes

Sent: 09 March 2020 14:39

1. What progress has been made towards delivery of 90 new dwellings and the demolition of 5 dwellings on the site?

We have exchanged contracts and are currently negotiating an extension to the contractual longstop date to allow us to obtain our reserved matters approval and complete the site purchase.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Demolition, Remediation, Asbestos, Access.

3. The landowner previously anticipated that construction would start on site in September 2019. When will construction of the first dwelling(s) start on site?

If we get planning approval in April then we will probably start house build construction 8 months later, due to demo and remediation, in Dec 2020.

4. The landowner previously anticipated that the first dwellings would be completed in July 2020. Is this still the intention? If not, when will the first dwelling(s) be completed?

We anticipate the first completions to be around May 2021.

5. When will the development be completed?

Anticipated Oct 2022.

6. What is the anticipated annual build out rate for the development?

50 units per annum

7. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 50
- 2022-2023: 40
- 2023-2024:
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not applicable

Response 40: East of Rockmill End, Willingham

No response received from Kier.

Response 41: Land at Bennell Farm, West Street, Comberton

From: Pegasus Group

Sent: 17 February 2020 15:50

1. The development is under construction. You previously advised that the first dwelling(s) would be completed in March 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?

First expected completion now May 2020.

2. You previously advised that the development would be completed in late 2021 / early 2022. Is that still the intention? If not, when will the development be completed?

Expected completion sometime in 2023.

3. What is the anticipated annual build out rate for the development?

Please see response below.

4. What are the anticipated completions for each of the next five years?

- 2020-2021: 15
- 2021-2022: 30
- 2022-2023: 45
- 2023-2024:
- 2024-2025:

5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 42: The Bishops Site, Cambridge Road, Impington

From: Carter Jonas

Sent: 06 March 2020 15:44

My understanding is the applicant will be commencing the demolition phase of the development shortly.

1. What progress has been made towards delivery of 35 dwellings on the site?

Lots of pre-construction preparatory work

2. Is the site available? If not, why not? And when will the site become available?

Site still available

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None at present

4. When do you anticipate that all the pre-commencement conditions for the site will be discharged?

Quite soon

5. You previously advised that construction would start on site in 2020. Is that still the intention? If not, when will construction of the first dwelling(s) start on site?

2020, but third quarter.

6. You previously advised that the first dwelling(s) will be completed in 2021-2022. Is that still the intention? If not, when will the first dwelling(s) be completed?

First dwellings expected to be ready for occupation Spring 2022

7. When will the development be completed?

Construction expected to be complete by Spring 2022

8. What is the anticipated annual build out rate for the development?

35 flats in one building. All will be completed at once, ie. when construction works are complete

9. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 35
- 2022-2023:

- 2023-2024:
- 2024-2025:

10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not applicable to S/0671/17/FL

Response 43: Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington

From: Cocksedge Building Contractors Limited

Sent: 17 February 2020 09:27

In answer to your questions, the first unit in the development will be ready around August 2020 and should be complete in September 2020. We expect all 12 units to be sold by the 31st March 2021. The development is a special purpose vehicle and no further development is expected.

The questions sent to Cocksedge Building Contractors Limited were as follows:

1. The development is under construction. You previously advised that the first dwelling(s) would be completed in May 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
2. You previously advised that the development would be completed by August 2020. Is that still the intention? If not, when will the development be completed?
3. What is the anticipated annual build out rate for the development?
4. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

**Response 44: Station Road Garage, Station Yard, Station Road,
Histon**

No response received from the Clark Brothers or their agent.

Response 45: Sandy Lane, Cambridge

From: Paul Harney Associates

Sent: 28 February 2020 14:54

I can confirm that that there are currently no plans to proceed with the extant consents on this site. This is because we are currently considering alternative options for development.

The questions sent to Paul Harney Associates were as follows:

1. What progress has been made towards delivery of 28 dwellings on the site?
2. A material start has been made on the development and you previously advised that construction would start on site in 2020. Is that still the intention? If not, when will construction of the first dwelling(s) start on site?
3. You previously advised that the first dwelling(s) would be completed in 2021-2022. Is that still the intention? If not, when will the first dwelling(s) be completed?
4. When will the development be completed?
5. What is the anticipated annual build out rate for the development?
6. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 46: Hayling House, Fen Road, Cambridge

No response received from Crickmore Developments.

Response 47: 34-36 Madingley Road, Cambridge

From: Dean & Dean Construction Ltd

Sent: 12 March 2020 18:14

With regard to this site all units will be complete by June this year.

The questions sent to Dean & Dean Construction Ltd were as follows:

1. The development is under construction. When will the first dwelling(s) be completed?
2. When will the development be completed?
3. What is the anticipated annual build out rate for the development?
4. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 48: Land rear of Whichcote House, Milton Road, Cambridge

From: Blues Property

Sent: 10 March 2020 15:34

The 3 houses on the land to rear of Whichcote House are nearing build completion, all 3 units expected to be completed end of April 2020.

The questions sent to Blues Property were as follows:

1. The development is under construction. When will the first dwelling(s) be completed?
2. When will the development be completed?
3. What is the anticipated annual build out rate for the development?
4. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

**Response 49: Sorrento Hotel, 190-196 Cherry Hinton Road,
Cambridge**

No response received from Neale Associates Architects.

Response 50: 64-68 Newmarket Road, Cambridge

From: User Friendly Properties Limited

Sent: 25 February 2020 17:16

It is not currently our intention to build out the above consented scheme.

We are currently in pre-app discussions with the Council regarding an alternative build-to-rent scheme of circa 155 flats.

We will need to successfully complete the pre-app process to then move onto a full planning application being prepared and submitted.

The questions for your housing trajectory survey are consequently no longer applicable for consent ref:14/1905/FUL.

Given the early stage in the planning process that we currently are at with our revised build-to-rent proposals, it is not possible to accurately predict answers to your questions in respect of that scheme.

The questions sent to User Friendly Properties Limited were as follows:

1. What progress has been made towards delivery of 80 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. When will construction of the first dwelling(s) start on site?
4. When will the first dwelling(s) be completed?
5. When will the development be completed?
6. What is the anticipated annual build out rate for the development?
7. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 51: 23 and 25 Hills Road, Cambridge

From: Carter Jonas

Sent: 02 March 2020 15:32

1. What progress has been made towards delivery of 10 dwellings on the site?

Demolition is complete and work on the foundations has begun

2. You previously advised that construction would start on site in June 2019. Has construction started on site?

Yes

3. You previously advised that the first dwellings would be completed in June 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?

The development is broadly on track for this there may be a couple of months slippage.

4. When will the development be completed?

Around March 2021

5. What is the anticipated annual build out rate for the development?

All 10 residential units to be delivered should be delivered between June 2020 and March 2021, the retail unit also

6. What are the anticipated completions for each of the next five years?

- 2020-2021: 10
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not relevant as development will be fully completed at this point

Response 52: Cambridge Carpets, 213 Mill Road, Cambridge

From: Carter Jonas

Sent: 09 March 2020 13:51

1. What progress has been made towards delivery of 14 dwellings on the site?

Work is to commence on site later this year.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

N/A

3. When will construction of the first dwelling(s) start on site?

December 2020

4. When will the first dwelling(s) be completed?

Summer 2022

5. When will the development be completed?

Summer 2022

6. What is the anticipated annual build out rate for the development?

The 14 units will be delivered in One phase.

7. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023: 14
- 2023-2024:
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 53: St Regis House and 108 Chesterton Road, Cambridge

From: Freeland Rees Roberts Architects

Sent: 05 February 2020 16:59

1. The development is under construction. You previously advised that the development would be completed in November 2020. Is that still the intention? If not, when will the development be completed?

November 2020 is still correct.

2. What is the anticipated annual build out rate for the development?

Not sure what this means; there will be no further development on the site after completion of the current work phase.

3. What are the anticipated completions for each of the next five years?

Not sure what this means; there will be no further development on the site after completion of the current work phase.

4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not sure what this means; there will be no further development on the site after completion of the current work phase.

Response 54: Land at 300-314 Coldham's Lane, Cambridge

No response received from Waller Planning.

Response 55: 141 Ditton Walk, Cambridge

From: This Land

Sent: 11 March 2020 15:17

We intend to commence works next month, with a projected completion of 5 units this year, with the remaining 9 completed in 2021.

The questions sent to This Land were as follows:

1. What progress has been made towards delivery of 14 dwellings on the site?
2. Is the site available? If not, why not? And when will the site become available?
3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
4. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?
5. When will construction of the first dwelling(s) start on site?
6. When will the first dwelling(s) be completed?
7. When will the development be completed?
8. What is the anticipated annual build out rate for the development?
9. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 56: National Institute of Agricultural Botany, Huntingdon Road, Cambridge

From: Phillips Planning Services Ltd

Sent: 28 February 2020 16:03

I can advise that this prior approval consent for the 71 units is not being taken forward.

Our clients are considering options for the building and the wider site and will no doubt look to discuss these with the Council in due course.

The questions sent to Phillips Planning Services Ltd were as follows:

1. What progress has been made towards delivery of 71 dwellings on the site?
2. Is the site available? If not, why not? And when will the site become available?
3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
5. When will construction of the first dwelling(s) start on site?
6. When will the first dwelling(s) be completed?
7. When will the development be completed?
8. What is the anticipated annual build out rate for the development?
9. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 57: 291 Hills Road, Cambridge

No response provided by Gibson Developments Ltd.

Response 58: 9-10A Ventress Close, Cambridge

From: Cambridge Investment Partnership

Sent: 06 February 2020 16:20

1. What progress has been made towards delivery of 15 new dwellings and the demolition of the 4 existing dwellings on the site?

The site has been cleared and construction commenced in December 2019.

2. Is the site available? If not, why not? And when will the site become available?

Available and under construction.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

4. When will construction of the first dwelling(s) start on site?

Started in December 2019

5. When will the first dwelling(s) be completed?

Spring 2021

6. When will the development be completed?

Spring 2021

7. What is the anticipated annual build out rate for the development?

See 8 below

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 10
- 2021-2022: 5
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 0

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 59: Land between 21 and 29 Barton Road (including 27 Barton Road and Croft Gardens), Cambridge

From: Turley

Sent: 06 February 2020 09:10

Work is due to start asap (we are awaiting discharge of pre-commencement conditions) but will give you a full answer when I get a little more information from King's College who are developing the site.

Response 60: 74-82 Akeman Street, Cambridge

From: Cambridge Investment Partnership

Sent: 06 February 2020 16:23

1. What progress has been made towards delivery of 14 new dwellings and the demolition of the 4 existing dwellings on the site?

The site has been cleared and construction commenced in January 2020

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. When will construction of the first dwelling(s) start on site?

Started in January 2020

4. When will the first dwelling(s) be completed?

Summer 2021

5. When will the development be completed?

Autumn 2021

6. What is the anticipated annual build out rate for the development?

See 7 below

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 14
- 2022-2023: 0
- 2023-2024: 0
- 2024-2025: 0

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 61: Chartwell House, 620 - 622 Newmarket Road, Cambridge

From: Twenty Nine Architecture Ltd

Sent: 10 March 2020 10:36

1. What progress has been made towards delivery of 11 dwellings on the site?

No progress has been made as the site still has commercial tenants which are due to expire in 2021.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The rear of the site has been submitted for the development an additional 7 flats to the Local Authorities Planning Department. Construction will not commence until such time planning is granted and this will be governed by delays within the council's own planning process.

3. When will construction of the first dwelling(s) start on site?

No date has been set for the construction of the first dwelling due to delays in the planning process

4. When will the first dwelling(s) be completed?

No dates can be confirmed regarding completion of the first dwelling

5. When will the development be completed?

No date can be provided for the date of completion

6. What is the anticipated annual build out rate for the development?

All 11 units would be complete from 10months after start date

7. What are the anticipated completions for each of the next five years?

Unable to confirm delivery but expect completion at latest 2022-2023.

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/a

Response 62: 66-80B Colville Road, Cambridge

From: Cambridge Investment Partnership

Sent: 06 February 2020 16:28

1. What progress has been made towards delivery of 69 new dwellings and demolition of 24 dwellings on the site?

Not yet commenced works. Just 67 of the 69 dwellings will now be built, the latter forming part of a later phase.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Decant issues – one leaseholder is unwilling to move so a CPO process has commenced. The programme assumes a pragmatic resolution to this.

3. When will construction of the first dwelling(s) start on site?

Summer 2020

4. When will the first dwelling(s) be completed?

Spring 2022

5. When will the development be completed?

Summer 2022

6. What is the anticipated annual build out rate for the development?

See 7 below

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 0
- 2022-2023: 67
- 2023-2024: 0
- 2024-2025: 0

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 63: Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth

From: Taylor French Developments Ltd
Sent: 18 February 2020 13:53

Thanks, that's great.

Sent: 18 February 2020 13:37
To: Taylor French Developments Ltd

Thank you for your responses.

Question 3 was intended to understand whether you had an annual build out rate for this project, for example 10 dwellings a year, before question 4 is then intended to understand the exact timings of completions. As you have said in question 4 that all 20 dwellings will be completed 2020-2021, so in one year, you have effectively told me that your annual build out rate for this development is 20 dwellings per year, this is enough information, and I don't need you to have replied to question 3.

From: Taylor French Developments Ltd
Sent: 11 February 2020 14:01

1. What progress has been made towards delivery of 20 dwellings on the site?

We have started onsite, currently have approx. 8 plots at 1st fix stage, 6 at brickwork stage, 2 at roof level, and 4 still to pour foundations

2. The development is under construction. When will the development be completed?

Currently August 2020

3. What is the anticipated annual build out rate for the development?

Please can you clarify exactly what you require for this?

4. What are the anticipated completions for each of the next five years?

- 2020-2021: All 20 plots
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

5. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

n/a

Response 64: 18 Boxworth End, Swavesey

No response received from Matthew Homes.

Response 65: East of New Road, Melbourn

No response received from Hopkins Homes.

Response 66: Former CEMEX Cement Works, Haslingfield Road, Barrington

No response received from Redrow Homes.

Response 67: Land off Haden Way, Willingham

No response received from Brampton Valley Homes

Response 68: Land east of Spring Lane, Bassingbourn

From: Sanctuary Group
Sent: 18 February 2020 14:25

We will likely be in contract within the next 4 weeks so will be able to confirm the programme with more certainty then.

Sent: 18 February 2020 14:23
To: Sanctuary Group

Thank you for your response.

Are you able to give me an indication as to when you may know the programme? I'm just wondering whether you will be able to provide me with an update ahead of when we need to publish our updated housing trajectory.

From: Sanctuary Group
Sent: 06 February 2020 19:22

1. What progress has been made towards delivery of 30 dwellings on the site?

The works have been tendered and we are in talks with the preferred contractor.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

n/a

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

The discharge of the pre-commencement conditions will be progressed by the contractor once the contract is awarded.

4. You previously advised that construction could start on site within 12 weeks from approval of the reserved matters application. When will construction of the first dwelling(s) start on site?

We are currently in discussion with the preferred contractor regarding the programme for the works and should be in a position to advise shortly.

5. When will the first dwelling(s) be completed?

We are currently in discussion with the preferred contractor regarding the programme for the works and should be in a position to advise shortly.

6. When will the development be completed?

We are currently in discussion with the preferred contractor regarding the programme for the works and should be in a position to advise shortly.

7. What is the anticipated annual build out rate for the development?

We are currently in discussion with the preferred contractor regarding the programme for the works and should be in a position to advise shortly.

8. What are the anticipated completions for each of the next five years?

We are currently in discussion with the preferred contractor regarding the programme for the works and should be in a position to advise shortly.

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

We would anticipate the site to be completed before this date.

Response 69: Rear of 7-37 Station Road, Foxton

From: Hill

Sent: 09 March 2020 15:45

1. What progress has been made towards delivery of 22 dwellings on the site?

Works have commenced on site with sales already launched.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

All pre-commencement conditions discharged with other conditions currently being discharged.

4. You previously advised that construction would start on site in June 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Yes construction has started.

5. Is it still the intention that the first dwelling(s) will be completed in June 2020? If not, when will the first dwelling(s) be completed?

First completions expected June/July 2020

6. When will the development be completed?

September 2020.

7. What is the anticipated annual build out rate for the development?

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 22
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 70: Land west of Mill Road, Over

From: This Land

Sent: 11 March 2020 15:17

At Mill Road, Over, our site for 53 units will be commenced this summer, with circa 40 completions in 2021, and the remainder in 2022.

