

Annual Monitoring Report

December 2016



Cambridge City Council Annual Monitoring Report 2016

December 2016

List of Abbreviations

Definition	
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BfL12	Building for Life 12
BREEAM	Building Research Establishment Environmental Assessment Method
CATS	Cambridge Area Transport Strategy
CCC	Cambridge City Council
CHP	Combined Heat & Power
CIL	Community Infrastructure Levy
CiWs	City Wildlife Site
CLG	Department for Communities and Local Government
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CSR	Cambridge Sub-Region
DPD	Development Plan Document
dph	Dwellings Per Hectare
DPSSC	Development Plan Sub Scrutiny Committee
DWP	Department of Work and Pensions
EEDA	East of England Development Agency
EERA	East of England Regional Assembly
ELR	Employment Land Review
EU	European Union
GC3	Greater Cambridge Cycle City Project
GCP	Greater Cambridge Partnership
GO-EAST	The Government Office for the East of England
Grade I	Listed Buildings of exceptional interest, sometimes considered to be internationally important.
Grade II	Listing Buildings that are nationally important and are of special interest.
Grade II*	Listed Buildings that are particularly important and of more than special interest.
ha	Hectares
HESA	Higher Education Statistics Agency
HMO	Housing in Multiple Occupation
HRA	Habitats Regulation Assessment
HSSA	Housing Strategy Statistical Appendix
IMD	Index of Multiple Deprivation
IPPG	Informal Planning Policy Guidance
JDCC	Joint Development Control Committee
JSGIC	Joint Strategic Growth Implementation Committee
JTF	Joint Transport Forum
LDF	Local Development Framework
LDS	Local Development Scheme

List of Abbreviations

Definition	
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
Local Plan Review	The process of the creation of the Local Plan 2014, which will replace the Cambridge Local Plan 2006, once adopted.
LTB	Local Transport Bodies
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
ONS	Office for National Statistics
PDCS	Preliminary Draft Charging Schedule
PDL	Previously Developed Land
PPS	Planning Policy Statement
R&D	Research and Development
RDA	Regional Development Agency
RGF	Regional Growth Fund
RSS	Regional Spatial Strategy (also known as the East of England Plan)
S106	Section 106
S29	Section 29 Committee
SA	Sustainability Appraisal
SCDC	South Cambridgeshire District Council
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Drainage Systems
TIF	Transport Innovation Fund
TSCSC	Transport Strategy for Cambridge and South Cambridgeshire

Executive Summary

Important Note:

Cambridge's planning policy framework is in a transitional phase, with the 2006 adopted local plan (plan period of 1999 - 2016) being replaced by a new local plan, to be adopted, hopefully, in 2017 (plan period of 2011 - 2031).

This Annual Monitoring Report (AMR) makes reference to both plans, adopted (2006) and emerging (2014).

Where the Local Plan 2014 is referred to, it should be noted that this plan has been submitted to the Secretary of State for examination and may be subject to change prior to adoption. However, the council believes it is appropriate, for the purposes of this AMR, to cautiously make reference to this emerging plan as part of this monitoring and reporting document.

The Annual Monitoring Report (AMR) provides background information on the city and highlights the issues that need to be considered when reviewing or developing planning policies. *Cambridge Today* (Chapter 2) and the *Contextual* and *Local Indicators* (Appendices A and B) provide a general picture of the city.

Analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission, which will replace the Cambridge Local Plan 2006. This year's AMR includes commentary and policy analysis of the 2006 Local Plan and provides additional information on the progress of the Local Plan 2014 and its associated documents.

Local Plan Progress (Chapter 11)

The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

The Proposed Modifications consultation was held between 2 December 2015 to 25 January 2016. On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Hearing sessions resumed in June 2016 covering the Joint proposed modifications issues of: housing; objectively assessed housing need; five year housing land supply and proposed joint housing trajectory and Green Belt.

The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.

There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.

Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies, site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.

Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.

Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted following the Local Plan. In 2016 two draft SPDs were consulted upon, have been agreed at the council's Development Plan Scrutiny Sub Committee and are currently awaiting the adoption of the Local Plan 2014. These documents were: Ridgeons Site, Cromwell Road: Planning and Development Brief SPD and the New Museums Site Development Framework SPD.

Mill Road Depot: Planning and Development Brief SPD and Mitcham's Corner Development Framework SPD have been subject to consultation and are due to go to DPSSC for approval in January 2017. Land North of Cherry Hinton SPD is due to be agreed at committee for public consultation in January 2017, subject to the resolution of issues.

The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.

Designing Cambridge (Chapter 3)

The council will be updating its Sustainable Design and Construction Supplementary Planning Document. It will be used to support a number of policies in the Local Plan 2014. The SPD will be adopted following the adoption of the Local Plan 2014.

The Cambridgeshire Flood and Water SPD has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities. It was subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

Conserving Cambridge (Chapter 4)

The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016.

Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 and an Indoor Sports Facility Strategy 2015. Both strategies will normally be refreshed every five years, to provide an up to date evidence base. Action plans for each strategy will be monitored on an annual basis to determine the progress made towards implementing each strategy and inform the process of refreshing each strategy.

No planning permissions were granted contrary to Environment Agency advice on the grounds of flooding or water quality in the 2015/16 monitoring year.

Living in Cambridge (Chapter 5)

A total of 884 dwellings (net) have been completed in the last monitoring year (2015/16).

14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions¹ to date of 352 in 2011/12; 471 in 2012/13; 1,322 in 2013/14; 715 in 2014/15 and 884 in 2015/16 (totaling 3,744 dwellings) demonstrate that Cambridge is currently meeting its housing requirement and demonstrates a surplus of 244 dwellings. Over the next five years (2016/17 to 2020/21) 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 5,068.

There is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.

Current and predicted housing allocations identified within the plan period (and through the housing trajectory in Appendix D) show that the Council can adequately meet the required five-year land supply.

¹ Completion figures for 2012/13 and 2013/14 have been revised due to new information received.

Enjoying Cambridge (Chapter 6)

New policies in the Local Plan 2014 Proposed Submission on the City Centre and areas of major change and opportunity areas have been examined as part of the Local Plan hearing sessions.

In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.

A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.

B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.

Working and Studying in Cambridge (Chapter 7)

The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.

Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land. Investigation into the future provision of employment floorspace identifies that 159,513 sqm of B1 to B8 employment land is under construction. 22,687 sqm of B1 to B8 employment land has full or reserved matters planning applications, where construction has not commenced and 152,756 sqm of B1 to B8 development has outline planning permission, which is currently not under construction. These figures are all net.

9,848 sqm of employment floorspace on 2.33 hectares of land were lost to residential development.

Connecting and Servicing Cambridge (Chapter 8)

Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station is due to open in May 2017.

The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction the trail from the River Cam to Coldhams Lane.

The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The scheme is scheduled to start in March 2017 and preparatory work is already underway.

Recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

Areas of Major Change (Chapter 9)

A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.

Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with first residential occupations on all sites. 30 residential units remain to be built at Clay Farm. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2016/17.

Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.

Implementation (Chapter 10)

The implementation of the Community Infrastructure Levy is being progressed in line with the production of the Cambridge Local Plan 2014, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2017/18.

The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

Development Monitoring Framework (Chapter 12)

The council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

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1. Introduction

- 1.1 Comprehensive monitoring is essential in order to establish whether the council is succeeding in promoting and managing the future development of Cambridge. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establish the statutory need for monitoring reports.
- 1.2 Guidance issued by the Department for Communities and Local Government (CLG) in March 2005 and updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008) was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG, [online], 2011). This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these local indicators, therefore they can be found in Appendix B of this year's AMR.
- 1.3 To be a robust and useful document, an Annual Monitoring Report should:
 - cover a period which is no longer than 12 months and cover a period which begins with the end of the period covered by the previous report;
 - contain the titles of and a review of the progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme-making in each council), noting reasons for any delays;
 - identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented and any measures that are being made to remedy this;
 - report on the net annual housing completions for the relevant monitoring period and the net annual completions since the adoption of a housing requirement policy;
 - include information on Neighbourhood Development Orders or Plans adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
 - report information on the Community Infrastructure Levy specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended);
 - detail cooperation between the local authority and other duty to co-operate bodies which have been undertaken during the monitoring period.
 - make the AMR available on the council's website as soon as possible following completion.