The questions sent to This Land were as follows:

1. What progress has been made towards delivery of 53 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. A material start has been made on site and you previously advised that construction would start on site in 2019. When will construction of the first dwelling(s) start on site?
4. You previously advised that the first dwelling(s) would be completed in 2020. Have the first dwelling(s) been completed? If not, when will the first dwelling(s) be completed?
5. When will the development be completed?
6. What is the anticipated annual build out rate for the development?
7. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 71: South of West Road, Gamlingay

From: BPHA

Sent: 11 February 2020 12:39

1. What progress has been made towards delivery of 29 dwellings on the site?

Working closely with the planning case officer to ensure the development meets with planners requirements. Tenders for the contract works are currently under review.

2. I understand that you are seeking ownership of additional land to deliver mitigation measures agreed through the outline planning permission. Are there any other constraints or market and cost factors that are affecting the delivery of the development? How do you anticipate that these constraints will be overcome?

At present, there are no other constraints or market cost factors that are affecting the delivery of the development.

3. You previously anticipated that construction would start on site in November 2019. When will construction of the first dwelling(s) start on site?

Start on site will occur 3 months of receipt of reserved matters approval. Key pre-commencement conditions are actively being progressed.

4. You previously anticipated that the first dwelling(s) would be completed in December 2020. Is this still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

First Handover anticipated December 2021

5. What is the anticipated annual build out rate for this development?

See below

6. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 13
- 2022-2023: 16
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No.

Response 72: Land at 22 Linton Road, Balsham

No response received from Matthew Homes.

Response 73: Monkfield Nutrition, High Street, Shingay-cum-Wendy

No response received from Patrick Ruddy Homes.

Response 74: Hallmark Hotel, Bar Hill

From: Wellington Ltd

Sent: 12 March 2020 14:45

1. What progress has been made towards delivery of 40 dwellings on the site?

We are in contract with Sanctuary Housing and will be commencing on the scheme prior to Summer 2020 depending on a number of planning amendments. We have actually submitted a NMA for the scheme and are awaiting validation so any assistance you can provide regarding that would be most appreciated.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

There are a number of design/planning related matters approved under the open market scheme which needs to be discussed with South Cambs to ensure a viable development

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Yes but these will need to be amended to suit the 100% affordable scheme

4. I understand that the site is now being taken forward by Sanctuary Housing and that all dwellings will be affordable. Is that still the intention? Has the site been transferred to Sanctuary Housing?

Correct, I believe the S106 negotiations are on-going

5. When will construction of the first dwelling(s) start on site?

As soon as the planning issues are finalised

6. When will the first dwelling(s) be completed?

Q4 2021

7. When will the development be completed?

Q2 2022

8. What is the anticipated annual build out rate for the development?

5 dwellings in 2021, 35 in 2022

9. What are the anticipated completions for each of the next five years?

As above

10. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not applicable

Response 75: Land off Rampton Road, Cottenham

From: Bidwells

Sent: 18 March 2020 10:15

1. Redrow are looking to complete purchase and move ahead with initial housing delivery however there have been some complications from the recent judicial review request from the Parish Council.
2. There has been unforeseen delays from Highways dealing with the planning conditions and S278 agreement causing timescales to slip.
3. Redrow intend to begin construction and complete the first dwelling between 2020-2021.
4. As above.
5. The build out rate will be 50 plots a year.
6. 20-21: 5 completions; 21-22: 50 completions; 22-23: 50 completions; 23-24: 50 completions; 24-25: 45 completions
7. N/A.

The questions sent to Bidwells were as follows:

1. I understand that duplicate reserved matters applications will be considered by the Council's planning committee in February. What progress has been made towards delivery of 200 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Is it still anticipated that construction of the first dwelling(s) will start on site in 2020-2021? If not, when will construction of the first dwelling(s) start on site?
4. Is it still anticipated that the first dwelling(s) will be completed in 2020-2021? If not, when do you anticipate that the first dwelling(s) will be completed?
5. What is the anticipated annual build out rate for this development?
6. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 76: Land east of Highfields Road, Caldecote

From: Vistry Homes, currently trading as Linden Homes

Sent: 19 February 2020 11:04

1. What progress has been made towards delivery of 66 dwellings on the site?

Reserved Matters approval granted, however currently unable to commence work on site as awaiting discharge of conditions.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No market or cost factors. Discharge of pre-commencement conditions delaying start on site.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No – all necessary information submitted and numerous updates made in response to comments/ requests, awaiting further communication from Planning Officers.

4. You previously advised that construction could start on site in May 2019, based on the anticipated timetable for determination of the reserved matters application at that time. When will construction of the first dwelling(s) start on site?

February 2020 – assuming pre-commencement conditions are discharged.

5. You previously advised that the first dwelling(s) would be completed in October 2019. When will the first dwelling(s) be completed?

August 2020

6. When will the development be completed?

November 2022

7. What is the anticipated annual build out rate for the development?

As per question 8.

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 42
- 2021-2022: 59
- 2022-2023: 39
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

n/a

Response 77: Land at Hurdleditch Road, Orwell

From: Croudace Homes

Sent: 17 February 2020 16:41

1. The sites two show homes are completed, with the first of the open market plots and affordable units, due to be completed in March/April.
2. There are no current constraints affecting delivery.
3. Yes, all pre-commencement conditions have been discharged.
4. Yes, construction has started.
5. The first plot was completed in February as per the planned programme.
6. Completion date is still as planned February 2021.
7. Build rate is at 1 a week with 45 completions due in 2020.
8. 2020 – 45, 2021 – 4
9. N/A

The questions sent to Croudace Homes were as follows:

1. What progress has been made towards delivery of 49 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?
4. You previously advised that construction would start on site in April 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?
5. You previously advised that the first dwelling(s) would be completed in February 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
6. When will the development be completed?
7. What is the anticipated annual build out rate for the development?
8. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:

- 2022-2023:
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 78: Land rear of 130 Middlewatch, Swavesey

From: BPHA

Sent: 12 February 2020 11:27

1. What progress has been made towards delivery of 70 new dwellings and the demolition of the existing dwelling on the site?

The reserved matters planning application has been submitted and is awaiting determination by the planning authority. Tenders are being reviewed in anticipation of appointing a suitable contractor to deliver the development.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Static house prices and rising construction costs, inability to source appropriate labour and materials could affect the viability or delay the delivery of the project.

3. You previously anticipated that construction would start on site in October 2019. When will construction of the first dwelling(s) start on site?

Anticipated start on site July 2020

4. You previously anticipated that the first dwelling(s) would be completed in October 2020. Is this still your intention? If not, when do you anticipate that the first dwelling(s) will be completed?

Anticipated completion of first unit July 2021

5. What is the anticipated annual build out rate for this development?

As per below 30 units year 1, 40 units year 2.

6. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 30
- 2022-2023: 40
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No anticipated completions from 2025 onwards.

Response 79: Land south of 1b Over Road, Willingham

No response received from Carter Jonas.

Response 80: Land north and south of Bartlow Road, Linton

From: Abbey Developments Ltd

Sent: 10 March 2020 09:52

We submitted pre-commencement planning conditions at the end of last year, the determination date has been and gone and there are still consultee responses outstanding.

We would be able to mobilise relatively quickly but until we know when these conditions will be cleared I cannot advise on programme.

The questions sent to Abbey Developments Ltd were as follows:

1. What progress has been made towards delivery of 55 dwellings on the site?
2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?
4. You previously advised that construction would start on site in 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?
5. You previously advised that the first dwelling(s) would be completed in 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
6. When will the development be completed?
7. What is the anticipated annual build out rate for the development?
8. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 81: South of Thompsons Meadow, Trap Road, Guilden Morden

No response received from Guilden Morden Executive Homes.

Response 82: West of Grace Crescent, Hardwick

No response received from Hill.

Response 83: Rear of 18-28 Highfields Road, Highfields Caldecote

From: CALA Homes

Sent: 27 February 2020 10:38

Apologies for this.

To confirm, Plots 65 – 69 (five plots) are not being built out by CALA as this parcel of land was retained by a private individual.

As such, I can confirm that 66 homes will be complete by the end of March 2020. In respect of the five other dwellings, I understand that works are starting on these soon but these are not under the control of CALA.

Sent: 27 February 2020 10:23

To: CALA Homes

On the CALA marketing brochure, the area where plots 64-69 will be is recorded as being 'private development by others' and from visiting the site this area has no construction yet. These will be addresses 5-15 Woodfield Road. Have you included these plots in your response? I assumed that you had as the development as a whole (71 dwellings) includes these 6 plots, and you referred to all 71 dwellings being completed in March. However, given that no construction has started on these 6 plots, it seems unlikely that they will be completed in the next month. Therefore do you mean that all the CALA plots (65 dwellings) will be completed by March?

How are these remaining 6 plots being brought forward – are they self build plots? Will they be / have they been sold off to individuals? Do CALA have any involvement in the construction of these 6 plots?

From: CALA

Sent: 19 February 2020 13:56

I can confirm that the development of 71 homes is to be completed in March 2020

The questions sent to Barratts / David Wilson Homes were as follows:

1. The development is under construction. You previously advised that the development would be completed by December 2019. Has the development been completed? If not, when will the development be completed?
2. What is the anticipated annual build out rate for the development?
3. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:

4. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 84: Land at Teversham Road, Fulbourn

From: Barton Willmore

Sent: 12 March 2020 09:08

1. What progress has been made towards delivery of 110 dwellings on the site?

We are awaiting determination of the RM application. Development has yet to commence

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

no

3. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?

Yes, the applicant is the developer

4. Is it still anticipated that construction of the first dwelling(s) will start on site in 2019-2020? If not, when will construction of the first dwelling(s) start on site?

2021

5. Is it still anticipated that the first dwelling(s) will be completed in 2020-2021? If not, when do you anticipate that the first dwelling(s) will be completed?

2021/22

6. What is the anticipated annual build out rate for this development?

50dpa

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 0
- 2021-2022: 50
- 2022-2023: 50
- 2023-2024: 10
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 85: Land off Bartlow Road, Castle Camps

No response from Arbora Homes.

Response 86: South of 279 St Neots Road, Hardwick

From: Hill

Sent: 16 March 2020 11:11

The intention is to submit a Reserved Matters Application week commencing 23 March 2020.

Start on site is dependent on the planning application timeline we hope to be on site in autumn 2020.

Again dependant on the planning timeline but January 2022 is anticipated for first occupations.

We would expect to complete this site in the next 5 years.

The questions sent to Barton Willmore were as follows:

1. What progress has been made towards delivery of 155 new dwellings and the demolition of 2 dwellings on the site?
2. Has a development partner been appointed? If not, what are your intentions regarding securing a developer to bring forward the delivery of this site?
3. I understand that pre-application discussions are in progress and that it is anticipated that a reserved matters application will be submitted at the end of February 2020. Is this still your intention? If not, when is it anticipated that the reserved matters planning application(s) for housing will be submitted?
4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
5. When will construction of the first dwelling(s) start on site?
6. When do you anticipate that the first dwelling(s) will be completed?
7. What is the anticipated annual build out rate for this development?
8. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 87: Land at Oakington Road, Cottenham

From: Persimmon - Charles Church

Sent: 06 February 2020 16:26

1. What progress has been made towards delivery of 121 dwellings on the site?

Works have commenced on site.

2. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Yes.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None.

4. You previously advised that construction would start on site in June 2019. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?

Construction has started on the site.

5. You previously advised that the first dwelling(s) would be completed in late 2019. Has the first dwelling(s) been completed? If not, when will the first dwelling(s) be completed?

No. First completion expected in March 2020.

6. When will the development be completed?

2 – 3 years time

7. What is the anticipated annual build out rate for the development?

50 dwellings, subject to sales

8. What are the anticipated completions for each of the next five years?

- 2020-2021: 50
- 2021-2022: 50
- 2022-2023: 21
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 88: Rear of 79 High Street, Meldreth

From: Perpetua In Perpetuum Ltd

Sent: 12 February 2020 16:59

1. What progress has been made towards delivery of 18 dwellings on the site?

Reserved Matters Application submitted

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

unknown

3. When will construction of the first dwelling(s) start on site?

Dependant on local authority approvals and timescales but could be later this year

4. When do you anticipate that the first dwelling(s) will be completed?

9 months post commencement on site

5. What is the anticipated annual build out rate for this development?

All 18 units in 18 months

6. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 9
- 2022-2023: 9
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

n/a

Response 89: Land at Belsar Farm, Willingham

No response from This Land.

Response 90: Land adjacent Longstanton Road, Over

From: BPHA

Sent: 12 February 2020 11:12

1. What progress has been made towards delivery of 26 dwellings on the site?

In line with the previous response the S73 has been submitted along with a Deed of Variation to the S106 for the site, we are in discussions with the district and county council in relation to these documents which has unfortunately taken longer than anticipated. We are hopeful that these can be approved imminently. Tenders are in the process of being reviewed in anticipation of appointing a contractor to undertake the development.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Static house price growth/ general slow down in market, rising construction costs as result of skills/ labour/ materials shortage may affect project viability.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Pre-commencement conditions have not yet all been discharged but are being progressed, we have recently submitted a WSI for the full Archaeological investigations on the site following the initial trial trenches. Our appointed contractor will also be liable to discharge any outstanding pre-commencement conditions once they have been awarded the contract.

4. You previously indicated that construction was anticipated to start on site November 2019. When will construction of the first dwelling(s) start on site?

Subject to receiving agreement on the S73 we would anticipate start on site being July 2020

5. Is it still anticipated that the first dwellings will be completed in November 2020? If not, when do you anticipate that the first dwelling(s) will be completed?

No. First units are anticipated to handover July 2021

6. What is the anticipated annual build out rate for this development?

13 units per year

7. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 13
- 2022-2023: 13
- 2023-2024:
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

No completions anticipated 2025 onwards

Response 91: Land at Meldreth Road, Shepreth

No response from This Land.

Response 92: Land off Grafton Drive, Caldecote

From: Balfour Beatty Homes

Sent: 05 March 2020 17:28

1. What progress has been made towards delivery of 58 dwellings on the site?

We anticipate planning permission (RMA) at April committee.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. The landowners previously anticipated that construction would start on site in mid/late 2020. Is this still the intention?

Yes, May 2020.

4. If not, when will construction of the first dwelling(s) start on site?

5. The landowners previously anticipated that the first dwellings would be completed in mid/late 2021. Is this still the intention? If not, when will the first dwelling(s) be completed?

Target December 2020

6. What is the anticipated annual build out rate for this development?

26 per annum to 30 per annum

7. What are the anticipated completions for each of the next five years?

- 2020-2021: 10
- 2021-2022: 26
- 2022-2023: 22
- 2023-2024:
- 2024-2025:

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 93: 65 Pettitts Lane, Dry Drayton

From: Dean & Dean Construction Ltd

Sent: 12 March 2020 18:19

1. We have just received discharge of all pre commencement conditions
2. Construction will start at the end of March 2020
3. Completion is programmed for April 2021
4. As above
5. N/A
6. N/A
7. N/A

The questions sent to Dean & Dean Construction Ltd were as follows:

1. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?
2. Has construction started on site? If not, when will construction of the first dwelling(s) start on site?
3. When will the first dwelling(s) be completed?
4. When will the development be completed?
5. What is the anticipated annual build out rate for the development?
6. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 94: Horseheath Road, Linton

From: Croudace Homes
Sent: 11 March 2020 17:28

Yes you are right, I meant the 42 dwelling will be completed between April 2021 – March 2022.

Sent: 11 March 2020 17:24
To: Croudace Homes

Given that you say that the start on site will be September 2020, and you anticipate the first dwellings will be completed in February 2021. And that you say 1 dwelling will be completed a week, I assume you mean that all 42 dwellings would be completed in April 2021-March 2022 rather than April 2020-March 2021 as suggested in your answer to question 6?

From: Croudace Homes
Sent: 11 March 2020 17:14

I am just writing to you regarding your email about Greater Cambridge housing trajectory and to provide you with update answers that reflects where we are at the planning stage.

1. What progress has been made towards delivery of 42 dwellings on the site?

Reserved Matter was submitted and validated on 18th December 2019 & decision is expected by 13th May 2020

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None that I am aware of.

3. The landowners previously anticipated that construction would start on site in 2019. When will construction of the first dwelling(s) start on site?