This AMR meets the requirements as set out above and many of the additional elements as set out in the now revoked guidance.

Policy Context

- 1.4 The Cambridge Local Plan was adopted on 20 July 2006. The Secretary of State issued a formal Direction on 2 July 2009 saving the majority of policies in the Cambridge Local Plan 2006. Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006 (See Appendix H for a list of deleted policies).
- 1.5 The Cambridge Local Plan 2006, two existing Area Action Plans and six existing Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework (NPPF). The analysis showed that there is significant overall compliance with the NPPF. This analysis was reported to the council's Environment Scrutiny Committee on 26 June 2012.
- 1.6 The Regional Strategy for the East of England (Revocation) Order 2012 came into force on 3 January 2013 (Great Britain, 2012a). As such, the Regional Spatial Strategy for the East of England (East of England Plan, 2008), the Regional Economic Strategy (2008) and the remaining policies of the Cambridgeshire and Peterborough Structure Plan (2003) have now been revoked and no longer form part of the Local Development Framework.
- 1.7 The council's review of the Local Plan 2006 is well underway. Between July and September 2013 the council produced and consulted upon the Local Plan 2014: Proposed Submission (which will replace the Local Plan 2006). The Plan and associated documentation was submitted to the Secretary of State on 28 March 2014.
- 1.8 Hearing sessions for the Local Plan examination commenced in November 2014 starting with joint matter for Cambridge and South Cambridgeshire. Between July 2015 and March 2016 the examination sessions were suspended while further work was undertaken on housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply. A public consultation was held between December 2015 and January 2016 on proposed modifications to the Plan following the further work. The proposed modifications and accompanying background documents were then submitted to the Planning Inspectors in February 2016.
- 1.9 Joint hearing sessions on the Local Plan recommenced in June 2016 and Cambridge only sessions were held between June to September 2016. It is currently anticipated that the Cambridge Local Plan 2014 will be adopted in 2017, although the estimated adoption date is dependent on the Inspectors' programming of further hearing sessions and requests for additional information. This process is referenced throughout this document as the local plan review. Further information on the progress and preparation of the Cambridge Local Plan 2014 can be found in Chapter 11.

Topic Chapters

- 1.8 The topic chapters of the AMR are structured in the same way as the Local Plan 2006. This makes it easier to select and review an area of interest. In addition, contextual

and local indicators can also be found in Appendices A and B respectively to enable quick access to these results.

1.9 Most chapters have been split into 5 or 6 sections. These sections are explained in more detail in the paragraphs below:

- Introduction;
- Use of Policies;
- Issues to Consider;
- Target Based Policies and/or Other Indicators;
- Conclusion & Actions.

1.9.1 The *Introduction* establishes the key issues and information for the city.

1.9.2 *Use of Policies* involves the straightforward recording of the key policies (from the 2006 Local Plan) used in planning decision-making. Previous AMRs have investigated reasons for policy usage when necessary. In many cases, under-usage of policies has occurred because there had not been any relevant applications or because policies have been used only in pre-application discussions by Development Management. As the Local Plan 2014 is currently being examined by the Planning Inspectorate, the commentary with regard to policy usage has been reduced. All comments on policy usage from previous AMRs have been used to assist in the development of the Local Plan 2014 policies. To view the Local Plan 2014: Proposed Submission visit <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>. Appendix C of this report lists all Local Plan policies and their associated usage over 2015/16 year. This year's policy usage figures are lower than the previous year by 7%. This is not an indication of the number of applications that have been processed, but merely a reflection of the types of planning applications submitted within the monitoring year. A full breakdown of policy usage can also be found in Appendix C.

1.9.3 *Issues to Consider* - Information such as the emergence of new policy documents, background evidence or schemes are included in this section.

1.9.4 *Target Based Policies and/or Other Indicators* - A number of policies in the Local Plan 2006 are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the council is at implementing these policies or whether there are any issues that need to be addressed.

1.9.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.

- 1.10 Some chapters such as the Local Development Scheme, Areas of Major Change and Living in Cambridge have been laid out differently as more detailed content is required. A change in format helps to ensure ease of reading.

The Housing Trajectory

- 1.11 The council's housing trajectory (Appendix D) has been monitored using existing site allocations from the 2006 Local Plan; non-allocated sites with planning permission (windfall); and allocations identified in the Local Plan 2014: Proposed Submission. The council's objectively assessed housing need is identified through the Local Plan review as 14,000 (between 2011 and 2031). This year's housing trajectory is assessed against the council's objectively assessed housing need of 14,000. Additional information has been provided showing the joint housing trajectory position of Cambridge City Council and South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory 2011-2031) including joint five-year land supply calculations. Further information on housing and the council's five-year land supply can be found in Chapter 5.

2. Cambridge Today

- 2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge (which is made up of 31 colleges).
- 2.2 Results from the 2011 census show a ‘usually resident’ population in Cambridge of 123,900. This indicates that the population of Cambridge has grown by 13.8% since the last Census figures in 2001² (ONS, [online], 2011). Census population density calculations show Cambridge as having 30.4 persons per hectare, significantly higher than that of the rest of the county which reveals an average density of 2 persons per hectare.
- 2.3 The 2011 Census shows that from a population of 123,900, 16,500 people live in communal establishments. The average household size is 2.3 persons per household.
- 2.4 The 2011 Census also notes that Cambridge has 3,300 short-term non-UK residents. The total figure for the whole of Cambridgeshire is 4,100.
- 2.5 The latest population estimates put the population of the city at 132,700 (Cambridgeshire Insight, [online], 2016a) for 2015. Cambridge is the main settlement within a rapidly growing sub-region.
- 2.6 The figures in Appendix A illustrate the student numbers (full-time, part-time and distance learning) for the University of Cambridge and Anglia Ruskin University. In the 2015/16 year, 19,320 people studied at the University of Cambridge in comparison to 19,200 in 2014/15. Anglia Ruskin University has also seen an increase in its student population, with just over 9,000 students in 2011/12 to more than 10,000 in 2015/16.
- 2.7 Usual resident population by age group shows that Cambridge has a high percentage of residents in their twenties (26%), whilst 22% of the population is 19 years old or under.

Table 1: Population by age

Age Range	Cambridge	Cambridge % of Total Population
All Ages	132,700	100.0%
0-4	7,300	5.5%
5-9	6,500	4.9%
10-14	5,200	3.9%
15-19	9,800	7.4%
20-24	20,800	15.7%
25-29	13,400	10.1%

² <http://www.cambridgeshire.gov.uk/business/research/populationresearch/Census+2011.htm>

Age Range	Cambridge	Cambridge % of Total Population
30-34	11,200	8.4%
35-39	9,500	7.2%
40-44	7,800	5.9%
45-49	7,400	5.6%
50-54	6,900	5.2%
55-59	5,800	4.4%
60-64	5,000	3.8%
65-69	4,600	3.5%
70-74	3,400	2.6%
75-79	2,800	2.1%
80-84	2,300	1.7%
85-89	1,700	1.3%
90+	1,100	0.8%

(Cambridgeshire Insight, [online], 2016a: 2015 Base Population Estimates)

- 2.8 The 2011 Census demonstrates that ethnic minorities constituted around 17.5% of the total population. People of Asian ethnicity were the largest group in the city (7.4%) next to those of white ethnicity, followed by Chinese (3.6%), those of mixed ethnicity (3.2%) and those of black ethnicity (1.7%). 19.1% of students were from ethnic minorities (ONS, [online], 2011).
- 2.9 Cambridge is an internationally celebrated historic city attracting over 4.1 million visitors a year (East of England Tourism, 2008). The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 823 entries on the National Heritage List for England. 67 are listed as Grade I, 48 are Grade II* and 708 are Grade II (an increase of three on the previous year's figures). For the size of the city, Cambridge has a greater than average number of higher grade buildings. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore overall numbers may be considerably higher.
- 2.10 The city has 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are 12 Conservation Areas designated in the city totaling 964.95 hectares. This represents 23.71% of the city's area.
- 2.11 452 buildings are designated as being of Local Interest; this is a decrease of 3 from the previous year's figures. This figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building. Some of these buildings have been removed from the list this year as they are now statutorily listed and some, such as The Sleeperz Hotel on Station Road, have been demolished as part of large scale developments. However, two new sites have also been added to the list: Croft Gardens and 27 Barton Road.