September 2020

4. The landowners previously anticipated that the first dwellings would be completed in 2020. Is this still the intention? If not, when will the first dwelling(s) be completed?

February 2021

5. What is the anticipated annual build out rate for this development?

6 month for the infrastructure and then a house per week

6. What are the anticipated completions for each of the next five years?

- 2020-2021: 42

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

From: Croudace Homes
Sent: 05 February 2020 09:16

It has been assumed, that Reserved Matters approval will be issued on target date, and that all pre-commencement conditions and S106 obligations will be discharge within the statutory period.

1. What progress has been made towards delivery of 42 dwellings on the site?

Reserved Matter was submitted and validated on 18th December 2019 & decision is expected by 18th March 2020

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

None that I am aware of.

3. The landowners previously anticipated that construction would start on site in 2019. When will construction of the first dwelling(s) start on site?

July 2020

4. The landowners previously anticipated that the first dwellings would be completed in 2020. Is this still the intention? If not, when will the first dwelling(s) be completed?

January 2021

5. What is the anticipated annual build out rate for this development?

6 month for the infrastructure and then a house per week

6. What are the anticipated completions for each of the next five years?

- 2020-2021: 42

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 95: Land off Fen End, Over

From: Granary Developments

Sent: 09 March 2020 17:54

Answers below all subject to planning being sorted.

1. I understand that you are seeking a variation to the approved plans for this development. What progress has been made towards delivery of 20 dwellings on the site?

We are hoping to have planning by early April

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

No. When planning variation is granted

4. When will construction start on the first dwelling(s)?

We would hope by June 2020

5. When will the first dwelling(s) be completed?

Provided planning is cleared. February 2021

6. When will the development be completed?

December 2022

7. What is the anticipated annual build out rate for the development?

10 per year.

8. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022: 20
- 2022-2023:
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/a

Response 96: Land between 66-68 Common Lane, Sawston

From: Carter Jonas

Sent: 09 March 2020 13:53

1. What progress has been made towards delivery of 10 dwellings on the site?

Reserved Matters approval was secured late 2019.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

The site is currently on the market.

3. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

Conditions have yet to be discharged.

4. When will construction of the first dwelling(s) start on site?

This is unknown but likely to be late 2020

5. When will the first dwelling(s) be completed?

Late 2021

6. When will the development be completed?

Early 2022

7. What is the anticipated annual build out rate for the development?

The 10 units will be delivered in one phase

8. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023: 10
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 97: Land south of Fen Drayton Road, Swavesey

From: Bloor Homes Eastern

Sent: 06 February 2020 16:32

Show Home opening March 2020, 1st unit completion May. 2020. Aiming for 10 dwellings by the end of June 2020, and 65 units by June 2021.

The questions sent to Bloor Homes Eastern were as follows:

1. What progress has been made towards delivery of 99 dwellings on the site?
2. I understand that the sales office is now open. When will construction start on the first dwelling(s)?
3. You previously advised that the first dwellings would be completed in March 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
4. When will the development be completed?
5. What is the anticipated annual build out rate for the development?
6. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 98: Sheen Farm, Royston Road, Litlington

No response from This Land.

Response 99: Land north of Linton Road, Great Abington

From: Laragh Homes

Sent: 05 March 2020 14:46

1. What progress has been made towards delivery of 13 dwellings on the site?

We have started some enabling works on site already.

2. Have all the pre-commencement conditions for the site will be discharged? If not, when do you anticipate that all the pre-commencement conditions for the site will be discharged?

We have dealt with them but await the last couple to be discharged by SCDC, anything you could do to help will of course speed up this process.

3. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Development finance and planning has slowed the process but this has now been addressed and the market conditions seem stable.

4. You previously advised that construction would start on site in September 2019. Has construction started on site? If not, when will construction start on the first dwelling(s)?

Construction is due to start in April 2020

5. We were previously advised that the first dwellings would be completed in 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?

Spring 2021 is anticipated.

6. When will the development be completed?

Summer 2021

7. What is the anticipated annual build out rate for the development?

All units during 2021

8. What are the anticipated completions for each of the next five years?

- 2020-2021:
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

9. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 100: Land north east of Rampton Road, Cottenham

From: Bidwells

Sent: 07 February 2020 12:52

1. What progress has been made towards delivery of 154 dwellings on the site?

A reserved matters application has been made in favour of the existing outline consent and is due to be determined in April 2020. If successful, a start on site is forecast for late summer 2020.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

As with all development - Constraints are numerous, but are also part of the normal development process so all known risks are factored in as best can be calculated by means of budget, programme, delivery and sales etc.

3. When will construction of the first dwelling(s) start on site?

Start on site is due to start (subject to planning) late summer 2020

4. When do you anticipate that the first dwelling(s) will be completed?

Summer 2021.

5. What is the anticipated annual build out rate for this development?

Approx. 50 per year including affordable and depending on actual sales rates vs forecast sales rates

6. What are the anticipated completions for each of the next five years?

- 2020-2021: 50 units
- 2021-2022: 50 units
- 2022-2023: 54 units
- 2023-2024:
- 2024-2025:

7. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Not applicable

Response 101: Rear of 46-56 The Moor, Melbourn

No response from Hanson Services Ltd.

Response 102: 39 Pepys Way, Girton

From: David Reed Homes

Sent: 10 February 2020 13:32

We are currently underway with this development and are looking for completion towards the end of this year/ early part of 2021.

The questions sent to David Reed Homes were as follows:

1. There are two alternative planning permissions for this site, one for 12 new dwellings and the demolition of the existing dwelling and one for 9 new dwellings and the demolition of the existing dwelling, I understand that the proposal for the net of 8 dwellings will be implemented? Is that still the intention?
2. When do you anticipate that all the pre-commencement conditions for the site will be discharged?
3. We were previously advised that construction would start on site in 2019. Has construction started on site?
4. We were previously advised that the first dwellings would be completed in 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?
5. When will the development be completed?
6. What is the anticipated annual build out rate for the development?
7. What are the anticipated completions for each of the next five years?
 - 2020-2021:
 - 2021-2022:
 - 2022-2023:
 - 2023-2024:
 - 2024-2025:
8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 103: Land south and west of High Street, Cambourne

From: The Planning Bureau Ltd

Sent: 06 February 2020 13:21

As it's a retirement flatted development all units will be completed on first occupation.

1. There are two alternative planning permissions for this site, one for 49 dwellings and one for 54 dwellings, which proposal is being implemented?

54 dwellings

2. The development is under construction, and you previously advised that the first dwellings would be completed in December 2020. Is that still the intention? If not, when will the first dwelling(s) be completed?

October 2020

3. When will the development be completed?

Nov 2020

4. What is the anticipated annual build out rate for the development?

54 units in 12 months

5. What are the anticipated completions for each of the next five years?

- 2020-2021: 54
- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:

6. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

Response 104: Land at the corner of Capper Road and Cody Road, Waterbeach

From: Philip Law Management Services
Sent: 03 March 2020 06:54

Okay so question 6 response:
Eight in 2021 and eight in 2022.

Sent: 02 March 2020 16:49
To: Philip Law Management Services

Thank you for your responses.

The question "6. What is the anticipated annual build out rate for the development?" is intended to understand how many dwellings will be built in a year, so for this development of 16 dwellings will all 16 dwellings be completed in one year, or will it be say 8 dwellings in one year and 8 dwellings in the next year.

From: Philip Law Management Services
Sent: 05 February 2020 17:10

1. What progress has been made towards delivery of 16 dwellings on the site?

Good progress.

2. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

No.

3. You previously advised that construction would start on site in 2020. Is that still your intention? If not, when will construction start on the first dwelling(s)?

Yes.

4. You previously advised that the first dwelling(s) would be completed in 2021. Is that still the intention? If not, when will the first dwelling(s) be completed?

Yes.

5. You previously advised that the development would be completed in 2022. Is that still the intention? If not, when will the development be completed?

Yes.

6. What is the anticipated annual build out rate for the development?

Don't understand the question.

7. What are the anticipated completions for each of the next five years?

All by 2022.

8. Are the anticipated completions for 2025-2026 onwards at the same build out rate as anticipated in 2024-2025?

N/A

Response 105: Former GoCold Building, Station Yard, High Street, Meldreth

No response from Partners in Planning and Architecture.

Response 106: Wellcome Genome Campus, Hinxton

No response from Quod.

Appendix E: Small Sites of 9 dwellings or less (net) with planning permission at 31 March 2019

- E.1. The NPPG¹⁵ (updated in July 2019) requires that any assessments of five year housing land supply include for small sites, details of their current planning status and a record of the number of homes completed and under construction by site.
- E.2. Figures 23, 24, 26 and 27 (below) provide a list of the small sites of 9 dwellings or less (net) with planning permission at 31 March 2019 in Cambridge and South Cambridgeshire. Figures 25 and 28 (below) provide a list of the small sites of 9 dwellings or less (net) with planning permission granted between 1 April and 31 December 2019 in Cambridge and South Cambridgeshire, that are on additional sites and therefore not already counted in figures 23, 24, 26 and 27.
- E.3. Any small sites included in figures 24 and 27 that will lapse by 31 March 2020 due to either no reserved matters planning application being submitted or no material start having been made on site have been reviewed. Any small sites included in figures 24 and 27 where it has been confirmed that no start has been made on site or no reserved matters planning application has been submitted have been discounted from the calculations for the housing trajectory. The remaining small sites in figures 24 and 27 have then been discounted for non-delivery to take account of planning permissions that will lapse in future years.
- E.4. Together these figures are used to calculate the figures for the small sites of 9 dwellings or less (net) already under construction and not under construction that are included in the Greater Cambridge housing trajectory.

¹⁵ Paragraph: 014 Reference ID: 68-014-20190722

Figure 23: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

Location	Planning Permission Number(s) ¹⁶	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Engineers House, Riverside, CAMBRIDGE	C/0916/16	Full	-1	0	-1	0
Land at former 623 Newmarket Road, Cambridge	C/1149/17	Full	3	-1	4	0
161 Newmarket Road, CAMBRIDGE	C/1514/16	Full	4	0	4	0
30 Dudley Road, CAMBRIDGE	C/1646/17	Full	1	0	1	0
Rear of 559 Newmarket Road, CAMBRIDGE	C/2040/15	Full	1	0	1	0
Milton Road Library, Ascham Road, CAMBRIDGE	C/2060/16	Full	7	0	7	0
John Bingham Laboratory, NIAB, Huntingdon Road, CAMBRIDGE	C/2111/17	Full	-2	0	-2	0
12 Orchard Estate, CAMBRIDGE	C/1252/17	Full	2	0	2	0
Land Adjoining 29 Neale Close, CAMBRIDGE	C/1940/17	Full	1	0	1	0

¹⁶ The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

Location	Planning Permission Number(s) ¹⁶	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
93 Cherry Hinton Road, CAMBRIDGE	C/0401/18	Full	8	0	8	0
81 Derwent Close, CAMBRIDGE	C/0588/17	Full	1	0	1	0
12 Adkins Corner, Perne Road, CAMBRIDGE	C/1297/17	Full	3	0	3	0
Adkins Corner, Perne Road, Cambridge	C/1315/17	Prior Notification	6	0	6	0
39 St. Thomas's Square, CAMBRIDGE	C/2364/15	Full	1	0	1	0
40b Green End Road, CAMBRIDGE	C/0008/17	Full	1	0	1	0
51 George Street, CAMBRIDGE	C/0031/18	Full	2	-1	3	0
8 Green End Road, CAMBRIDGE	C/0340/17	Full	4	-1	5	0
78 Kendal Way, CAMBRIDGE	C/0462/15	Full	1	0	1	0
1 The Grove, CAMBRIDGE	C/1445/17	Full	1	0	1	0
35 Markham Close, CAMBRIDGE	C/0155/16	Full	1	0	1	0
1 Wiles Close, CAMBRIDGE	C/1358/16	Full	3	0	3	0
Garage Block 1-20, Cameron Road and land adjacent to 33 and 45 Nuns Way, Cambridge	C/1364/16	Full	7	0	7	0

Location	Planning Permission Number(s) ¹⁶	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
19 Woodhouse Way, CAMBRIDGE	C/1833/15	Full	1	0	1	0
11 Rose Crescent, CAMBRIDGE	C/1022/14	Full	1	0	1	0
15 Market Hill, CAMBRIDGE	C/1152/15	Full	1	0	1	0
2 Sylvester Road, CAMBRIDGE	C/2224/17	Full	-2	0	-2	0
25 Grantchester Road, CAMBRIDGE	C/2402/15	Full	0	-1	1	0
19 Sleaford Street, CAMBRIDGE	C/0169/12	Full	1	0	1	0
8 Willis Road, CAMBRIDGE	C/0492/17	Full	-2	0	-2	0
NETHERHALL FARM, WORTS CAUSEWAY, CAMBRIDGE	C/0441/12	Full	4	0	4	0
23 Baldock Way, CAMBRIDGE	C/0792/17	Full	0	-1	1	0
Land adjacent 4 Strangeways Road, Cambridge	C/1630/17	Full	1	0	1	0
150 Catharine Street, CAMBRIDGE	C/0101/17	Full	5	0	5	0
8a Seymour Street, CAMBRIDGE	C/0581/18	Full	2	0	2	0

Location	Planning Permission Number(s) ¹⁶	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Land to the east of 37 and to the rear of 27-37 Romsey Terrace, Cambridge	C/0732/17	Full	2	0	2	0
122, Foster Road, Trumpington, CAMBRIDGE, Cambridgeshire CB2 9JP	C/0010/16	Full	1	0	1	0
5 Norwich Street, CAMBRIDGE	C/0693/18	Full	-1	0	-1	0
167 Shelford Road, Trumpington	C/0748/13	Full	1	0	1	0
15 Rutherford Road, CAMBRIDGE	C/1080/17	Full	0	-1	1	0
61 FOSTER ROAD, CAMBRIDGE	C/1110/12	Full	1	-1	2	0
75 Shelford Road, Trumpington	C/1219/17 & C/1371/16	Full	6	-1	7	0
49 Barrow Road, CAMBRIDGE	C/1704/15	Full	0	-1	1	0
Former Milton Road Primary School, Milton Road, CAMBRIDGE	C/0052/14	Full	5	0	5	0
176 Milton Road, CAMBRIDGE	C/2036/15	Full	1	0	1	0
54-58 Chesterton Road, CAMBRIDGE	C/2157/17	Full	8	0	8	0

Location	Planning Permission Number(s) ¹⁶	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
39 Springfield Road, CAMBRIDGE	C/2362/15	Full	-1	0	-1	0
TOTAL			90	-9	99	0

Figure 24: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
586 Newmarket Road, CAMBRIDGE	C/0057/18	Full	1	0	0	1	
585 Newmarket Road, CAMBRIDGE	C/0211/18	Full	2	0	0	2	
1 Rawlyn Close, CAMBRIDGE	C/0503/18	Full	1	0	0	1	
1 Sunnyside, CAMBRIDGE	C/0606/17	Full	1	0	0	1	
The Mane Trade Barber Shop, 135 Newmarket Road, CAMBRIDGE	C/0938/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
10 Ferndale Rise, CAMBRIDGE	C/1082/18	Full	1	0	0	1	
560 Newmarket Road, CAMBRIDGE	C/1108/18	Full	1	0	0	1	
63a Ditton Walk, CAMBRIDGE	C/1299/17	Full	3	0	0	3	

¹⁷ The format of the planning permission number included in this figure for Cambridge is that used by the Research and Monitoring Team at Cambridgeshire County Council who carry out monitoring in partnership with the Councils. This format can be changed into the format used by Cambridge City Council in its online planning application database by translating C/NNNN/YY to YY/NNNN.

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
84 Ditton Walk, CAMBRIDGE	C/1433/17	Full	2	0	0	2	Alternative proposal (19/0555/FUL) for 1 dwelling approved in May 2019. The difference will be taken into account through the application of the lapse rate for non-delivery.
87 Wadloes Road, CAMBRIDGE	C/1452/15	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
30 Dudley Road, Cambridge	C/1579/18	Full	1	0	0	1	
68 Whitehill Road, CAMBRIDGE	C/1661/17	Full	1	0	0	1	
72 Beche Road, CAMBRIDGE	C/1668/17	Full	1	0	0	1	
31 Peverel Road, CAMBRIDGE	C/1740/17	Full	1	0	0	1	
44 Dudley Road, CAMBRIDGE	C/2042/17	Full	3	0	0	3	
57 Abbey Road, CAMBRIDGE	C/2178/17	Full	1	0	0	1	
5 Ferndale Rise, CAMBRIDGE	C/2191/16	Full	4	0	0	4	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
572 Newmarket Road, CAMBRIDGE	C/2225/17	Full	3	0	0	3	
Rear of 122-138 Ditton Walk, Cambridge	C/2228/17	Full	4	0	0	4	
16 Thirleby Close, CAMBRIDGE	C/0092/18	Full	3	0	0	3	
55 Alpha Road, CAMBRIDGE	C/0177/17	Full	1	0	0	1	
95 Alex Wood Road, Cambridge	C/0543/18	Full	1	0	0	1	
1 Redfern Close, CAMBRIDGE	C/0560/18	Full	1	0	0	1	
2 Jermyn Close, CAMBRIDGE	C/0568/18	Full	1	0	0	1	
7 Durnford Way, CAMBRIDGE	C/0861/18	Full	0	0	0	0	
61 Ferrars Way, CAMBRIDGE	C/1132/18	Full	1	0	0	1	
74 Fortescue Road, Cambridge	C/1234/18	Full	1	0	0	1	
51 Akeman Street, CAMBRIDGE	C/1300/18	Full	-1	0	0	-1	
58 Harvey Goodwin Avenue, CAMBRIDGE	C/1447/17	Full	1	0	0	1	
1 Mere Way, CAMBRIDGE	C/1894/17	Full	1	0	0	1	
40, Carlton Way, CAMBRIDGE	C/1651/15	Full	1	0	0	1	Completed by February 2020.

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
29-31 Harding Way, Cambridge	C/2044/15	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
68 Storeys Way, CAMBRIDGE	C/0630/16	Full	0	-	-	-	Not started in February 2020, therefore lapsed.
Silver Fitzgerald, 15-17 Castle Street, CAMBRIDGE	C/0780/18	Prior Notification	1	0	0	1	
15 Fontwell Avenue, CAMBRIDGE	C/1518/17	Full	0	0	0	0	
1 Grosvenor Court, Cambridge	C/1637/18	Full	4	0	0	4	
St. Edmund's College, CAMBRIDGE	C/1864/16	Full	0	0	0	0	
268 Queen Ediths Way, CAMBRIDGE	C/0260/17	Full	1	0	0	1	Material start made.
38 Colville Road, CAMBRIDGE	C/0509/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
22 Mill End Close, CAMBRIDGE	C/0618/18	Full	2	0	0	2	
6 Colville Road, CAMBRIDGE	C/1414/18	Full	3	0	0	3	
Land rear of 29 Bridewell Road, Cambridge	C/1795/17	Full	1	0	0	1	
65 Fulbourn Road, CAMBRIDGE	C/1811/17	Full	3	0	0	3	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land rear of 268 Queen Ediths Way, CAMBRIDGE	C/1919/16	Full	3	0	0	3	Material start made.
Rear of Queens Meadow, Cambridge	C/2183/17	Full	2	0	0	2	
60 Birdwood Road, Cambridge	C/0007/19	Full	1	0	0	1	
Land behind 193 Cherry Hinton Road, Cambridge	C/0111/18	Full	1	0	0	1	
49 Coleridge Road, CAMBRIDGE	C/0278/18	Full	3	0	0	3	
1 Brothers Place, CAMBRIDGE	C/0391/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
54 Cowper Road, Cambridge	C/0576/18	Full	1	0	0	1	
198 Perne Road, Cambridge	C/0647/18	Outline	1	0	0	1	Reserved matters to be submitted by March 2022.
30 Davy Road, CAMBRIDGE	C/1067/16	Full	3	-	-	-	Not started in February 2020, therefore lapsed.
22 St. Thomas's Square, CAMBRIDGE	C/1575/17	Full	1	0	0	1	
77 Perne Road, CAMBRIDGE	C/1612/17	Full	-1	0	0	-1	
42 Birdwood Road, CAMBRIDGE	C/2211/17	Full	-1	0	0	-1	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
338 Cherry Hinton Road, CAMBRIDGE	C/2276/15	Full	2	0	0	2	Completed by February 2020.
9 Maitland Avenue, CAMBRIDGE	C/0155/17	Full	3	0	0	3	
2 Cheney Way, CAMBRIDGE	C/0458/18	Full	1	0	0	1	
207 Green End Road, CAMBRIDGE	C/1023/17	Full	5	0	0	5	
Land adjacent to 99 Kendal Way, Cambridge	C/1362/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
28 Anglers Way, CAMBRIDGE	C/1479/18	Full	1	0	0	1	
178 Kendal Way, CAMBRIDGE	C/1481/17	Full	2	0	0	2	
43 Discovery Way, Cambridge	C/1795/18	Prior Notification	1	0	0	1	
56 Elizabeth Way, CAMBRIDGE	C/2249/16	Full	6	0	0	6	
396 Milton Road, CAMBRIDGE	C/0038/17	Reserved Matters	1	0	0	1	Completed by February 2020.
7 Ramsden Square, CAMBRIDGE	C/0497/17	Full	1	0	0	1	
Garage Block, Markham Close, CAMBRIDGE	C/0765/18	Full	5	0	0	5	
452 Milton Road, CAMBRIDGE	C/0801/17	Full	4	0	0	4	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
42 Ramsden Square, CAMBRIDGE	C/0819/18	Full	1	0	0	1	
Jenny Wren, St. Kilda Avenue, CAMBRIDGE	C/0927/17	Full	9	0	0	9	
8 Kings Hedges Road, CAMBRIDGE	C/1157/16	Full	-1	-	-	-	Not started in February 2020, therefore lapsed.
339 Milton Road, CAMBRIDGE	C/1282/17	Full	4	0	0	4	
363 Milton Road, CAMBRIDGE	C/1308/17	Full	1	0	0	1	
Rear of 237-237a Milton Road, CAMBRIDGE	C/1494/17	Full	2	0	0	2	
4 Green End Road, CAMBRIDGE	C/1533/17 & C/1534/17	Full	2	0	0	2	Alternative proposal (18/1642/FUL) for change of use of dwelling to HMO approved in May 2019. The difference will be taken into account through the application of the lapse rate for non-delivery.

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
23 Armitage Way, CAMBRIDGE	C/1758/17	Full	1	0	0	1	
32 Ramsden Square, CAMBRIDGE	C/2052/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
The Brunswick, 73 Newmarket Road, CAMBRIDGE	C/0720/16	Full	6	-	-	-	Not started in February 2020, therefore lapsed.
8 Park Street, CAMBRIDGE	C/0851/18	Full	-1	0	0	-1	
2 and 3 Melbourne Place, Cambridge	C/2028/18	Full	-1	0	0	-1	
108 Grantchester Meadows, CAMBRIDGE	C/0827/18	Full	0	0	0	0	
Newnham Mill, Newnham Road, CAMBRIDGE	C/1303/17	Full	3	0	0	3	
Land adjacent 6 Pearce Close, CAMBRIDGE	C/2000/17	Full	1	0	0	1	
Managers Accommodation, The Red Bull, 11 Barton Road, Cambridge	C/2048/18	Full	0	0	0	0	
31 Barton Road, Cambridge	C/1150/18	Full	9	0	0	9	
55 Mill Road, CAMBRIDGE	C/0093/17	Full	1	0	0	1	
44 Mill Road, CAMBRIDGE	C/0098/18	Full	3	0	0	3	
St. Andrews Bureau, 18 Mill Road, CAMBRIDGE	C/0275/18	Full	2	0	0	2	
3 Station Road, CAMBRIDGE	C/0815/18	Full	2	0	0	2	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Lallys News, 104a Mill Road, CAMBRIDGE	C/1128/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
1a Tenison Road, CAMBRIDGE	C/1235/17	Full	1	0	0	1	
23 Tenison Road, CAMBRIDGE	C/1365/18	Prior Notification	6	0	0	6	Alternative proposal (19/0163/B1C3) for change of use to 9 dwellings approved in April 2019 and alternative proposal (19/1475/B1C3) for change of use to 1 dwelling approved in December 2019. Any difference will be taken into account through the application of the lapse rate for non-delivery.
Moghul Tandoori Indian Take Away, 182 Sturton Street, CAMBRIDGE	C/2090/17	Full	1	0	0	1	
Norfolk Street News, 92 Norfolk Street, CAMBRIDGE	C/2231/17	Full	2	0	0	2	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
17 Tillyard Way, CAMBRIDGE	C/0476/18	Full	2	0	0	2	
41 Rock Road, CAMBRIDGE	C/0733/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
57 Hartington Grove, CAMBRIDGE	C/0758/18	Full	5	0	0	5	
39a Almoners Avenue, CAMBRIDGE	C/0924/16	Outline	2	0	0	2	Reserved matters application (19/0971/REM) submitted in July 2019.
Garages, Gunhild Way, CAMBRIDGE	C/1104/18	Full	2	0	0	2	
28 Fendon Road, CAMBRIDGE	C/1407/16	Full	3	0	0	3	
156-158 Mowbray Road, CAMBRIDGE	C/1615/17	Full	5	0	0	5	
1 Purbeck Road, CAMBRIDGE	C/1624/17	Full	-2	0	0	-2	
Land to rear of 53-55 Wulfstan Way, Cambridge	C/1625/18	Full	3	0	0	3	
130 Queen Ediths Way, CAMBRIDGE	C/1626/17	Full	4	0	0	4	
283 Queen Ediths Way, CAMBRIDGE	C/1757/17	Full	9	0	0	9	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
52 Mowbray Road, CAMBRIDGE	C/2056/17	Full	1	0	0	1	
174 Hills Road, CAMBRIDGE	C/2248/16	Full	2	0	0	2	
20 Kinnaird Way, CAMBRIDGE	C/2250/17	Full	1	0	0	1	
45 Nightingale Avenue, CAMBRIDGE	C/2261/17	Full	1	0	0	1	
52 ARGYLE STREET, CAMBRIDGE	C/0647/09	Full	1	0	0	1	Material start made.
245 Coldhams Lane, CAMBRIDGE	C/0665/17	Full	1	0	0	1	
168-170 Mill Road, CAMBRIDGE	C/0782/17	Full	1	0	0	1	
160 Mill Road, Cambridge	C/0960/18	Full	2	0	0	2	
8 Coldhams Grove, Cambridge	C/1120/18	Full	-1	0	0	-1	
178 Coldhams Lane, CAMBRIDGE	C/1249/17	Full	1	0	0	1	
159 Vinery Road, CAMBRIDGE, CB1 3DW	C/1793/17	Full	8	0	0	8	
150 Coldhams Lane, CAMBRIDGE	C/2156/17	Full	1	0	0	1	
101a Cavendish Road, CAMBRIDGE	C/2245/16	Full	2	0	0	2	
97-99 Burnside, Cambridge	C/2140/15	Full	2	0	0	2	Under construction at February 2020.

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
2 Nightingale Cottages, Trumpington Road, CAMBRIDGE	C/0548/17	Full	6	0	0	6	Alternative proposal (18/1058/FUL) for 4 dwellings on this site approved in September 2019. The difference will be taken into account through the application of the lapse rate for non- delivery.
21-25 Fitzwilliam Road, CAMBRIDGE	C/0768/18	Full	6	0	0	6	
2 Barrow Road, CAMBRIDGE	C/0826/17	Full	0	0	0	0	
Flat 16, Meadowcroft House, Trumpington Road, CAMBRIDGE	C/0926/15	Full	1	0	0	1	Alternative proposal (19/0248/FUL) for 1 dwelling approved in May 2019.
45 High Street, Trumpington	C/1028/17	Full	1	0	0	1	
5 Brooklands Avenue, CAMBRIDGE	C/1164/15	Prior Notification	6	0	0	6	
25 Wingate Way, Cambridge	C/1205/18	Full	0	0	0	0	
16 Brookside, Cambridge	C/1361/18	Full	1	0	0	1	
117-119 High Street, Trumpington	C/1494/18	Full	-1	0	0	-1	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
53 Alpha Terrace, Trumpington	C/1495/17	Full	0	0	0	0	
26-28 Lensfield Road, Cambridge	C/1869/18	Full	-1	0	0	-1	
The Cottage, Gazeley Road, Trumpington	C/2040/16	Full	1	0	0	1	Ground works started in February 2020.
Acorn Guest House, 154 Chesterton Road, CAMBRIDGE	C/0228/17	Full	3	0	0	3	
10 Milton Road, CAMBRIDGE	C/0624/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
Cambridge Repetition Engineers, 2 Greens Road, CAMBRIDGE	C/0649/14	Full	6	0	0	6	Material start made.
Land to rear of 51 George Street, Cambridge	C/0734/18	Full	1	0	0	1	
78-80 Milton Road, CAMBRIDGE	C/0753/18	Full	2	0	0	2	
Nirala Restaurant, 7 Milton Road, CAMBRIDGE	C/0862/18	Full	1	0	0	1	
Land to rear of 113 Chesterton Road, Cambridge	C/0905/18	Full	3	0	0	3	

Location	Planning Permission Number(s) ¹⁷	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
57 Elizabeth Way and land to rear of 43-59 Elizabeth Way, Cambridge	C/1193/18	Full	4	0	0	4	
35 Milton Road, CAMBRIDGE	C/1328/17	Full	3	0	0	3	
220, Milton Road, CAMBRIDGE, CB4 1LQ	C/1591/16	Full	8	0	0	8	
125b, Milton Road, CAMBRIDGE, CB4 1XE	C/1836/16	Full	1	0	0	1	
8 & 8A Oak Tree Avenue, CAMBRIDGE	C/1926/17	Full	0	0	0	0	
1 Leys Road, CAMBRIDGE	C/1970/16	Full	4	-1	0	5	
29 Garden Walk, CAMBRIDGE	C/2198/17	Full	1	0	0	1	
TOTAL			284	-1	0	263	A lapse rate of 6% for non-delivery has been applied, therefore 247 dwellings anticipated from these sites.