- 2.12 The city is an acknowledged world leader in higher education, research and knowledge based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area, termed the “Cambridge Phenomenon”, has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major role within the local economy. In early 2006, the city had 16,518 jobs within 461 high technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire Insight, [online], 2006).
- 2.13 Unemployment levels in Cambridge are low as demonstrated by the Jobseekers Allowance Claimant Count. In April 2016, Cambridge had a claimant count rate of 0.80%, this was below the regional and national averages of 1.3% and 1.9% respectively (ONS: Claimant Count cited in Nomis, [online], 2016). The Jobseekers Allowance Claimant Count rate is the proportion of the resident population aged between 16 to 64 who claim Jobseekers Allowance. Jobseekers Allowance is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week.
- 2.14 The Department of Work and Pensions’ (DWP) statistical dataset shows that in May 2016 6.22% (5,925 individuals) of the working age population in Cambridge claim benefits. The total count is broken down by statistical groups. These categorise each person according to the main reason why they are claiming benefit. Each client is classified to a single group. The 6.2% is distributed across the following statistical categories: Jobseekers (0.6%); Employment Support Allowance and Incapacity Benefits (3.7%); Lone Parents (0.6%); Carers (0.6%); Others on Income Related Benefits (0.1%); Disabled (0.5%) and Bereaved (0.1%) (DWP Benefit Claimants – working age client group, cited in Nomis, [online], 2016). In comparison, 9.3% of the Eastern Region working age population claim these benefits and 11.5% across Great Britain.
- 2.15 4,820 residents are receiving out of work benefits. This figure includes the following benefits: Job Seekers Allowance, Employment Support Allowance, Incapacity Benefit, Lone Parent Benefit and other Income Related Benefits. Universal Credit is not yet included in this figure.
- 2.16 Cambridge and the surrounding rural district of South Cambridgeshire provide over 175,000 employee jobs (ONS: business register and employment survey 2014 cited in Nomis, [online], 2015), approximately 100,000 of which are based within the city boundary and distributed as 69,000 full-time and 31,000 part-time jobs. Employee jobs exclude self-employed, Government-supported trainees and HM Forces.
- 2.17 Cambridge’s labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.19 (ONS: Jobs Density 2014 cited in Nomis,

[online], 2016), this is an increase from 1.17 in 2013. In contrast, the jobs density in the Eastern Region is 0.80 and 0.82 across Great Britain.

- 2.18 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Cambridge International Airport is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond³. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and King's Lynn are only 40 miles away.
- 2.19 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the city centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge. The 2011 Citizens Survey highlighted that residents ranked the reduction of traffic congestion and pollution as the second most important priority for the council (CCC, [online], 2011).
- 2.19.1 In November 2016, the Council published the results of its Resident's Survey. Conducted amongst 1,124 residents online and via post, the survey demonstrated that almost nine in ten (89%) residents are satisfied with their local area as a place to live. Almost two-thirds (63%) of residents also indicated they 'feel strongly' that they belong to their local area. This compares to the 2008 Place Survey finding of 48% and shows a considerable positive increase this year. More information about the Council's Resident's Survey can be found in their press release at: <https://www.cambridge.gov.uk/news/2016/11/16/more-residents-satisfied-with-council-services>.
- 2.20 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the city's jobs were associated with these firms in 2008.
- 2.21 Annual median pay (Gross) for full time workers was recorded as £31,007 in 2014⁴. Annual median pay for all workers was recorded as £25,508.

³ <http://www.cambridgeairport.com/>

⁴ ONS Annual Survey of Hours & Earnings (ASHE) 2014

- 2.22 Figures related to house prices and wage levels produced by Hometrack suggest that the ratio, or multiplier, of median wages to median house prices in the city, was 12.8% in March 2016. The ratio of lower quartile house price to lower quartile earnings was 18.8 in March 2016.
- 2.23 Average (mean) house prices are now around £499,584 (March 2016 – all properties), an increase of 15% from March 2015, this equates to £66,971 in monetary terms. Lower quartile house prices have risen from £282,000 in March 2015 to £314,000 in March 2016, an increase of 11% (CCC, [online], 2016).
- 2.24 The number of households presented as homeless and the number accepted as homeless and in priority need, was recorded as 418 and 172 respectively between April 2015 and March 2016 (CCC, [online], 2016). This information can also be found in Appendix A - Contextual Indicators.
- 2.25 Between April 2015 and March 2016, there were 673 recorded instances of rough sleeping in Cambridge.
- 2.26 More information on housing figures including figures on overcrowding, tenure, house prices, rent, the needs register and rough sleeping can be found by accessing the council's Strategic Housing Key Facts June 2016 (CCC, [online], 2016).

3. Designing Cambridge

- 3.1 Promoting sustainable development and design quality is a key overarching theme running throughout council policy. Policies in this chapter are frequently cited in decisions on planning applications, as they relate to matters of building and site design. The built and natural environment has always been an important consideration in the development of the city. New development is expected to promote high standards of built form and urban and landscape design. The quality of the city's environment plays an important role in the local economy, attracting tourists, employees and residents, who all contribute to the continued success of Cambridge.

Use of Policies

- 3.2 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 1,314 times. Policy 3/7 Creating Successful Places was used 1,014 times and Policy 3/14 Extending Buildings, 837 times. These policies are essential to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 1,019 occasions and requires the submission of a sustainable development checklist with major developments.
- 3.3 The use of Policy 3/8 Open Space and Recreation Provision through New Development has dropped from 77 to 25 this year. This is reflected in the progress made on the major growth sites in Cambridge, whereby many sites such as Clay Farm, Glebe Farm, Trumpington Meadows and the Station Area have either fully obtained planning permission for the site, or adequately progressed meaning that the number of planning applications for new developments has reduced this year.
- 3.4 Policy 3/7 plays an important role in place-making and the development of the city and its urban extensions. Development Management find it especially useful when dealing with areas where the street scene may be affected through development. Considerable work is undertaken on planning applications for the major growth sites and much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.
- 3.5 Some policies were used on only a few occasions, Policy 3/2 Setting of the City (14 times), 3/9 Watercourses and other Bodies of Water (7) and 3/13 Tall Buildings and the Skyline (8). Whilst usage of these policies is low, they all have a part to play, especially in relation to large development sites, sites on the edge of the city (of which Policy 3/2 is very useful) and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

Issues to Consider

- 3.6 The Local Plan 2014: Proposed Submission has taken account of analysis from previous AMRs to inform the development of new policies. More information on the progress of the Local Plan 2014 can be found in Chapter 11.
- 3.7 The council will be reviewing its Sustainable Design and Construction Supplementary Planning Document (adopted in 2007). The SPD will be used to support certain policies in the Local Plan 2014 (see below), and will include any changes or feedback received through the Local Plan examination on these policies, which is still ongoing. The SPD will be subject to public consultation. The SPD will be adopted following the adoption of the Local Plan 2014.
- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use;
 - Policy 30: Energy-efficiency improvements in existing dwellings;
 - Policy 33: Contaminated land;
 - Policy 34: Light pollution;
 - Policy 35: Protection of human health and quality of life from noise and vibration;
 - Policy 36: Air quality, odour and dust; and
 - Policy 63: Works to a heritage asset to address climate change.
- 3.8 With regards to policies related to flood risk and sustainable drainage, further guidance on the implementation of these policies has been provided within the Cambridgeshire Flood and Water SPD. This document, which has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities, has already been subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

Target Based Policies

- 3.9 No policies in this chapter were identified for target based monitoring.
- 3.10 932 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2015/16 year. The average density of these sites was 50.84 dph, 55% of these sites had a density of 50 dph or more. In 2014/15, the average density of these sites was 85 dph.
- 3.11 The significant decrease in density (from 2014/15 to 2015/16) in developments of nine or more dwellings is reflective of the types of developments that have been completed in the monitoring year. This year (2015/16) a significant number of Cambridge City Council housing schemes have been completed whereby demolition and redevelopment of existing sites have provided a higher standard of living and amenity for those in the wards of Cherry Hinton, King's Hedges and Abbey. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council, [online], 2016a).