Figure 25: Cambridge – Small Sites of 9 dwellings or less (net) with planning permission approved between 1 April and 31 December 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
4 Devonshire Road, Cambridge	17/1890/FUL	Full	1	
Land to rear of 115, 117 & 119 Shelford Road, Cambridge	17/2267/FUL	Full	9	
63 New Street, Cambridge	18/0090/FUL	Full	9	
134 Perne Road, Cambridge	18/0440/FUL	Full	1	
Land rear of 208 And 208A Cherry Hinton Road, Cambridge	18/0906/FUL	Full	4	
50 St Stephens Place and 51 Canterbury Street, Cambridge	18/0907/FUL	Full	9	
Land rear of 92 Queen Ediths Way, Cambridge	18/1140/FUL	Full	1	
24 Elflada Road, Cambridge	18/1319/FUL	Full	1	
Kingsway Clinic, Carlton Way, Cambridge	18/1353/FUL	Full	4	
Flats 2 & 2A, 56 Bateman Street, Cambridge	18/1442/FUL	Full	1	
Adkins Corner, Perne Road, Cambridge	18/1545/FUL	Full	3	
36 Amwell Road, Cambridge	18/1582/FUL	Full	2	
44 George Street, Cambridge	18/1661/FUL	Full	1	
Carlyle Lodge, 71A Chesterton Road, Cambridge	18/1684/FUL	Full	7	
229 Milton Road, Cambridge	18/1685/FUL	Full	1	
25-27 High Street, Chesterton	18/1703/FUL	Full	6	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
198A Kings Hedges Road, Cambridge	18/1712/FUL	Full	3	
129 Ditton Fields, Cambridge	18/1738/OUT	Outline	1	Reserved matters to be submitted by September 2022.
Land to the rear of 89-91 De Freville Avenue, Cambridge	18/1805/FUL	Full	1	
India House, 31 Newnham Road, Cambridge	18/1807/FUL	Full	7	
43 - 47 Water Street, Cambridge	18/1826/FUL	Full	3	
80 Chesterton Road, Cambridge	18/1828/FUL	Full	1	
132 Shelford Road, Cambridge	18/1829/CMP3	Prior Approval	1	
57 Peverel Road, Cambridge	18/1887/FUL	Full	1	
Baileys Studios, 63 Eden Street, Cambridge	18/1925/FUL	Full	0	
1 Pikes Walk, Cambridge	18/2009/FUL	Full	1	
25 Brampton Road, Cambridge	18/2044/FUL	Full	1	
38 Darwin Drive, Cambridge	18/2053/FUL	Full	1	
11 Hinton Avenue, Cambridge	19/0015/FUL	Full	1	
1 Clare Road, Cambridge	19/0016/FUL	Full	1	
Land rear of 17 Hills Avenue, Cambridge	19/0095/FUL	Full	1	
34 Bateson Road, Cambridge	19/0116/FUL	Full	4	
Land adjacent 2 Mortlock Avenue, Cambridge	19/0141/FUL	Full	1	
292C Hills Road, Cambridge	19/0164/FUL	Full	2	
163 Green End Road, Cambridge	19/0184/FUL	Full	0	
220 Milton Road, Cambridge	19/0199/FUL	Full	5	
575 Newmarket Road, Cambridge	19/0219/FUL	Full	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
48-50 High Street, Chesterton	19/0283/FUL	Full	4	
38 Almoners Avenue, Cambridge	19/0313/DEMDT	Demolition Determination	-1	
Land rear of 386 Milton Road, Cambridge	19/0329/FUL	Full	1	
105-107 Norfolk Street, Cambridge	19/0407/FUL	Full	1	
Warkworth Lodge, Warkworth Terrace, Cambridge	19/0421/FUL	Full	9	
110 Howard Road, Cambridge	19/0424/FUL	Full	1	
101 Perse Way, Cambridge	19/0469/FUL	Full	-1	
3 Luard Close, Cambridge	19/0484/FUL	Full	0	
Land rear of 90 - 92 Wulfstan Way, Cambridge	19/0516/FUL	Full	1	
95 Akeman Street, Cambridge	19/0536/FUL	Full	-1	
Land rear of 5-17 New Square, Cambridge	19/0560/FUL	Full	8	
Rose Cottage, Trumpington Road, Cambridge	19/0616/FUL	Full	2	
78 Norwich Street, Cambridge	19/0626/CLUED	Lawful Development Certificate	1	
156 Mill Road, Cambridge	19/0709/FUL	Full	1	
19 Mere Way, Cambridge	19/0758/FUL	Full	1	
Cambridge and Huntingdon Health Authority, 18 Vinery Road, Cambridge	19/0769/PIP	Permission in Principle	9	Technical details permission (19/1389/TDAMIN) approved in March 2020.
Land at 134 Shelford Road, Cambridge	19/0775/OUT	Outline	1	Reserved matters to be submitted by September 2022.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
63 Histon Road, Cambridge	19/0776/FUL	Full	1	
51 - 55 Elizabeth Way, Cambridge	19/0819/OUT	Outline	6	Reserved matters to be submitted by October 2022.
33 Porson Road, Cambridge	19/0859/FUL	Full	0	
Achray, Gazeley Road, Cambridge	19/0896/OUT	Outline	2	Reserved matters to be submitted by November 2022.
6 Malcolm Street, Cambridge	19/0982/FUL	Full	-1	
2 Green End Road, Cambridge	19/0992/FUL	Full	3	
Land off Peverel Close to rear of 1-5 Peverel Road, Cambridge	19/1022/FUL	Full	2	
355 Newmarket Road, Cambridge	19/1053/B1C3	Prior Approval	2	
4 - 5 Park Parade, Cambridge	19/1061/FUL	Full	-1	
91 Ainsworth Street, Cambridge	19/1321/CLUED	Lawful Development Certificate	-1	
9 & 9A Thrifts Walk, Cambridge	19/1337/CLUED & 19/1338/CLUED	Lawful Development Certificate	1	
TOTAL	-	-	148	A lapse rate of 6% for non-delivery has been applied, therefore 139 dwellings anticipated from these sites.

Figure 26: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission already under construction at 31 March 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
41 Ermine Way, Arrington	S/2283/16	Full	1	0	1	0
97, High Street, Balsham	S/4477/17	Full	1	0	-1	2
Land behind 33-39 West Green, Barrington	S/2664/17	Full	1	0	1	0
Church Farm, Haslingfield Road, BARRINGTON	S/2845/16	Full	1	0	1	0
1, Haslingfield Road, Barton	S/2586/16	Full	1	0	1	0
Burwash Manor Farm, School Lane, BARTON	S/3003/16	Full	1	0	1	0
56, Spring Lane, Bassingbourn	S/0564/18	Full	1	0	1	0
Land adjacent to Lilac Cottage, 10 The Causeway, Bassingbourn	S/0775/17	Full	1	0	1	0
112, Old North Road, Bassingbourn	S/0824/17	Full	2	0	2	0
Land adjacent to the Belle, 61 North End, Bassingbourn	S/0961/17	Full	2	0	2	0
70 South End, Bassingbourn	S/1641/18	Full	1	0	1	0
Adjacent to 63 Highfields Road, Highfields Caldecote	S/0403/15	Full	2	1	1	0
Land to the rear of 32 West Drive, Highfields Caldecote	S/0424/18	Full	1	0	1	0
Southwind, Highfields Road, Highfields Caldecote	S/0500/17	Full	2	0	1	1

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
16 West Drive, Highfields Caldecote	S/1251/17	Full	1	0	1	0
Land Adjoining 6 Highfields Road, Highfields Caldecote	S/2821/15	Reserved Matters	7	0	7	0
Woodview, Main Street, Caldecote	S/3050/16	Full	0	-1	1	0
95 Highfields Road, Highfields Caldecote	S/3517/17	Full	1	-1	2	0
Land to the rear of 75 Highfields Road, Highfields Caldecote	S/3680/18	Full	1	0	1	0
6 Garstones, Great Cambourne	S/3300/16	Full	1	-1	2	0
Olmstead Hall, Olmstead Green, Castle Camps	S/0401/17	Prior Notification	1	0	1	0
88 Ermine Street, Caxton	S/1090/17	Full	0	-1	1	0
36 Bush Close, Comberton	S/3192/16	Full	1	0	1	0
Elm Lea, School Lane, Conington	S/02717/13, S/4352/17 & S/3311/17	Full	1	-1	2	0
Chear Fen Farm, Long Drove, Cottenham	S/1133/16	Full	0	-1	1	0
182 High Street, Cottenham	S/1707/15	Full	2	0	2	0
32 Rampton Road, Cottenham	S/1794/16	Full	2	0	2	0
33 Telegraph Street, Cottenham	S/2109/16	Full	1	0	1	0
Clopton Farm, Lower Road, Croydon	S/2581/11	Full	2	0	2	0
Queen Adelaide, High Street, Croydon	S/3139/15	Full	2	0	2	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
41 St. Peters Street, Duxford	S/0387/16	Full	1	0	1	0
4 Chapel Street, Duxford	S/3353/18	Prior Notification	1	0	1	0
Rear of 49A Middleton Way, Fen Drayton	S/1008/18	Full	1	0	1	0
Land Adjacent to 5 Mill Road, Fen Drayton	S/3436/16	Full	2	0	2	0
44 Middleton Way, Fen Drayton	S/3582/16	Full	1	0	1	0
Ashwood, Honey Hill, Fen Drayton	S/4220/17	Full	0	-1	1	0
Bury House, Long Lane, Fowlmere	S/2834/18	Full	2	0	2	0
Land to the rear of 57 Fowlmere Road, Foxton	S/1646/17	Full	1	0	1	0
Land adjacent to 7 Wilbraham Road, Fulbourn	S/0523/16	Full	1	0	1	0
L Abri, Teversham Road, FULBOURN	S/1055/16 & S/1235/12	Full	0	-1	1	0
21 Everton Road, The Heath, Gamlingay	S/0508/18	Full	1	0	1	0
WI Hall, Waresley Road, Gamlingay	S/1581/18	Full	2	0	2	0
Meadow View, 8 Little Heath, Gamlingay	S/2578/18 & S/04273/17	Reserved Matters	2	1	1	0
17-19 Bandon Road, Girton	S/0849/16 & S/3935/17	Full	3	2	1	0
Agricultural Buildings, Offord Road, Graveley	S/1362/15	Prior Notification	1	0	1	0
34 South Road, Abington	S/1848/13	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
The Coach House, Abington Lodge, 63 High Street, Great Abington	S/2371/18	Full	1	0	1	0
Holbeins Farm, High Street, GREAT EVERSDEN	S/2771/14	Prior Notification	1	0	1	0
White Hill Farm, Granhams Road, Great Shelford	S/0431/18	Full	0	-1	1	0
14 Woollards Lane, Great Shelford	S/1253/18	Full	2	0	2	0
5 Red Hill Close, Great Shelford	S/1573/17	Full	1	0	1	0
Land off Cabbage Moor, Great Shelford, CAMBRIDGE	S/1675/17	Full	2	1	1	0
10c, Church Street, Great Shelford	S/1834/17	Full	0	-1	1	0
18 High Green, GREAT SHELFORD	S/1944/18	Full	1	0	1	0
44 Macaulay Avenue, Great Shelford	S/2623/18	Full	1	0	1	0
Trinity House, 11 Cambridge Road, Great Shelford	S/3264/18	Full	2	-1	3	0
Barn 2, Morden Farm, Trap Road, Guilden Morden	S/2181/17	Prior Notification	1	0	1	0
Shop Adjacent to Edward VII Public House, 2 Fox Hill Road, Guilden Morden	S/2908/16	Prior Notification	1	0	1	0
Land adjacent to 3 Lark Rise, Hardwick	S/1705/18	Full	1	0	1	0
44 Hall Drive, Hardwick	S/1886/17	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
26 Haslingfield Road, Harlton	S/1292/18	Reserved Matters	1	-1	2	0
2a High Street, Harston	S/0294/16	Full	2	0	2	0
62 London Road, Harston	S/0324/17	Full	0	0	1	-1
Adjacent to 8 Sheepshead Lane, Harston	S/0731/16	Full	1	0	1	0
Land to the rear of 106 High Street, Harston	S/0916/18	Full	1	0	1	0
21 High Street, HARSTON	S/1072/17	Full	2	0	2	0
9 Hurrells Row, Harston	S/2951/15	Full	1	0	1	0
49A High Street, HARSTON	S/3168/17	Full	1	0	1	0
2 High Street, Harston	S/4117/17	Full	2	0	2	0
5 Church Road, Hauxton	S/1448/18	Full	2	0	2	0
Wingfield, Haverhill Road, Horseheath	S/2503/17	Full	0	-1	1	0
Team Consulting Ltd, Abbey Barns, Duxford Road, Ickleton	S/1955/16	Full	-1	0	-1	0
Orchard House, Highfield Road, Impington	S/1437/17	Full	2	0	2	0
Land south of Villa Road, Impington	S/1992/18 & S/4115/18	Full	2	0	2	0
The Lodge, Park Drive, Impington	S/4298/17	Full	1	0	1	0
50 High Street, Landbeach	S/2293/17	Full	1	0	1	0
Greenhill Farm, off Cambridge Road, Linton	S/0096/98	Reserved Matters	1	0	1	0
18 Joiners Road, Linton	S/1906/16	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
142 High Street, Linton	S/2694/14	Full	1	0	1	0
Rear of 36 & 38 Back Road, Linton	S/4297/18	Full	1	0	1	0
LAND ADJACENT TO Fair View, Royston Road, Litlington	S/2984/16	Full	1	0	1	0
6 Primrose Hill, Little Gransden	S/3507/16	Full	2	0	2	0
Land at 4 Church Street, Little Shelford	S/4048/17	Full	1	0	1	0
4 and 5 Station Cottages, London Road, Six Mile Bottom	S/2400/18	Full	2	1	1	0
34 High Street, Little Wilbraham	S/2939/18	Full	1	0	1	0
Land at Long Acre, Robins Lane, Lolworth	S/1990/17	Prior Notification	1	0	1	0
53 Woodside, Longstanton	S/3189/15	Full	8	4	4	0
Land adjacent to 2 The Lawns Close, Melbourn	S/1844/13	Full	1	0	1	0
9 The Moor, Melbourn	S/4496/17	Full	1	0	1	0
13 Chiswick End, Meldreth	S/2154/14	Full	1	0	1	0
Land rear of 13, 25, 27 & 29 Harston Road, Newton	S/2079/16	Full	1	0	1	0
Newton Vineyard, Cambridge Road, Newton	S/3529/17	Prior Notification	1	0	1	0
Methodist Church, Coles Lane, OAKINGTON AND WESTWICK	S/3270/15	Full	1	0	1	0
11-13 Lotfield Street, Orwell	S/1994/16	Full	1	0	1	0
16 Lotfield Street, Orwell	S/3064/15	Full	1	0	1	0
15 The Lanes, Over	S/0322/18	Full	0	-1	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Ivy House, 12 Fen End, Over	S/0726/17	Full	1	0	1	0
Rear of 36 and 38 The Lanes, Over	S/1631/17	Full	2	0	2	0
17, Overcote Road, Over	S/1672/16	Full	1	0	1	0
66 Station Road, Over	S/2252/16	Full	2	0	2	0
Barn to rear of 71 Station Road, Over	S/2927/18	Prior Notification	1	0	1	0
14 and 16 Mill Lane, Sawston	S/0030/18	Full	2	-2	4	0
Land adjacent to 2 Holme Way, Sawston	S/0970/18	Full	1	0	1	0
Cathrine House, 84A London Road, SAWSTON	S/4589/17	Full	4	0	4	0
30 High Street, Shepreth	S/3107/18	Full	2	1	1	0
Shardelows Farm, Mill Green, Horseheath	S/2826/17	Full	2	0	2	0
32 Boxworth End, Swavesey	S/1660/15	Full	1	0	1	0
11 Over Road, Swavesey	S/1661/16	Full	1	0	1	0
Land East of Allotments, Hale Road, Swavesey	S/1869/18	Full	1	0	1	0
8 Ramper Road, Swavesey	S/3525/18	Full	0	-1	1	0
Land adjacent to 134, 136 & 140 Boxworth End, Swavesey	S/3870/17, S/3871/17 & S/3905/17	Full	4	0	4	0
Willow, New England Farm, TADLOW	S/1157/17	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
Teversham CofE VA Primary School, Church Road, TEVERSHAM	S/2210/16	Full	-1	0	-1	0
32 High Street, Toft	S/2599/14	Full	1	0	1	0
Margowen, High Street, Waterbeach	S/1301/17	Full	1	-1	2	0
11 High Street, WATERBEACH	S/2099/16	Full	2	0	2	0
3 Streetly End, West Wickham	S/1415/17	Full	1	0	1	0
Linnet Hall Barn, Weston Colville	S/4655/18	Prior Notification	1	0	1	0
Ermine Farm, Bridge Street, Whaddon	S/0447/16	Full	1	0	1	0
Farriers, Newton Road, Whittlesford	S/0570/17	Full	0	-1	1	0
17 Station Road, Whittlesford	S/1970/18	Full	1	0	1	0
18a Church Close, Whittlesford	S/2698/17	Full	0	-1	1	0
18 Royston Road, Whittlesford	S/2788/18	Full	1	-1	2	0
11 North Road, Whittlesford	S/3075/16	Full	1	0	1	0
Orchard Pond, 28 Royston Road, Whittlesford	S/4011/17	Full	2	0	2	0
30 Fen End, Willingham	S/1408/17	Full	1	0	1	0
Land to rear of 17-19A Green Street, Willingham	S/1874/07	Reserved Matters	5	0	1	4
12 Station Road, Willingham	S/3043/16	Full	2	0	2	0
Land adjacent to 155 Rampton Road, Willingham	S/3063/17	Reserved Matters	1	0	1	0
Land South of 106 Cambridge Road, Wimpole	S/1958/16	Full	1	0	1	0