Conclusion and Actions

- 3.12 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.
- 3.13 The council will be updating its Sustainable Design and Construction Supplementary Planning Document. It will be used to support a number of policies in the Local Plan 2014. The SPD will be adopted following the adoption of the Local Plan 2014.
- 3.14 The Cambridgeshire Flood and Water SPD has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities. It was subject to consultation between 4 September and 16 October 2015. The SPD will be adopted following the adoption of the Local Plan 2014.

4. Conserving Cambridge

- 4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact city with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.
- 4.2 The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 823 entries on the National Heritage List for England. 67 are listed as Grade I, 48 are Grade II* and 708 (an increase of 3 on the previous year's figures) are Grade II. For the size of the city, Cambridge has a greater than average number of higher grade buildings. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore overall numbers may be considerably higher. The city has 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are 12 Conservation Areas designated in the city totalling 964.95 hectares. This represents 23.71% of the city's area.

Use of Policies

- 4.3 There are 13 policies in this chapter of the Local Plan 2006. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 146 times; Policy 4/10 Listed Buildings was used on 260 occasions; Policy 4/11 Conservation Areas 677 times; and Policy 4/13 Pollution and Amenity was used on 245 occasions.
- 4.4 Policy 4/8 Local Biodiversity Action Plans was only used once. The use of the policies in this chapter is highly dependent upon the nature and location of applications submitted within the monitoring year. As such, these policies remain a useful part of the planning policy framework of the city.
- 4.5 There has been a decrease in the use of Policy 4/2 in comparison to the previous monitoring year from 51 (2014/15) to 25 (2015/16). Similar drops in usage have also occurred with Policy 4/14 Air Quality Management Areas (39 to 11) and 4/15 Lighting, which shows a decrease from 50 applications of the policy in planning decisions to 29. However, use of Policy 4/13 Pollution and Amenity has significantly increased from 198 applications to 245.

Issues to Consider

- 4.6 Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of Conservation Areas means that the development is controlled more strictly than in other areas.
- 4.7 This year the number of Conservation Areas has increased from 11 to 12. Barrow Road (off Trumpington Road) was designated as a conservation area on the 28 June

2016. The area encompasses 1 to 47 Barrow Road and 1 to 2 Barrow Close and is available to view on the Council's website⁵.

- 4.8 The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016. The review of the Historic Core Conservation Area did not increase the size of the area, but text within the Appraisal will provide updated information on streets, detailing where new developments and projects have been undertaken since the original Appraisal was published in 2006.
- 4.9 A further programme of Conservation Area updates will be undertaken over the next few years starting with Storey's Way.
- 4.10 452 buildings are designated as being of Local Interest; this is a decrease of 3 from the previous year's figures. This figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building. Some of these buildings have been removed from the list this year as they are now statutorily listed and some, such as The Sleeperz Hotel on Station Road, have been demolished as part of large scale developments. However, two new sites have also been added to the list: Croft Gardens and 27 Barton Road.

Public Open Spaces

- 4.11 As part of the urban growth sites, a number of new areas of public open space have been delivered in particular on the Southern Fringe as part of Glebe Farm and Clay Farm developments. In Glebe Farm, three new areas of open space are now available to the general public. At Clay Farm, the new Country Park is now available to the public. The recently opened Trumpington Community College includes two tennis courts that are available for the public to use. The school also provides a new all-weather pitch with secured community access.
- 4.12 Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 for grass and all weather pitches covering both areas; and an Indoor Sports Facility Strategy 2015-2031⁶ to guide future provision of indoor sports halls, swimming pools and outdoor cycling facilities to serve existing and new communities in Greater Cambridge. In line with the National Planning Policy Framework, the strategies assess the quantity and quality of supply versus current and future demand for pitches and facilities to 2031.
- 4.13 These documents identify where there is a shortfall of sporting facilities for different sports and provide options for meeting this provision. The strategies include an action list of where new provision should be provided on-site and how off-site contributions should be used to support new and improved provision. In June 2016,

⁵ <https://www.cambridge.gov.uk/conservation-areas>

⁶ Both documents were endorsed by Cambridge City Council's Development Plan Scrutiny Sub Committee on 2 June 2016 and South Cambridgeshire District Council's Planning Portfolio Holder Meeting on 7 June 2016.

these strategies were approved by both Councils and are now used to support their respective Local Plans and the development management decision making process, where applicable.

- 4.14 Both strategies will normally be refreshed every five years, to provide an up to date evidence base. However, it is important that the action plans for each strategy are monitored on an annual basis to determine the progress made towards implementing each strategy. Monitoring will also help inform the process of refreshing each strategy. The monitoring of the two strategies will be published in one document.

Target Based Policies

- 4.15 No policies have been identified for target based monitoring at present.
- 4.16 Contextual indicator E1 (also found in Appendix B) highlights the number of planning permissions that have been granted in the Cambridge local authority area against the advice of the Environment Agency.

Table 2: Planning Permissions Granted Contrary to Environment Agency Advice

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2015/16
i	0
ii	0

(Source: Environment Agency, [online] 2016)

- 4.17 No planning applications were objected to by the Environment Agency on the grounds of water quality.
- 4.18 In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency objected to five applications within the monitoring year. Summaries of these applications can be found below. Of these applications, two were withdrawn. The remaining three applications were deemed acceptable by the Environment Agency after the submission of further evidence. Therefore, no planning applications have been granted by Cambridge City Council contrary to Environment Agency Advice.
- 4.19 Application 15/0606/FUL⁷ was objected to due to the absence of a Flood Risk Assessment, the application was subsequently withdrawn.
- 4.20 Planning application 15/0433/FUL⁸ did not provide an acceptable Flood Risk Assessment or comply with paragraph 9 of the Technical Guide to the National Planning Policy Framework. In particular, it did not include details of acceptable

⁷ For the erection of 14 flats and associated bin and cycle stores at Hayling House, Fen Road.

⁸ For the erection of a replacement dwelling following the demolition of the existing dwelling and garage, and associated works at 30 Newton Road.

‘floodplain compensation’ for the portion of development within the Flood Zone 2 area (medium risk of flooding). The application was subsequently revised to withdraw the element of development sited within Flood Zone 2 and deemed suitable by the Environment Agency. The application was approved in June 2015.

- 4.21 Application 16/0176/OUT⁹ was objected to by the Environment Agency for failing to address all elements of flood risk on the site over its lifetime. A further Flood Risk Addendum was submitted, which the Environment Agency deemed acceptable. As part of its assessment of the application, the Environment Agency also made recommendations to maintain a current drainage ditch on-site and to include informatives within the decision notice to advise the applicant on issues such as pollution, prevention, foul water and surface water drainage. Resolution to grant the planning application was agreed at the Council’s Planning Committee on 3 August 2016 subject to the completion of a Section 106 agreement by 26 October 2016.
- 4.22 The Environment Agency raised objections to planning application 16/0165/FUL¹⁰ on flood risk grounds and confirmed that until the applicant was able to demonstrate that the site was not within Flood Zone 3 (high probability of flooding), it would not be possible to support the proposal. Additional information was subsequently submitted by the applicant that confirmed that the site would not be within Flood Zone 3 and that the risk of flooding was considered low and therefore not contrary to the National Planning Policy Framework. The Environment Agency requested that four conditions on: surface water drainage, foul drainage, potential ground contamination and pollution prevention be attached to an approval and that an informative was included in the decision notice which recommends that the landowner considers a formal flood map challenge¹¹ to demonstrate that the site is not within Flood Zone 3. Resolution to grant the planning application was agreed at the Council’s Planning Committee on 3 August 2016 subject to the completion of a Section 106 agreement by 26 October 2016.
- 4.23 Planning application 16/0275/FUL¹² was objected to by the Environment Agency as the Flood Risk Assessment did not comply with the requirements set out in the National Planning Policy Framework. It therefore did not provide a suitable basis for assessment. In particular, the Flood Risk Assessment failed to demonstrate that the proposed development would not increase flood risk elsewhere due to the loss of a floodplain and/or restrict to flood water flows. The application has been withdrawn.

⁹ For the development of up to Development of up to 75,000 sqm of floorspace of Research and Development (B1b) and Clinical (C2 and/or D1), sui generis and higher education uses, including related support activities within use class B1; ancillary uses in addition (A1, A3, A4, A5, D1 and/or D2) at Land South of Dame Archer Way.

¹⁰ For the erection of a building for Biotech and Biomedical research and development and production together with associated supporting Headquarters and Logistics function along with associated infrastructure , external ancillary structures, car and cycle parking and hard and soft landscaping at Land South of Dame Archer Way.

¹¹ A flood map challenge is a detailed review of the current flood map details within a specific area. The process includes information such as historical data research, flood modelling, river level data and breach assessments. This review is then assessed and verified by the Environment Agency.

¹² For the demolition and replacement of a boat house at the City of Cambridge Boathouse, Kimberley Road.

- 4.24 Contextual Indicator E2 (found in Appendix B) shows the change in areas of biodiversity importance from information supplied by the Cambridgeshire and Peterborough Records Centre.

Table 3: Change in Areas of Biodiversity Importance

E2	Change in areas of biodiversity importance 2015/16																																							
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit, totalling 15.03 hectares. There has been no change in the status of these SSSIs from the previous year (2014/15).</p> <p>36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. This has remained unchanged from the previous year's results in 2014/15.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.</p> <table><tr><th>LNR Name</th><th>Total area (ha)</th><th>Area in authority (ha)</th></tr><tr><td>Barnwell East</td><td>3.26</td><td>3.26</td></tr><tr><td>Barnwell West</td><td>4.02</td><td>4.02</td></tr><tr><td>Bramblefields</td><td>2.06</td><td>2.06</td></tr><tr><td>Byron's Pool</td><td>4.36</td><td>2.82</td></tr><tr><td>Coldham's Common</td><td>10.37</td><td>10.37</td></tr><tr><td>East Pit</td><td>8.11</td><td>8.11</td></tr><tr><td>Limekiln Close</td><td>2.86</td><td>2.86</td></tr><tr><td>Logan's Meadow</td><td>2.13</td><td>2.13</td></tr><tr><td>Paradise</td><td>2.17</td><td>2.17</td></tr><tr><td>Sheep's Green and Coe Fen</td><td>16.85</td><td>16.85</td></tr><tr><td>Stourbridge Common</td><td>19.38</td><td>19.38</td></tr><tr><td>West Pit</td><td>3.03</td><td>3.03</td></tr></table> <p>Cambridge has 0.59 hectares of Local Nature Reserve per 1,000 people as of 2015/16. This is a decrease of 0.01 from 2014/15 which is due to the increase in population; there has been no change in the area of land designated as a LNR.</p> <p>There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).</p> <p>City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land, which are all within the Cambridge local</p>	LNR Name	Total area (ha)	Area in authority (ha)	Barnwell East	3.26	3.26	Barnwell West	4.02	4.02	Bramblefields	2.06	2.06	Byron's Pool	4.36	2.82	Coldham's Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.86	2.86	Logan's Meadow	2.13	2.13	Paradise	2.17	2.17	Sheep's Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
LNR Name	Total area (ha)	Area in authority (ha)																																						
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Limekiln Close	2.86	2.86																																						
Logan's Meadow	2.13	2.13																																						
Paradise	2.17	2.17																																						
Sheep's Green and Coe Fen	16.85	16.85																																						
Stourbridge Common	19.38	19.38																																						
West Pit	3.03	3.03																																						

E2	Change in areas of biodiversity importance 2015/16
	<p>authority boundary.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented during the last five years shows that 45 out of 66 sites (68.2%) demonstrate positive conservation management. This represents a 5.7% decrease on last year's figures. The decrease in positive conservation management has been attributed to the lack of management of privately owned sites, previously deemed well managed and not directly related to development impacts.</p> <p>Cambridge has one Local Geological Site, East Pit (8.08 ha). This was selected in 2015/16. Local Geological Sites (formerly known as Regionally Important Geodiversity Sites) in Cambridgeshire and Peterborough are now designated at the County Wildlife Sites Panel meeting in line with the procedures for County Wildlife Sites. The site is a chalk quarry in Cherry Hinton and was designated to highlight its geological importance. It is considered worthy of protection.</p> <p style="text-align: right;">Source: CPERC 2016</p>

- 4.25 Contextual indicator E2 found in Table 3 (and Appendix B) shows that the standard of SSSI land has not worsened and that positive conservation management techniques are being successfully implemented across the Authority.

Conclusion and Actions

- 4.26 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.
- 4.27 The Historic Core of the Central Conservation Area has been reviewed and the Appraisal will be finalised and published in the near future. Public consultation on the Conservation Area Appraisal took place between 8 February and 20 March 2016.
- 4.28 Both Cambridge City Council and South Cambridgeshire District Council have worked together with Sport England and the respective National Governing Bodies for sport to develop two sports strategies: a Playing Pitch Strategy 2015-2031 and an Indoor Sports Facility Strategy 2015. Both strategies will normally be refreshed every five years, to provide an up to date evidence base. Action plans for each strategy will be monitored on an annual basis to determine the progress made towards implementing each strategy and inform the process of refreshing each strategy.
- 4.29 No planning permissions were granted contrary to Environment Agency advice on the grounds of flooding or water quality in the 2015/16 monitoring year.

5. Living in Cambridge

- 5.1 Cambridge is a key employment destination and an attractive place to live. This is reflected in the development of key housing sites within and around the City such as, Trumpington Meadows, Clay Farm, Glebe Farm, Bell School, North West Cambridge and the Station Area. As a result, 14,000 dwellings are to be provided between April 2011 and the end of March 2031. This target is based on the objectively assessed housing need calculated in the Cambridgeshire Strategic Housing Market Assessment (SHMA) and further evidenced through the Cambridge and South Cambridgeshire Objectively Assessed Housing Need: Further Evidence in November 2015¹³.
- 5.2 The high cost of housing in Cambridge is recognised as a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the city. This also has a knock-on effect as employees have to look further afield for housing and then commute in, which in turn has implications for sustainability issues and congestion on the city's roads.
- 5.3 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 looks to secure new affordable housing to meet local needs in housing developments. This local plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.
- 5.4 This chapter also provides information relating to the five-year land supply, housing trajectory/supply for Cambridge, dwelling mix and housing completions and commitments.

Use of Policies

- 5.5 Development Management have used 13 out of 14 policies in this chapter, the most used policy was 5/1 Housing Provision, used 146 times. Development Management indicated that many of the policies in this chapter are also used at the pre-application stage.
- 5.6 Policy 5/8 Travellers was not used this year, and has in fact not been used since the 2007/08 monitoring year. However, this policy is still important in order to deal with any planning applications for temporary stopping places that may arise. The Local Plan 2014 has reviewed this policy and has produced Policy 49: Provision for Gypsies and Travellers. This policy states the need for regular assessment in partnership with neighbouring Local Authorities to understand the need for and provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople.