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)
TOTAL			169	-10	173	6

Figure 27: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission not under construction at 31 March 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Old GPO Building, land north of 11 Ermine Way, Arrington	S/0209/17	Full	1	0	0	1	
Existing petrol filling station and adjacent to 15 Ermine Way, Arrington	S/0365/18	Full	-1	0	0	-1	
17 Mill Lane, Arrington	S/1178/18	Full	4	0	0	4	
7 Church Lane, Arrington	S/3389/17	Full	0	0	0	0	
Land at Church End, Arrington	S/3462/16	Outline	2	0	0	2	Reserved matters for plot 1 (S/3849/18/RM) approved in September 2019. Reserved matters for plot 2 (S/0411/19/RM) approved in August 2019.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Reeded Barns Farm, Cambridge Road, Babraham	S/2514/16	Full	3	0	0	3	Not started in February 2020, therefore if not started by 22 March 2020 this permission will lapse. This will be taken into account through the application of the lapse rate for non-delivery.
Land adjacent 6 Blacksmith's Close, Babraham	S/2925/16	Outline	1	-	-	-	Lapsed, as reserved matters needed to be submitted by March 2020.
Land to the west of 10 Cambridge Road, Balsham	S/1818/17	Outline	1	0	0	1	Reserved matters to be submitted by November 2020.
4 High Street, Balsham	S/3124/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land adjacent to 13 Bartons Close, Balsham	S/3585/18	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Barn at West Wickham Road, Balsham	S/4527/18	Prior Notification	1	0	0	1	
29 Shepreth Road, Barrington	S/1446/16	Full	3	0	0	3	Completed by February 2020.
Land north west of 14 Orwell Road, Barrington	S/1519/18	Full	1	0	0	1	
14 Orwell Road, Barrington	S/1613/16	Full	1	0	0	1	Completed by February 2020.
20 Foxton Road, Barrington	S/2149/18	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.
31 West Green, Barrington	S/2933/18	Full	1	0	0	1	
Land to the Rear of Greenwood, Back Lane, Barrington	S/3127/17	Full	1	0	0	1	
9 Back Lane, Barrington	S/3779/17	Full	1	0	0	1	
Field Barn, Glebe Road, Barrington	S/4382/17	Prior Notification	1	0	0	1	
30 Shepreth Road, Barrington	S/4453/17	Full	1	0	0	1	
Land adjacent Chetwynd House, Camps Road, Bartlow	S/0558/18	Full	1	0	0	1	
Bartlow Park, Camps Road, Bartlow	S/3115/15	Full	1	0	0	1	
Land between 28 & 63 Kings Grove, Barton	S/0198/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
13 Mailes Close, Barton	S/3151/18	Outline	1	0	0	1	Reserved matters to be submitted by November 2021.
15 Comberton Road, Barton	S/4331/18	Outline	2	0	0	2	Reserved matters to be submitted by January 2022.
26 South End, BASSINGBOURN CUM KNEESWORTH	S/0331/15	Full	9	-1	0	10	
41 Fen Road, Bassingbourn	S/2256/16	Full	0	-1	0	1	
Taunus, Old North Road, Whaddon	S/4194/18	Full	0	0	0	0	
Garage site off Knutsford Road, Bassingbourn	S/4433/18	Outline	1	0	0	1	Reserved matters to be submitted by February 2022.
15 Old North Road, Bassingbourn	S/2123/15	Full	2	-3	0	5	
Two Pots Cottages, St Neots Road, BOURN	S/4576/17	Full	1	0	0	1	
1 Short Street, Bourn	S/4765/18	Full	0	0	0	0	
Bourn Golf and Fitness Club, TOFT ROAD, BOURN	S/2465/11	Full	4	0	0	4	Material start made. Full planning application (S/2403/19/FL) for 4 chalets approved in September 2019.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
50 Highfields Road, Highfields Caldecote	S/0729/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land to the West of Casa De Foseta, St. Neots Road, Dry Drayton	S/1524/16	Outline	6	0	0	6	Reserved matters to be submitted by July 2021. Reserved matters for plot 4 (S/2451/19/RM) approved in September 2019. Reserved matters for plot 5 (S/0925/19/RM) approved in July 2019. Reserved matters for plot 6 (S/1370/19/RM) approved in July 2019.
44 East Drive, Highfields Caldecote	S/1599/16	Outline	2	-	-	-	Lapsed, as reserved matters needed to be submitted by October 2019.

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Clare Cottage, Main Street, Caldecote	S/1804/17	Full	0	0	0	0	Full planning application (S/3261/18/FL) for replacement dwellings approved in May 2019.
Next to Casa-de-Foseta, St Neots Road, Highfields Caldecote	S/1847/16 & S/0255/13	Full	4	2	0	2	Two full planning applications (S/2459/19/FL and S/2678/19/FL) for revised design approved in October and November 2019
Land to the rear of 22 West Drive, Highfields Caldecote	S/2347/18	Outline	1	0	0	1	Reserved matters to be submitted by August 2021.
Leylands, Highfields Road, Highfields Caldecote	S/2411/17	Outline	2	0	0	2	Reserved matters to be submitted by December 2020.
Manor Farmhouse, Manor Farm, Main Street, Caldecote	S/2454/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Childerley Gate Filling Station, St. Neots Road, Dry Drayton	S/3273/16	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.

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13 West Drive, Highfields Caldecote	S/4046/18	Full	0	0	0	0	
Gellys Wick, 38 East Drive, Highfields Caldecote	S/4450/18	Full	1	0	0	1	
The Barn, Highfields Farm, Highfields Caldecote	S/4466/17	Prior Notification	1	0	0	1	
6 Fenbridge, Great Cambourne	S/2719/17	Full	1	0	0	1	
Scrap Yard, Willingham Green Road, Carlton	S/4528/18	Full	4	0	0	4	
Land at Coopers Farm, Castle Camps	S/0274/17	Prior Notification	1	0	0	1	Under construction at February 2020.
8 Bartlow Road, Castle Camps	S/1268/18	Full	1	0	0	1	
Land South of Bartlow Road, Castle Camps	S/4469/17	Outline	5	0	0	5	Reserved matters (S/4538/19/RM) submitted in December 2019.
The Orchard, 2 Ermine Street, Caxton	S/0896/18	Full	1	0	0	1	
Land between 20 & 30 Bourn Road, Caxton	S/1227/17	Outline	1	0	0	1	Reserved matters to be submitted by June 2020.
Church Farm, Gransden Road, Caxton	S/1389/15	Full	2	-	-	-	Not started in February 2020, therefore lapsed.

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Caxton Baptist Chapel, Ermine Street, Caxton	S/2234/18	Full	1	0	0	1	
Firs Farm, St. Peters Street, Caxton	S/2294/16	Outline	8	0	0	8	Reserved matters to be submitted by August 2023.
21 Brockholt Road, Caxton	S/3012/17	Outline	1	0	0	1	Full planning permission (S/1423/19/FL) for a dwelling approved in August 2019.
30 Bourn Road, Caxton	S/4023/18	Full	0	0	0	0	
Land adjacent 18 St. Thomas Close, Comberton	S/0114/18	Full	1	0	0	1	
99 Whitwell Way, Coton	S/1019/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
9 The Footpath, Coton	S/04301/18	Full	2	0	0	2	
Fenleigh Farm, Smithy Fen, COTTENHAM	S/0172/18	Prior Notification	1	0	0	1	
13 Ellis Close, Cottenham	S/0582/18	Outline	2	0	0	2	Reserved matters to be submitted by April 2020.
Land to the rear of 316 High Street, Cottenham	S/0891/18	Full	1	0	0	1	

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Land rear of 129 High Street, Cottenham	S/1100/16	Outline	1	-	-	-	Lapsed, as reserved matters needed to be submitted by August 2019.
Land between 117 & 123 Histon Road, Cottenham	S/1225/17	Outline	1	0	0	1	Reserved matters (S/3450/19/RM) approved in November 2019.
Land adjacent to 17 Orchard Close, Cottenham	S/1953/18	Reserved Matters	1	0	0	1	
The Orchards, Beach Road, Cottenham	S/2081/18	Full	1	0	0	1	
33 Margett Street, Cottenham	S/2530/16	Full	1	0	0	1	Full planning permission (S/0134/19/FL) for a dwelling approved in April 2019.
Unit F2 Industrial Estate, Broad Lane, Cottenham	S/2728/18	Full	9	0	0	9	Full planning permission (S/3703/19/FL) for 9 dwellings approved in December 2019.

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132 Rampton Road, Cottenham	S/2894/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
144-146 Histon Road, Cottenham	S/3003/18	Full	1	0	0	1	
Rear of 45 Telegraph Street, Cottenham	S/3047/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Church Lane Farm, Church Lane, Cottenham	S/3172/18	Full	1	0	0	1	
Barn 1, Land adjacent Setbroad Farm, Oakington Road, Cottenham	S/3244/18	Prior Notification	1	0	0	1	
Haelan Feld, Twentypence Road, Cottenham	S/3578/18	Prior Notification	1	0	0	1	
Brickyard Farm, Lower Road, Croydon	S/1121/17	Full	0	0	0	0	
Duck End Farm, Park Lane, Dry Drayton	S/1061/18, S/1998/17 & S/1999/17	Full and Prior Notification	4	0	0	4	
19 Park Street, Dry Drayton	S/1313/18	Full	0	0	0	0	
Church Farm, Park Street, DRY DRAYTON	S/3939/18	Prior Notification	5	0	0	5	
24 Parsonage Close, Duxford	S/2547/18	Full	2	0	0	2	

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32 Ickleton Road, Duxford	S/2788/16	Full	0	-	-	-	Not started in February 2020, therefore lapsed.
1 Common Farm Cottages, Elsworth	S/0790/16	Full	6	-	-	-	Not started in February 2020, therefore lapsed.
14 Church Lane, Elsworth	S/3931/17	Full	1	0	0	1	Full planning application (S/1949/19/FL) for demolition of existing dwelling and erection of two dwellings approved in November 2019.
82 Caxton End, Eltisley	S/3515/17	Full	1	-1	0	2	Full planning application (S/0028/19/FL) for revised design of a dwelling approved in May 2019.
Land to the rear of 32 High Street, Fen Ditton	S/1287/18	Full	1	0	0	1	
52 High Street, Fen Ditton	S/2614/17	Full	0	0	0	0	

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Quy Water Farm, Quy Waters, Newmarket Road, FEN DITTON	S/3607/16	Full	0	-	-	-	Lapsed, alternative full planning application (S/2294/19/FL) for extensions approved in September 2019.
27 Cootes Lane, Fen Drayton	S/0408/17	Full	2	0	0	2	
Land adjacent to 9 Mill Road, Fen Drayton	S/0803/18	Full	3	0	0	3	
51 Middleton Way, Fen Drayton	S/1261/18	Full	4	0	0	4	
Ridgeleys Farm, HIGH STREET, FEN DRAYTON	S/1412/07	Full	4	0	0	4	Material start made.
Land to the rear of 47 Middleton Way, Fen Drayton	S/1949/18	Full	1	0	0	1	
10 Mill Road, Fen Drayton	S/2290/16	Full	2	1	0	1	Full planning application (S/1308/19/FL) for two dwellings (in place of the one outstanding dwelling) approved in June 2019.
Land Rear of 49 Middleton Way, Fen Drayton	S/2452/17 & S/3919/18	Full	2	0	0	2	

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13 Cootes Lane, Fen Drayton	S/2582/15	Full	2	1	0	1	
Land Rear Of 41 Middleton Way, Fen Drayton	S/2718/18	Full	1	0	0	1	
42 Middleton Way, Fen Drayton	S/3068/17	Full	2	0	0	2	
4 Mill Road, Fen Drayton	S/3609/16	Full	1	0	0	1	
Appleacre Lodge, London Road, Fowlmere	S/3324/17	Lawful Development Certificate	8	0	0	8	
Pennwood, Long Lane, Fowlmere	S/3709/18	Full	1	0	0	1	
Land to the rear of 1 Westfield Road, Fowlmere	S/4112/17	Outline	1	0	0	1	Reserved matters to be submitted by March 2021.
Land North-East of 8 High Street, Foxton	S/1102/99	Full	2	1	0	1	
Everglades, Cambridge Road, Foxton	S/1375/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2020.
Land to the rear of 59 Fowlmere Road, Foxton	S/1761/18	Outline	1	0	0	1	Reserved matters to be submitted by June 2021.
44 Fowlmere Road, Foxton	S/1763/16	Outline	2	0	0	2	Reserved matters (S/2181/19/RM) approved in August 2019.

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64 Fowlmere Road, Foxton	S/4291/17	Full	1	0	0	1	
18 Station Road, Fulbourn	S/0346/19	Full	0	0	0	0	
2 Pierce Lane, Fulbourn	S/1524/18	Full	1	0	0	1	
17 Hinton Road, Fulbourn	S/1532/17	Full	1	0	0	1	
The Six Bells, 9 High Street, FULBOURN	S/2434/18	Full	1	0	0	1	
5 Dogget Lane, Fulbourn	S/4557/18	Full	1	0	0	1	
Land adjacent to Springfields, Little Heath, Gamlingay	S/0141/19	Full	2	0	0	2	Full planning application (S/1856/19/FL) for two dwellings approved in July 2019.
Land adjacent to Campbell Farm Cottage, Little Heath, Gamlingay	S/0275/17	Full	1	0	0	1	
Barn on land south of Heath Road, Gamlingay	S/0332/18	Prior Notification	1	0	0	1	
Land adjacent 37 Everton Road, The Heath, Gamlingay	S/0535/18	Full	2	0	0	2	Full planning application (S/0760/19/FL) for two dwellings approved in April 2019.
16 Little Heath, Gamlingay	S/1075/17	Full	0	0	0	0	

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23 Everton Road, The Heath, Gamlingay	S/1413/17	Full	1	0	0	1	Full planning application (S/1765/19/FL) for a dwelling approved in July 2019.
8a Little Heath, Gamlingay	S/1705/17	Full	1	0	0	1	
Land adjacent Home Farm Cottage, Little Heath, Gamlingay	S/1707/17	Full	1	0	0	1	Full planning application (S/1484/19/FL) for a dwelling approved in June 2019.
Land Adjacent Rose Villa, Little Heath, Gamlingay	S/2000/17	Full	1	0	0	1	
Land to the north east of Fountain Farm, Park Lane, Gamlingay	S/2081/16	Outline	1	0	0	1	Reserved matters application (S/3188/19/RM) approved in November 2019.
Land Adj Home Farm Cottage, Little Heath, GAMLINGAY, SG19 3LL	S/2241/17	Outline	2	0	0	2	Reserved matters to be submitted by November 2021.

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27 Everton Road, The Heath, Gamlingay	S/2456/17 & S/3571/16	Full	2	0	0	2	Full planning application (S/1807/19/FL) for 2 dwellings approved in August 2019.
Woodview Farm, Potton Road, Mill Hill, GAMLINGAY	S/3019/18	Full	1	0	0	1	
Gamlingay Pharmacy, 37 Church Street, Gamlingay	S/3020/16	Full	1	0	0	1	Not started in February 2020, therefore if not started by 17 March 2020 this permission will lapse. This will be taken into account through the application of the lapse rate for non-delivery.
Land to the West of Shenandoah, Park Lane, GAMLINGAY	S/4031/17	Outline	1	0	0	1	Reserved matters to be submitted by January 2021.
49 Mill Street, Gamlingay	S/4142/18	Full	2	0	0	2	
53 CHURCH STREET, GAMLINGAY	S/4531/18	Full	1	0	0	1	

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19 Everton Road, The Heath, Gamlingay	S/4546/17	Full	2	0	0	2	
I Q Eggs Ltd, Mulberry Farm, Hatley Road, Gamlingay	S/2446/15	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
12 Little Heath, GAMLINGAY	S/3169/15	Full	0	-	-	-	Not started in February 2020, therefore lapsed.
50 Thornton Way, Girton	S/1601/18	Full	1	0	0	1	
1 Thornton Road, Girton	S/1788/18	Full	2	1	0	1	
Girton Womens Institute Hall, High Street, Girton	S/2365/16	Full	3	0	0	3	
14 Cambridge Road, Girton	S/2865/18	Full	0	-1	0	1	
89 and 89a Cambridge Road, Girton	S/3220/18	Full	2	0	0	2	
144 Thornton Road, Girton	S/3245/15	Full	1	0	0	1	
4 Pepys Way, Girton	S/3960/17	Full	1	0	0	1	
Duck End Farm, Offord Road, GRAVELEY	S/0743/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.

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Land to rear of Strawberry Farm, Pampisford Road, Abington	S/1433/16	Outline	8	0	0	8	Reserved matters application (S/1213/19/RM) submitted in March 2019. Alternative reserved matters application (S/3387/19/RM) submitted in September 2019.
26 South Road, Abington	S/3755/18	Full	1	0	0	1	
Adjacent to 8 Chalky Road, Great Abington	S/4623/18	Full	1	0	0	1	
Land Between 2 And 4 High Street, Great Eversden	S/0805/18	Full	1	0	0	1	
9 Chapel Road, Great Eversden	S/1689/16	Prior Notification	1	0	0	1	Alternative prior approval application (S/1647/17/PA) for a dwelling approved in July 2017.
Reed House, 1 London Road, Great Shelford	S/0108/19	Full	1	0	0	1	
125 Cambridge Road, Great Shelford	S/0274/19 & S/3480/17	Full	9	0	0	9	

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32 Coppice Avenue, Great Shelford	S/0960/18	Full	0	0	0	0	
2A London Road, Great Shelford	S/1014/17	Full	1	0	0	1	
37 Westfield Road, Great Shelford	S/1637/18	Full	0	0	0	0	
Macaulay Avenue garage block site, Great Shelford	S/1769/17	Outline	3	0	0	3	Full planning application (S/2754/19/FL) for 3 dwellings approved in October 2019.
160 Cambridge Road, Great Shelford	S/2175/18	Full	4	0	0	4	
Land to the East of Granhams Farm, Granhams Road, GREAT SHELFORD	S/2449/18	Full	4	0	0	4	
150 Cambridge Road, Great Shelford	S/2516/16	Outline	1	0	0	1	Full planning application (S/1781/19/FL) for demolition of the dwelling and erection of 5 flats approved in October 2019.

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275 Hinton Way, Great Shelford	S/2529/18	Full	0	0	0	0	
46 Cambridge Road, Great Shelford	S/3553/18	Full	0	0	0	0	
197 Hinton Way, Great Shelford	S/4707/18	Full	-1	0	0	-1	
24 Coppice Avenue, Great Shelford	S/4733/18	Full	0	0	0	0	
Carpenters Arms, 10 High Street, Great Wilbraham	S/0561/18	Full	1	0	0	1	
23 Pound Green, Guilden Morden	S/0400/18	Full	1	0	0	1	
Lodge Farm, 2 Silver Street, Guilden Morden	S/1563/17	Full	1	0	0	1	
Land adjoining 11 Dubbs Knoll Road, Guilden Morden	S/1586/17	Outline	2	0	0	2	Reserved matters application (S/3284/19/RM) approved in November 2019.
Land at Spring House, Cold Harbour Farm, Cold Harbour, Ashwell	S/4577/17	Full	1	0	0	1	
Green Knoll Farm, Potton Road, Guilden Morden	S/4749/18	Prior Notification	1	0	0	1	
303 St. Neots Road, Hardwick	S/0629/17	Full	1	0	0	1	

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18 Hall Drive, Hardwick	S/1549/15	Outline	1	0	0	1	Reserved matters application (S/1331/19/FL) approved in August 2019.
339 St. Neots Road, Hardwick	S/2665/17	Full	2	0	0	2	
44 Main Street, Hardwick	S/2935/15	Full	0	0	0	0	
83 High Street, Harlton	S/1410/18	Full	1	0	0	1	
Burnt Farm, High Street, Harlton	S/3367/18	Full	6	0	0	6	
19 Royston Road, Harston	S/0370/17	Full	1	0	0	1	
Land to the South of Roebourne house, 11 ROYSTON ROAD, HARSTON	S/0774/09	Reserved Matters	1	0	0	1	Material start made.
25 Royston Road, Harston	S/1952/18	Outline	2	0	0	2	Reserved matters application (S/2976/19/RM) approved in November 2019).
Church Street Stores, 21 Church Street, Haslingfield	S/0611/18	Full	1	0	0	1	
115 New Road, Haslingfield	S/2689/15	Full	0	-1	0	1	
67 New Road, Haslingfield	S/3053/18	Full	1	0	0	1	
45 Church Street, Haslingfield	S/3622/16	Full	1	0	0	1	

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The Village Hall, Church Road, Hauxton	S/0567/18	Full	1	0	0	1	
63 Fowlmere Road, HEYDON	S/3025/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land south of 43 St. Audreys Close, Histon	S/0179/18	Outline	1	0	0	1	Full planning application (S/1829/19/FL) for a dwelling approved in August 2019.
1 Nuns Orchard, Histon	S/0473/17	Full	1	0	0	1	
1 Garden Walk, Histon	S/0623/18	Outline	2	0	0	2	Reserved matters to be submitted by May 2021.
55 Narrow Lane, Histon	S/1159/17	Full	2	0	0	2	
Land at Rear of 130 Cottenham Road, Histon	S/1615/18	Full	1	0	0	1	
66-68 Station Road, HISTON	S/2697/17	Full	2	0	0	2	
Land Rear of 8 Cottenham Road, Histon	S/4578/17	Full	1	0	0	1	
Eye Hall Farm, Clayhithe Road, Horningsea	S/3117/18	Full	2	0	0	2	

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Land East of Cartref, Cardinals Green, Horseheath	S/1241/18	Prior Notification	1	0	0	1	Prior approval application (S/1593/19/PA) for a dwelling approved in July 2019.
1 Limberhurst Court, Haverhill Road, Horseheath	S/2978/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land to the rear of 11 Coploe Road, Ickleton	S/0312/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
Harlequin House, 43 Abbey Street, Ickleton	S/4543/17	Full	1	0	0	1	
Railway Vue, 163 Station Road, Impington	S/1767/18	Full	2	0	0	2	
Land at Arbury Orchard, Cambridge Road, Impington	S/2150/05	Reserved Matters	1	0	0	1	
Agricultural Dwelling, Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/3212/15	Prior Notification	3	0	0	3	Under construction at February 2020.
2 Kingston Barns, Bourn Road, KINGSTON	S/3662/18	Prior Notification	1	0	0	1	
Kingston Pastures Farm, Old Wimpole Road, KINGSTON	S/4133/17	Prior Notification	2	0	0	2	

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3 Kingston Wood Farm Cottages, Ermine Way, Arrington	S/4290/18	Full	0	0	0	0	
Buildings at Manor Farm Barn, HIGH STREET, KNAPWELL	S/0554/98	Full	2	1	0	1	
Land between 60-70 High Street, Landbeach	S/3489/18	Full	2	0	0	2	
1 Horseheath Road, Linton	S/0793/18	Full	6	0	0	6	
Mill House, 32 Mill Lane, Linton	S/1035/18 & S/1217/18	Full	2	0	0	2	
1 Rivey Way, Linton	S/1520/16	Full	1	0	0	1	Material start made.
37 Bartlow Road, Linton	S/1892/18	Full	1	0	0	1	
12 Brinkman Road, Linton	S/1907/17	Full	0	0	0	0	
5 Balsham Road, LINTON	S/2440/18	Full	1	0	0	1	
Land adjacent 8 Green Lane, Linton	S/3524/17	Full	1	0	0	1	
13 -15 High Street, Linton	S/4209/18	Full	1	0	0	1	
Land adjacent to The Old Bakery, Church Street, Litlington	S/1730/18	Full	1	0	0	1	Material start made.
Back Cottage, Malting Lane, Litlington	S/2295/18	Full	1	0	0	1	
Longview, 1 Manor Farm Barns, Cockhall Lane, LITLINGTON	S/3702/18	Reserved Matters	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
27 Cambridge Road, Abington	S/0261/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
38 Church Lane, Abington	S/2225/16	Full	0	0	0	0	Full planning application (S/0871/19/FL) for replacement dwelling approved in May 2019.
16 Harlton Road, Little Eversden	S/1331/17	Full	1	1	0	0	
Church Farm, Church Lane, Little Eversden	S/1994/18	Full	1	0	0	1	
Land East of 12 Church Lane, Little Eversden	S/2512/15	Full	1	0	0	1	
The Garage, 66 Main Road, Little Gransden	S/0660/16	Full	1	0	0	1	Lawful Development Certificate (S/3801/19/LD) issued in December 2019 confirms a material start.
Adj to 34 Church Street, Little Gransden	S/0906/17	Outline	1	0	0	1	Reserved matters to be submitted by July 2021.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land West of 2-8 Church Street, Little Gransden	S/2348/17	Full	1	0	0	1	
34 Church Street, Little Gransden, Sandy, Cambridgeshire, SG19 3DU	S/4757/18	Full	0	0	0	0	
Deeping Cottage, London Road, Six Mile Bottom	S/2320/18	Full	2	0	0	2	Full planning application (S/0454/19/FL) for demolition of existing dwelling and erection of 3 dwellings approved in December 2019.
Long Acre, Robins Lane, Lolworth	S/1746/17	Full	1	0	0	1	
Lyndhurst, Station Road, Longstanton	S/2122/17	Full	1	0	0	1	
Land rear of The Retreat, Fewes Lane, Longstanton	S/2439/18	Full	1	0	0	1	
Land at Hazlewell Farm, Bar Road, Longstanton	S/2894/17	Full	0	-2	0	2	
3 Haddows Close, Longstanton	S/2930/18	Full	3	-1	0	4	
6 St. Michaels, Longstanton	S/3624/18	Full	1	0	0	1	
Ryecroft Nursery, Station Road, Longstanton	S/4679/18	Reserved Matters	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land Adjacent To 2 Railway Cottages, Station Road, Longstanton, CB24 3DS	S/4803/18	Full	1	0	0	1	
48 OLD NORTH ROAD, LONGSTOWE	S/0658/13	Full	0	1	0	-1	
Wrights Farm House, High Street, Longstowe	S/2426/18	Full	1	0	0	1	
The Beeches, 63 High Street, Longstowe	S/3855/17	Full	5	0	0	5	
20 Fordham Way, Melbourn	S/1404/17	Full	1	0	0	1	
1-3 Station Road, Melbourn	S/1597/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Ruboic, The Flint, Newmarket Road, Heydon	S/1692/14	Full	0	-1	0	1	
45 Water Lane, Melbourn	S/2870/18	Full	1	0	0	1	
Westfield Orchard, Melbourn Bypass, MELBOURN	S/2972/16	Full	0	0	0	0	Full planning application (S/2175/19/FL) for a dwelling approved in August 2019.
19 Hale Close, Melbourn	S/4035/17	Full	1	0	0	1	
70 Whitecroft Road, Meldreth	S/0241/18	Full	8	0	0	8	
Land adjacent to 27 Howard Road, Meldreth	S/0757/18	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land to rear of 19a & 21a Whitecroft Road, Meldreth	S/0914/18	Reserved Matters	2	0	0	2	
Land Between Burtons and West Way, Off Whaddon Road, Meldreth	S/2939/16	Full	5	0	0	5	
Fenny Lane Farm, Fenny Lane, Meldreth	S/3418/18	Prior Notification	4	0	0	4	
Scrapyard, Chiswick End, Meldreth	S/3529/16	Outline	6	0	0	6	Reserved matters to be submitted by February 2021.
Land Rear of 30 Chiswick End, Meldreth	S/4058/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
2 Cambridge Road, MILTON	S/0278/18	Full	3	0	0	3	
7 High Street, Milton	S/0700/18	Full	2	0	0	2	
26 Cambridge Road, MILTON	S/0819/17	Full	1	0	0	1	
Land at 13 High Street, Milton	S/1196/18	Full	1	0	0	1	
Land to the rear of 1 Benet Close, Milton	S/2989/17	Outline	1	0	0	1	Full planning permission (S/1999/19/FL) for a dwelling approved in July 2019.
Meadow Farm, Ely Road, Milton	S/3257/18	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
The Black House, Chesterton Fen Road, MILTON	S/3280/18	Full	0	0	0	0	
57 Longstanton Road, Oakington	S/0994/16	Reserved Matters	1	-1	0	2	
2-4 Water Lane, Oakington	S/1250/18	Full	4	0	0	4	
27-29 LONGSTANTON ROAD, OAKINGTON	S/1349/12	Full	1	0	0	1	
Land adjacent to 13 Station Road, Oakington	S/4786/18	Full	1	0	0	1	
Former Golf Club House, Malton Golf Course, Malton Lane, Meldreth	S/2559/18	Full	1	0	0	1	
Land at 11 Hillside, Orwell	S/4061/17	Full	2	0	0	2	
Garage Site rear of 45 & 47 Meadowcroft Way, Orwell	S/4095/17	Outline	2	0	0	2	Reserved matters to be submitted by June 2021.
Land between 69 & 75 High Street, Orwell	S/4756/18	Full	1	0	0	1	
57 The Lanes, Over	S/0474/17	Full	1	0	0	1	
45 High Street, Over	S/1224/18	Full	5	0	0	5	
Charter Cottage, Horseware, Over	S/1883/18	Full	1	0	0	1	
3 Longstanton Road, Over	S/2341/18	Full	1	0	0	1	
4 Lowburyholme Road, Over	S/2616/18	Full	1	0	0	1	
Barn off Hitherford, Over	S/4185/17	Prior Notification	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Former Community Hall, Ermine Street South, Papworth Everard	S/0151/16 & S/0349/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
Police Station, Ermine Street South, Papworth Everard	S/1400/16	Reserved Matters	2	0	0	2	
Land between Church Lane and Ermine Street South, Papworth Everard	S/2417/16	Prior Notification	-1	0	0	-1	Material start made.
38 Cow Lane, Rampton	S/0304/17	Full	2	0	0	2	Under construction at February 2020.
Land at Fox Corner, Rampton Road, Rampton	S/1275/17	Prior Notification	1	0	0	1	Prior approval application (S/0864/19/PA) for a dwelling approved in May 2019.
45 King Street, Rampton	S/2632/14	Full	2	0	0	2	
24 Springfield Road, Sawston	S/0705/17	Full	1	0	0	1	
45 High Street, Sawston	S/2572/18	Full	-1	0	0	-1	
Annexe, 1 St. Marys Road, Sawston	S/2811/17	Full	1	0	0	1	
15 Deal Grove, Sawston	S/2849/18	Full	1	0	0	1	
52 High Street, Sawston	S/2979/17	Full	2	0	0	2	
Rear of 64 & 66 New Road, Sawston	S/4574/17	Full	2	0	0	2	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land Rear of 80 Meldreth Road, Shepreth	S/0545/18	Full	1	0	0	1	Full planning application (S/1239/19/FL) for a dwelling approved in June 2019. Alternative full planning application (S/3075/19/FL) for a dwelling approved in October 2019.
11 Meldreth Road, Shepreth	S/1033/18	Full	2	0	0	2	
Pithayes, 2 Frog End, Shepreth	S/2351/18	Full	1	0	0	1	
Barns 1/2 Cherry Tree Field, Shepreth Road, SHEPRETH	S/2685/18	Prior Notification	2	0	0	2	
Land North of 7 Angle Lane, Shepreth	S/2786/16	Full	1	0	0	1	
Sunavon, High Street, Shingay Cum Wendy	S/4827/18	Full	0	0	0	0	
Mill Green Meadow, Mill Green, Horseheath	S/2575/17	Prior Notification	1	0	0	1	
Barns south of Lower Cardinals Cottage, Cardinals Green, Horseheath	S/2671/18	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
The Oaks, Blacksmiths Lane, Shudy Camps	S/4579/17	Full	1	0	0	1	
13 Gog Magog Way, Stapleford	S/0042/17	Full	0	0	0	0	Completed at February 2020.
57 London Road, Stapleford	S/2338/18	Outline	1	0	0	1	Reserved matters application (S/2695/19/RM) approved in December 2019.
43 London Road, Stapleford	S/4032/17	Full	1	0	0	1	
33 Bar Lane, Stapleford	S/4426/17	Full	2	0	0	2	
66 Station Road, Steeple Morden	S/0402/18	Prior Notification	1	0	0	1	Prior approval application (S/1322/19/PA) for a dwelling approved in June 2019.
19 North Brook End, Steeple Morden	S/1379/18	Prior Notification	1	0	0	1	
130 Hay Street, Steeple Morden	S/2643/18	Full	1	0	0	1	
Land North of BOGS GAP LANE, adjacent Northbrooke End, Steeple Morden	S/3897/17	Full	2	0	0	2	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
100 Middle Watch, Swavesey	S/0714/16	Full	1	0	0	1	Full planning application (S/0928/19/FL) for a dwelling approved in July 2019.
19 Wallmans Lane, Swavesey, CAMBRIDGE, CB24 4QY	S/1048/16	Full	2	0	0	2	Under construction at February 2020.
68 Boxworth End, Swavesey	S/1345/17	Prior Notification	1	0	0	1	
LAND TO THE REAR OF 11 School Lane, Swavesey	S/1868/17	Full	2	0	0	2	
10 Boxworth End, Swavesey	S/2553/13	Full	1	0	0	1	
Land Adjacent to the Cygnus Business Park, Swavesey	S/3022/17	Full	2	0	0	2	
Barn to rear of 126 Boxworth End, Swavesey	S/3797/17	Full	1	0	0	1	
White Willows, Hale Road, Swavesey	S/4057/18	Full	1	0	0	1	
Rosegate Farm, 36 Rose and Crown Road, Swavesey	S/4273/18	Outline	1	0	0	1	Reserved matters to be submitted by January 2022.
New England Farm Road, Tadlow	S/4700/18	Prior Notification	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Numbers 1 and 3 Pembroke Way, Teversham	S/2454/18	Full	3	0	0	3	
Land adjacent to 5 Tamarin Gardens, Teversham	S/3116/18	Full	1	0	0	1	
38 High Street, Teversham	S/3312/17	Full	1	0	0	1	
7 Church Road, Teversham	S/4596/17	Full	-1	0	0	-1	
New Barn, Brook Road, Thriplow	S/3534/18	Prior Notification	3	0	0	3	
Bacons Farmhouse, Church Street, Thriplow	S/3202/15	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land rear of 2 High Street, Toft	S/2716/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
Land adjacent to 80 West Street, Comberton	S/3045/17	Full	1	0	0	1	
Land to the rear of 10A Rosemary Road, Waterbeach	S/0193/19	Full	9	0	0	9	
Hall Farm Stables, Cambridge Road, Waterbeach	S/0252/15	Full	1	0	0	1	
47 Capper Road, Waterbeach	S/0384/17	Full	1	0	0	1	
3 Primrose Lane, Waterbeach	S/0665/18	Outline	1	0	0	1	Reserved matters to be submitted by April 2021.
37 Way Lane, Waterbeach	S/1086/17	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land adjacent 30 & 32 Burgess Road, Waterbeach	S/1943/18	Full	2	0	0	2	
Land to rear of 31 and 33 Burgess Road, Waterbeach	S/3352/17	Full	2	0	0	2	
Field View Farm, Chittering Drove, WATERBEACH	S/3358/18	Full	0	0	0	0	Full planning application (S/1336/19/FL) for replacement dwelling approved in June 2019.
Fenland, Bannold Road, WATERBEACH	S/3635/18	Full	0	0	0	0	
14 Bannold Road, Waterbeach	S/4094/17	Full	1	0	0	1	Full planning application (S/0565/19/FL) for a dwelling approved in April 2019.
37 Capper Road, Waterbeach	S/4153/18	Full	1	0	0	1	
1 Flint Cottages, Ely Road, Waterbeach	S/4217/17	Full	1	0	0	1	
Land west of 13 Burton End, West Wickham	S/0507/18	Outline	5	0	0	5	Reserved matters permission (S/0619/19/RM) approved in May 2019.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
47 High Street, West Wickham	S/3212/18	Full	1	0	0	1	
The Meadow, Streetly End, West Wickham	S/3740/17	Outline	1	0	0	1	Prior approval application (S/3831/19/PA) for two dwellings approved in December 2019.
Adjacent 27 Six Mile Bottom Road, West Wrattling	S/3951/17	Full	4	0	0	4	
Mines Park, Chapel Road, Weston Colville	S/1311/16	Full	3	0	0	3	Full planning application (S/1514/19/FL) for country house and two staff dwellings approved in August 2019.
Homewards, Chapel Road, Weston Colville	S/1359/16	Full	1	-	-	-	Not started in February 2020, therefore lapsed.
14 Horseshoes Lane, Weston Colville	S/2593/16	Outline	1	-	-	-	Lapsed, as reserved matters needed to be submitted by February 2020.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
32 Royston Road, Whittlesford	S/0461/17	Full	0	0	0	0	
Land at 83, Moorfield Road, Duxford	S/2633/17	Full	2	0	0	2	
Aerodrome Service Station, 38 Royston Road, Whittlesford	S/3209/18	Full	-1	0	0	-1	
Harefield Nursery, Newton Road, Whittlesford	S/0829/16	Prior Notification	1	0	0	1	Prior approval application (S/0450/19/PA) for a dwelling approved in April 2019.
Land to the west of 168 Rampton Road, Willingham	S/0595/17	Full	2	0	0	2	Full planning application (S/1486/19/FL) for revised design of one dwelling approved in August 2019.
Foxes Meadow, Priest Lane, Willingham	S/0671/18	Reserved Matters	0	0	0	0	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Land Between Shepherds Court & 29 Schole Road, Willingham	S/1238/17	Outline	8	0	0	8	Reserved matters application (S/2760/19/RM) approved in January 2020.
Adj Highgate Farm, Over Road, Willingham	S/1836/18	Reserved Matters	1	0	0	1	
Adjacent 167 Station Road, Willingham	S/2112/17	Outline	2	0	0	2	Reserved matters to be submitted by March 2021.
178 Station Road, Willingham	S/2620/16	Outline	1	-	-	-	Lapsed, as reserved matters needed to be submitted by February 2020.
Middle Fen Cottage, Earith Road, Willingham	S/2621/16	Full	0	-1	0	1	
74 Fen End, Willingham	S/2700/16	Full	2	-	-	-	Not started in February 2020, therefore lapsed.
Land West of 120 Rampton Road, Willingham	S/2828/17	Outline	1	0	0	1	Reserved matters permission (S/2165/19/RM) approved in August 2019.