¹³ The Local Plan 2014 is currently at examination and the council's housing target and evidence has been a matter of discussion.

Issues to Consider

- 5.7 In a letter to the Planning Inspectors dated 30 June 2015¹⁴, Cambridge City Council and South Cambridgeshire District Council noted that authorities within the housing market area wished to update the Gypsy and Travellers Need Assessment Study 2011. This work was completed in October 2016 and made available to the Planning Inspectors¹⁵. Hearing sessions for these issues have not yet been scheduled.
- 5.8 The current Local Plan Policy 5/5 Meeting Housing Needs requires that sites of 0.5 hectares or more, or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing on site. The Local Plan 2014 sets out the required affordable housing thresholds as follows in its Policy 45: Affordable housing and dwelling mix:

Table 4: Affordable Housing Thresholds from Policy 45: Affordable housing and dwelling mix of the Local Plan 2014: Proposed Submission

Number of Dwellings	Minimum percentage of affordable housing required	On-site or off-site provision
2-9 units	10%	Off-site*
10-14 units	25%	On-site
15 or more units	40%	On-site

* On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.

- 5.9 In 2014, the council revised its Affordable Housing Supplementary Planning Document in order to support Policy 45: Affordable housing and dwelling mix in the Cambridge Local Plan 2014. The draft Affordable Housing SPD was publicly consulted upon between 2 June 2014 and 14 July 2014. 169 comments were received during the consultation. The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014.
- 5.10 The Council recognises that the draft Affordable Housing SPD will need to be updated prior to adoption to reflect the changing national picture. Policy 45 has not been examined by the Planning Inspectors. If changes to the policy are required as part of the Local Plan examination process, this will have to be reflected within the SPD before its adoption.

¹⁴ <https://www.cambridge.gov.uk/local-plan-review-postsubmission-correspondence-with-the-inspector>

¹⁵ The document is referenced as RD/Strat/221 in the Councils' Reference Documents Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

Housing Supply

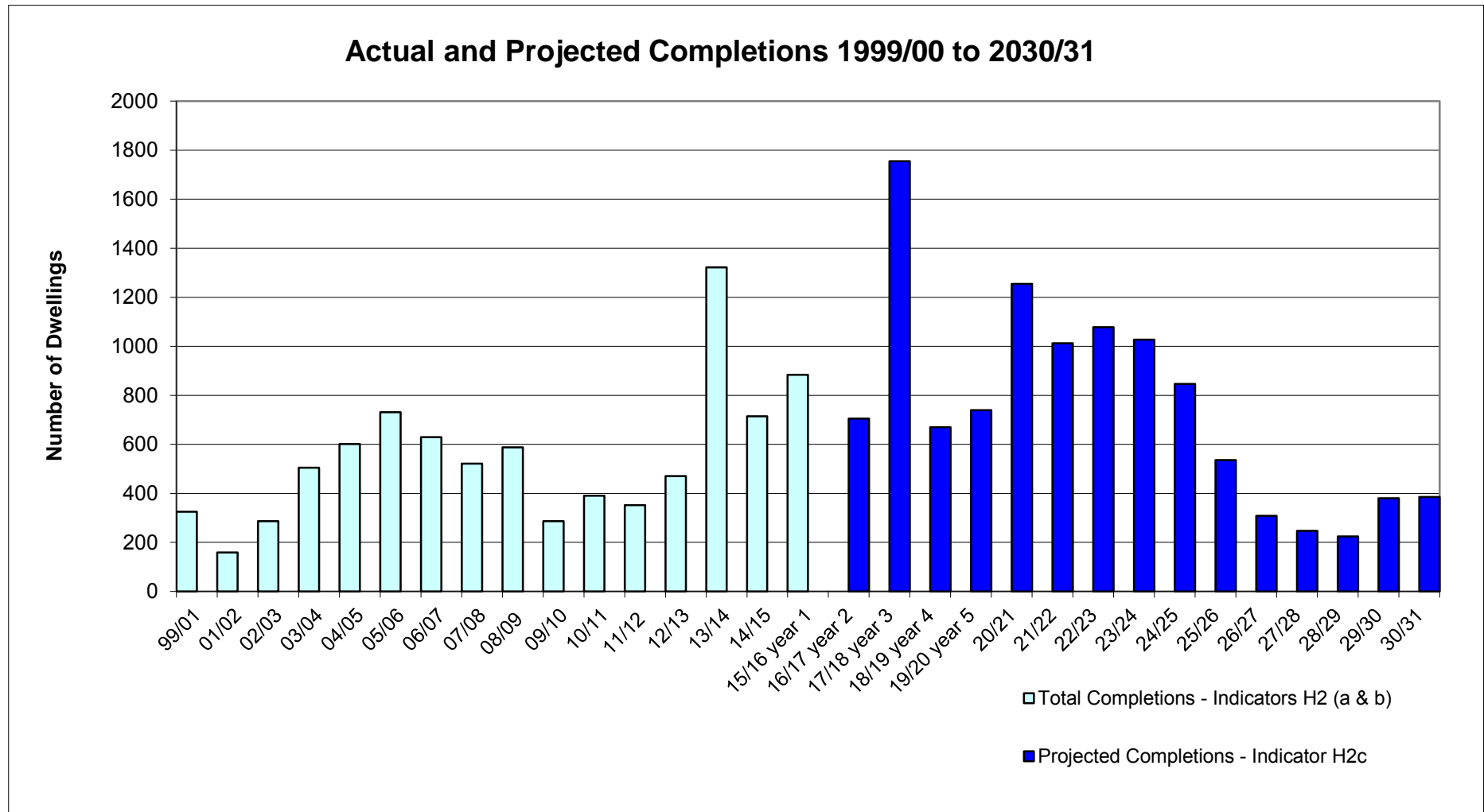
Table 5: Housing Supply Indicators

H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500. <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings in previous years
	See Appendix I
H2 (b)	Net additional dwellings 2015-2016
	884 dwellings
H2(c)	Net additional dwellings in future years
	See Appendix D
H2 (d)	Managed delivery target
	See Appendix D
H3	New and converted dwellings – on previously developed land (Gross) 2015-2016
	614
H4	Net additional pitches (Gypsy and Travellers) 2015-2016
	0
H5 (a)	Gross affordable housing completions 2015-2016
	320 (out of 967 gross housing completions).
H5 (b)	Net affordable housing completions 2015-2016
	297

(Cambridgeshire County Council, [online], 2016a)