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
Rear of 17-19A Green Street, Willingham	S/3032/16	Outline	2	-	-	-	Lapsed, as reserved matters needed to be submitted by January 2020.
Rear of 130 Rampton Road, Willingham	S/4070/18	Full	1	0	0	1	
124 Rampton Road, Willingham	S/4280/17	Outline	1	0	0	1	Reserved matters permission (S/1627/19/RM) approved in July 2019.
132 Rampton Road, Willingham	S/4413/18	Reserved Matters	1	0	0	1	
33 Earith Road, Willingham	S/4670/18	Full	1	0	0	1	
71 Cambridge Road, Wimpole	S/3706/18	Full	1	0	0	1	
Lazy Dayz, 113 Cambridge Road, Wimpole	S/4223/17	Full	1	0	0	1	
121 Cambridge Road, Wimpole	S/4225/17	Full	1	0	0	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Built by 31 March 2019 (net number of dwellings)	Under Construction at 31 March 2019 (net number of dwellings)	Not Started at 31 March 2019 (net number of dwellings)	Comments
TOTAL			539	-5	0	509	A lapse rate of 10% for non- delivery has been applied, therefore 458 dwellings anticipated from these sites.

Figure 28: South Cambridgeshire – Small Sites of 9 dwellings or less (net) with planning permission approved between 1 April and 31 December 2019

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
4 Church Meadows, Haslingfield Road, Barrington	S/0008/19/FL or S/3567/19/FL	Full	1	
8 High Street, Barrington	S/1767/19/FL	Full	1	
Land at Wilsmere Down Farm, Orwell Road, Barrington	S/3341/19/FL	Full	0	
133 The Causeway, Bassingbourn cum Kneesworth	S/1754/19/FL	Full	4	
King Alfreds House, 16 Riddy Lane, Bourn	S/1615/19/FL	Full	1	
20A East Drive, Caldecote	S/3448/19/OL	Outline	1	Reserved matters to be submitted by December 2022.
28 Highfields Road, Highfields Caldecote	S/2025/19/FL	Full	1	
87 Highfields Road, Highfields Caldecote	S/0243/19/OL	Outline	3	Reserved matters to be submitted by April 2022.
Barns south of Howards Lane, Cardinals Green	S/2333/19/FL	Full	1	
23 Brockholt Road, Caxton	S/0436/19/FL	Full	1	
Barn south-east of Firs Farm, St Peters Street, Caxton	S/3437/19/PA	Prior Approval	1	
Land to the rear of 3 & 4 Bush Close, Comberton	S/1725/19/FL	Full	1	
New Barns Farm, Cambridge Road, Conington	S/2541/19/PA	Prior Approval	4	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
64 Histon Road, Cottenham	S/1930/19/OL	Outline	1	Reserved matters to be submitted by August 2022.
Rear of 51, Beach Road, Cottenham	S/3549/19/OL	Outline	2	Reserved matters to be submitted by December 2022.
Lingwood Farmhouse, Lingwood Farm, Smithy Fen, Cottenham	S/3672/19/PA	Prior Approval	1	
Brickyard Farm, Lower Road, Croydon	S/0601/19/FL	Full	1	
Mobile Home, 24 High Street, Croydon	S/0981/19/LD	Lawful Development Certificate	1	
57 Moorfield Road, Duxford	S/1335/19/FL	Full	-1	
Land adjacent to 31 Blakeland Hill, Duxford	S/1639/19/OL	Outline	1	Reserved matters to be submitted by July 2022.
Holbeins Farm, East Hatley	S/0528/19/LD	Lawful Development Certificate	1	
Agricultural Building at Pitt Dene Farm, Elsworth	S/1955/19/PA	Prior Approval	3	
Barn at Browns Farm, Boxworth Road, Elsworth	S/0644/19/PA	Prior Approval	1	
51 Middleton Way, Fen Drayton	S/1494/19/FL	Full	3	
13 Park Lane, Fen Drayton	S/2193/19/FL	Full	1	
Land adjacent to 14 Cootes Lane, Fen Drayton	S/3162/19/FL	Full	1	
The Annexe, rear of 59 Fowlmere Road, Foxton	S/1760/19/FL	Full	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
20 Pierce Lane, Fulbourn	S/3254/19/LD	Lawful Development Certificate	2	
Unit 1, The Stables, off Teversham Road, Fulbourn	S/1608/19/PA	Prior Approval	1	
Agricultural Building at Little Heath Farm, Little Heath, Gamlingay	S/2589/19/PA	Prior Approval	1	
Green End/Heath Road, GAMLINGAY	S/3170/17/OL	Outline	9	Reserved matters to be submitted by September 2024.
Old Plantation Cottage, Heath Road, Gamlingay	S/2762/19/FL	Full	1	
4 Lees Way, Girton	S/1776/19/FL	Full	1	
Land at 56 Girton Road, Girton	S/3315/19/OL	Outline	1	Reserved matters to be submitted by November 2022.
Land to rear of 18 Church Lane, Girton	S/0987/19/FL	Full	1	
5 Chalky Road, Great Abington	S/1233/19/OL	Outline	1	Reserved matters to be submitted by June 2022.
Land adjacent to 6 Chalky Road, Great Abington	S/1009/19/FL	Full	1	
16 Chalky Road, Great Abington	S/1069/19/FL	Full	1	
3 PONDS FARM AND THE WHITE BARN, 21A SOUTH ROAD, GREAT ABINGTON	S/0761/19/LD	Lawful Development Certificate	2	
23 South Road, Great Abington	S/2693/19/FL	Full	1	
Land adjacent to 23 South Road, Great Abington	S/0423/19/FL	Full	1	
35 South Road, Great Abington	S/0948/19/FL	Full	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
43 North Road, Great Abington	S/0815/19/FL	Full	1	
44A North Road, Great Abington	S/0843/19/PA	Prior Approval	1	
45 North Road, Great Abington	S/2154/19/FL	Full	1	
46 North Road, Great Abington	S/4678/18/FL	Full	1	
Three Tuns, 75 High Street, Great Abington	S/0432/19/FL	Full	1	
42 High Street, Great Eversden	S/3552/19/FL	Full	0	
29 Frog End, Great Wilbraham	S/0912/19/FL	Full	1	
Bridgefoot Farm Kennels, Barley Road, Flint Cross, Great and Little Chishill	S/2703/19/FL	Full	1	
North Hall Farm House, Barley Road Flint Cross, Great Chishill	S/3345/19/PA	Prior Approval	2	
Barn 1 Rectory Farm, New Road, Guilden Morden	S/1744/19/PA	Prior Approval	1	
Barn 2 Rectory Farm, New Road, Guilden Morden	S/3030/19/PA	Prior Approval	1	
114-116 Limes Road, Hardwick	S/0264/19/FL	Full	-1	
54 Eversden Road, Harlton	S/1452/19/FL	Full	1	
Unit 1 & 2, Spring Hall Barns, Spring Hall Farm, Barton Road, Haslingfield	S/1690/19/PA	Prior Approval	2	
Land to south of Midsummer Cottage, 45 Chishill Road, Heydon	S/0740/19/FL	Full	1	
Unit 19 & 20 North Hall Farm, Barley Road, Heydon	S/1921/19/PA	Prior Approval	2	
25 High Street, Histon	S/2305/19/FL	Full	0	
6 Home Close, Histon	S/0933/19/FL	Full	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Armshold Farm, Tinkers Lane, Kingston	S/1502/19/FL	Full	0	
4 Waterbeach Road, Landbeach	S/0764/19/FL	Full	1	
41 Back Road, Linton	S/0736/19/OL	Outline	3	Reserved matters to be submitted by July 2022.
Adjacent to 4 The Ridgeway, Linton	S/4152/18/FL	Full	1	
Fairview, Royston Road, Litlington	S/0827/19/FL	Full	1	
The Old Bakery, Church Street, Litlington	S/1190/19/FL	Full	1	
Land south of 55 Harlton Road, Little Eversden	S/2875/19/FL	Full	1	
26 Main Road, Little Gransden	S/1463/19/FL	Full	0	
Barn adjacent to Hill Farm, Main Road, Little Gransden	S/3721/18/FL	Full	1	
The Annex, 1 Church Street, Little Gransden	S/2789/19/FL	Full	1	
74 High Street, Little Shelford	S/0298/19/FL	Full	0	
The Retreat, Fews Lane, Longstanton	S/0277/19/FL	Full	1	
21 Orchard Road, Melbourn	S/1578/19/FL	Full	1	
Land at Back Lane, Melbourn	S/3591/19/FL	Full	2	
Land to the south of Whitecroft Road, Meldreth	S/0971/18/OL	Outline	9	Reserved matters to be submitted by May 2022.
26 Butt Lane, Milton	S/1320/16/FL	Full	4	
43 Station Road, Oakington and Westwick	S/2348/18/FL	Full	1	
Land north west of Leaden Hill, Orwell	S/2972/19/FL	Full	3	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
65 Willingham Road, Over	S/0930/19/FL	Full	1	
16 High Street, Sawston	S/3678/19/PA	Prior Approval	1	
Falkner Road, Sawston	S/0375/19/OL	Outline	1	Reserved matters to be submitted by August 2022.
Rear of 5 Babraham Road, Sawston	S/0032/19/FL	Full	1	
Unit 5, The Sidings, Station Road, Shepreth	S/0947/19/PA	Prior Approval	2	
9 Bar Lane, Stapleford	S/1782/19/FL	Full	1	
Land rear of 76/74 Station Road, Steeple Morden	S/0899/19/PA	Prior Approval	2	
1 Church Road, Stow cum Quy	S/0596/19/FL	Full	1	
Land at 77 Station Road, Stow cum Quy	S/0554/19/FL	Full	2	
Rear of Evergreens, Newmarket Road, Stow cum Quy	S/2279/19/LD	Lawful Development Certificate	1	
84 Fulbourn Old Drift, Teversham	S/2370/19/FL	Full	1	
55 School Lane, Toft	S/2190/19/FL	Full	1	
34 Church Street, Thriplow	S/2557/19/FL	Full	0	
39 Capper Road, Waterbeach	S/2431/19/FL	Full	1	
93 Cambridge Road, Waterbeach	S/0637/19/FL	Full	1	
Rear of 131 Bannold Road, Waterbeach	S/4771/18/OL	Outline	3	Reserved matters to be submitted by April 2022.
4 Pound Lane, Willingham	S/1266/18/FL	Full	1	
Alwyn Tourist Park, Willingham Road, Willingham	S/0588/19/RM	Reserved Matters	0	
Land and buildings rear of Avon Fields, Haden Way, Willingham	S/1943/19/PA	Prior Approval	1	

Location	Planning Permission Number(s)	Type of Planning Permission	Total Dwellings (net number of dwellings)	Comments
Land at 20 Rampton End, Willingham	S/1683/19/FL	Full	1	
Land at the rear of 21 Green Street, Willingham	S/1740/19/RM	Reserved Matters	2	
Woodhall Farm, Earith Road, Willingham	S/3018/19/PA	Prior Approval	1	
Tempus Court, Fen End, Willingham	S/1349/19/PA	Prior Approval	2	
TOTAL	-	-	138	A lapse rate of 10% for non-delivery has been applied, therefore 124 dwellings anticipated from these sites.