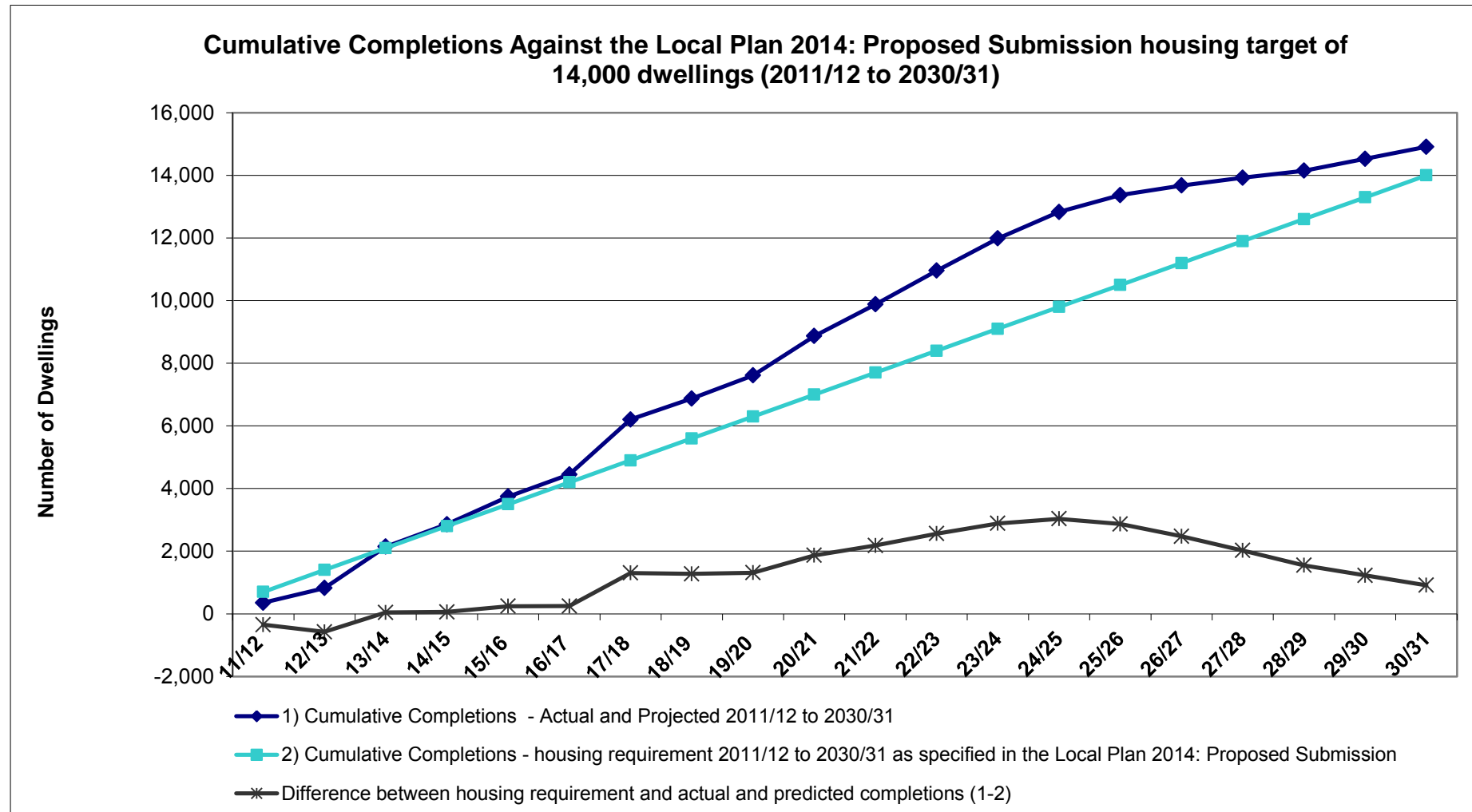
- 5.11 Figure 3 (used to monitor Policy 5/1 Housing Provision in paragraphs 5.33 to 5.55) shows the actual dwelling completion figures for the years 1999/00 to 2015/16 and the projected completions from 2016/17 to 2030/31. To date, 8,767 dwellings (net) have been completed between 1999/00 and 2015/16. 884 dwellings (net) were completed in the last monitoring year (2015/16). This is above the Local Plan annual requirement of 700 dwellings per annum.
- 5.12 Figures 1 and 2 illustrate the housing completions and projected completions from 1 April 1999 to 31 March 2031 and cumulative completions against the Local Plan 2014 housing target of 14,000 dwellings respectively.

Figure 1: Housing Completions and Projected Completions 1 April 1999 to 31 March 2031.



(Cambridgeshire County Council [online] 2016a & Appendix D)

Figure 2: Cumulative Completions Against the Local Plan 2014 Target of 14,000 Dwellings



(Cambridgeshire County Council [online] 2016b & Appendix D)

- 5.13 Figure 1, shows that there is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31¹⁶. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.
- 5.14 A more detailed breakdown (site by site) of the housing trajectory can be found in Appendix D.
- 5.15 Projected figures (featured in this chapter and Appendix D) are based on the council's housing trajectory. This is intended to track the housing supply provision over the lifespan of the local plan and any subsequent development plan documents, as well as identifying housing land likely to come forward in the first five years as required in Section 6 of the National Planning Policy Framework. The trajectory must cover at least 15 years after the adoption of a local plan or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and South Cambridgeshire District Council and also from discussions with Development Management officers where owners have not provided a response.
- 5.16 For more site-by-site details, see the main housing trajectory in Appendix D. In summary, the economic downturn inevitably had an effect on housing delivery over the past few years. Previous information from developers suggested that, generally speaking, they expected developments to start one or two years later than planned. Developers' reasons for possible delays in housing developments generally include: market conditions, site preparation costs, infrastructure costs, and time taken to agree planning obligations and Section 106 agreements. All these cost factors have the potential to affect delivery of housing on site, financially and temporally. Development in Cambridge is now picking up, with the majority of the urban extensions now underway. The council considers that its record of delivery has been consistent, with no under delivery for circumstances within the council's control.
- 5.17 Preparation of the housing trajectory is not an exact science and relies upon data concerning predicted build rates from developers, their agents or house builders.

¹⁶ Figures taken from the Council's housing trajectory (see Appendix D).

- 5.18 The capacity and availability of some allocated sites has also been raised by landowners, the following allocations have been reviewed as part of the preparation of the Local Plan 2014: Proposed Submission and through the SHLAA. These sites are considered unlikely to provide further significant residential development in the future. These sites are not included in the Local Plan 2014: Proposed Submission housing allocations:
- The Territorial Army Centre on Cherry Hinton Road (site 5.08);
 - Caravan Park – Fen Road (site 5.11);
 - Milton Infant and Junior School (site 5.13);
 - Coldham's Lane/Newmarket Road (Site 7.03);
 - Mitcham's Corner (Site 7.04);
 - West Cambridge, Madingley Road (site 7.06)¹⁷;
 - Leckhampton House Grounds (Site 7.07);
 - Grange Farm off Wilberforce Road (Site 7.09)¹⁸;
 - 66-64 Peverel Road (Site 9.14).
- 5.19 The housing trajectory identifies non-allocated sites with planning permission (windfall); Local Plan 2006 allocated sites and urban extensions and allocations identified in the Local Plan 2014: Proposed Submission to demonstrate how the council will meet the objectively assessed housing need of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014). This is consistent with the development strategy in the emerging Local Plan.
- 5.20 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions¹⁹ to date of 352 in 2011/12; 471 in 2012/13; 1,322 in 2013/14; 715 in 2014/15 and 884 in 2015/16 (totalling 3,744 dwellings) demonstrate that Cambridge is currently meeting its housing requirement and demonstrates a surplus of 244 dwellings. Over the next five years (2016/17 to 2020/21) 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 5,068.
- 5.21 Current dwelling commitments with planning permission (Table 6) are based around the city's growth areas and focused on the University's North West Cambridge site, NIAB (R43), Clay Farm (R42a) and Trumpington Meadows (R42b). Future allocations will see development in the East of the City through Land North of Cherry Hinton (R47).

¹⁷ This site is carried forward in the Local Plan 2014: Proposed Submission as site M13 for University and research uses.

¹⁸ This site is carried forward in the Local Plan 2014: Proposed Submission as site U3 for student accommodation.

¹⁹ Completion figures for 2012/13 and 2013/14 have been revised due to new information received.

- 5.22 Currently, monitoring data from Cambridgeshire County Council for the 2015/16 monitoring year shows that Cambridge has dwelling commitments of 9,702²⁰ residential units. Of these 9,702 units, 1,341 are currently under construction and 6,430 have outline, full, or reserved matters planning permission (Cambridgeshire County Council, [online], 2016a and Table 6). These figures are a snapshot in time taken from 1 April 2016, as part of Cambridgeshire County Council's housing monitoring surveys. For a full breakdown of estimated housing commitments to 2030/31 please see Appendix D.

²⁰ This includes Local Plan housing allocations.

Table 6: Dwelling Commitments in Cambridge by Ward by Number of Residential Units

	Number of Units with Outline Planning Permission	Number of Units Under Construction	Number of Units with Planning Permission that have not started.	Total Number of Units with Planning Permission	Number of Units that are Allocated, with No Planning Permission	Number of Units Allocated in the 2014 Local Plan	Total Outstanding Commitments by Number of Units
Abbey	0	91	22	113	790	570	1,473
Arbury	424	40	33	497	96	0	593
Castle	2,212	424	423	3,059	0	50	3,109
Cherry Hinton	57	8	22	87	0	0	87
Coleridge	0	142	28	170	123	110	403
East Chesterton	0	23	11	34	0	0	34
King Hedges	0	1	4	5	95	0	100
Market	0	31	19	50	161	0	211
Newnham	0	1	4	5	0	0	5
Petersfield	25	22	86	133	0	167	300
Queen Edith's	0	146	134	280	0	430	710
Romsey	0	11	38	49	78	355	482
Trumpington	143	330	1264	1,737	76	100	1,913
West Chesterton	0	71	140	211	71	0	282
Total	2,861	1,341	2,228	6,430	1,490	1,782	9,702

(Cambridgeshire County Council [online] 2016b & Appendix D)

Cambridge Five-Year Land Supply

- 5.23 The National Planning Policy Framework (Paragraph 47) requires Local Planning Authorities to:

“identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”

- 5.24 Currently, there are two methods that local authorities are using to calculate their five-year land supply: the Liverpool Method and the Sedgefield Method. The Liverpool Method requires that, after completions are deducted from the overall supply total (14,000), any under or over supply is then added or subtracted from remaining total and averaged out over the remaining years of the plan period. In contrast, the Sedgefield Method requires that this under or over supply be added or subtracted from the five-year supply total (3,500).
- 5.25 In addition to the chosen method of calculation, a 5% or 20% buffer must be added to the five-year land supply requirement in line with Paragraph 47 of the NPPF.
- 5.26 Table 10 illustrates the council’s position with regard to all methods of calculation, demonstrating that current and predicted housing allocations identified within the plan period adequately meet the council’s required five-year land supply.

Table 7: Five Year Land Supply Summary Table

	Financial Year					
	16/17	17/18	18/19	19/20	19/20	Total
Housing trajectory – predicted completions	661	1,743	670	739	1,255	5,068
Local Plan 2014: Proposed Submission annual housing target	700	700	700	700	700	3,500
Under/over supply in relation to Local Plan 2014						1,568
Five Year Supply Calculation Methods: including taking into account a surplus of 244 dwellings completed between 2011/12 and 2015/16						
	Five-year supply as a percentage			Five-year supply represented in years		
Liverpool Method with 5% buffer	141%			7.06 years		
Liverpool Method with 20% buffer	124%			6.18 years		
Sedgefield method with 5% buffer	148%			7.41 years		
Sedgefield method with 20% buffer	130%			6.49 years		

Greater Cambridge Housing Trajectory 2011-2031

- 5.27 In response to a number of changes in circumstance since the Local Plan 2014 was submitted in March 2014, the council agreed (on 9 September 2014 at the Council's Development Plan Scrutiny Sub Committee and the Joint Strategic Spatial Planning Group) to a Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory with South Cambridgeshire District Council. This memorandum confirms the agreement between the two councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and calculating 5-year housing land supply for plan-making and decision-taking. The councils set out proposed modifications to the Local Plan to give effect to the Memorandum in their written statement for the Local Plans examinations hearing for Matter 1: Legal Requirements. The merits of the Memorandum of Understanding were considered at the Local Plans Examination in November 2014. This joint trajectory can be found at the end of Appendix D.
- 5.28 In view of the various ways that five year supply could be calculated, and pending the outcome of consideration at the Local Plans examinations, the five year land supply from 2016/17 to 2020/21 for the Greater Cambridge area has been summarised in Table 8 and Table 9. These calculations use the housing requirement based on the objectively assessed needs identified in the SHMA. The calculations reflect that Cambridge City Council is demonstrably delivering housing

within the urban areas and urban fringe sites in the early and middle parts of the plan period. South Cambridgeshire District Council is committed to delivery of housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery.

- 5.29 The phasing of development outlined in the submitted plans follows the development sequence and carries forward the strategy from the adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are logically building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area, consistent with the development strategy contained in both submitted Local Plans.

Table 8: Greater Cambridge Five Year Housing Land Supply (expressed as percentages).

	Liverpool Method	Sedgefield Method
Joint five year supply (with 5% buffer). Represented in years.	117%	107%
Joint five year supply (with 20% buffer). Represented in years.	102%	93%

Table 9: Greater Cambridge Five Year Housing Land Supply (expressed as years).

'Liverpool' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	7.1	5.1	5.8
Five year supply (with 20%)	6.2	4.4	5.1

'Sedgefield' Methodology	Cambridge	South Cambs	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	7.4	4.3	5.3
Five year supply (with 20%)	6.5	3.7	4.7

- 5.30 In Cambridge, completions in 2015-2016 were above the Cambridge Local Plan 2014 annual requirement of 700 per year. Cambridge maintains a good five year supply against its own requirements, although the position has reduced slightly since 2014-2015. This is primarily due to a reduction in supply anticipated at a number of sites over the next five years, particularly some urban extension sites on the edge of Cambridge.
- 5.31 In South Cambridgeshire, completions in 2015-2016 were higher than anticipated in the housing trajectory included in the South Cambridgeshire Annual Monitoring Report 2014-2015, although below the annualised figure. The anticipated supply in South Cambridgeshire for the next five years is higher than the previous five year period. However, due to the increase in the shortfall against cumulative annual requirements for the plan period to date, the five year supply situation against South Cambridgeshire's own requirements has marginally reduced.
- 5.32 Considering Greater Cambridge as a whole, the combined result is that, for the five year period 2016-2021, the Councils cannot currently demonstrate a five year supply under the most stringent method of calculating supply (Sedgefield methodology with 20% buffer). It is important to note that there is nothing in policy that prevents faster delivery than anticipated in the trajectory and if the development industry is capable of delivering sites faster, there would be an increase in housing supply. In addition, it is important to note that the Councils have taken a cautious approach to the estimated number of completions as part of reviewing and verifying information provided by developers. The Councils consider that these robust, realistic and somewhat cautious expectations are appropriate.
- 5.33 This position on the five year supply for Greater Cambridge is anticipated to be a very short term issue for a number of reasons:
- the Edge of Cambridge sites will be delivering larger numbers in the coming years as more sites begin to deliver, including in South Cambridgeshire;
 - delivery of housing at Northstowe is underway and development rates are increasing ;
 - sites consented due to the lack of five year supply in South Cambridgeshire will be delivering increasing numbers of completions; and
 - new settlements at Waterbeach, Bourn Airfield and Cambourne West are expected to begin to add to the five year supply.
- 5.34 Looking at the rolling five year supply, starting on 1 April 2017, it is anticipated that the Councils will be able to demonstrate a five year supply for Greater Cambridge once again on all calculation methods. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. This is

illustrated for the next five years on basis of Sedgefield and 20% in the tables below. The rolling supply for the rest of the plan period is shown in Appendix K.

Table 10: Five Year Supply based on Sedgefield with 20% buffer

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025
Cambridge	6.5	6.9	8.8	9.3	9.7
South Cambs	3.7	4.1	4.5	5.0	5.5
Greater Cambridge (Cambridge & South Cambridgeshire)	4.7	5.0	5.6	6.1	6.7

- 5.35 There will also be on-going monitoring of any windfall development above that included in the trajectory, particularly with regard to any further planning permissions in South Cambridgeshire as a result of the current lack of five year land supply. In addition, the outcome of the work Cambridge City Council is carrying out regarding student accommodation, and how it relates to housing land supply, will be considered.

Housing Density

Table 11: Density of new development on sites greater than 9 dwellings in 2015/16

Density	Percentage
<30 DPH	1.3%
30 – 50 DPH	43.7%
>50 DPH	55%

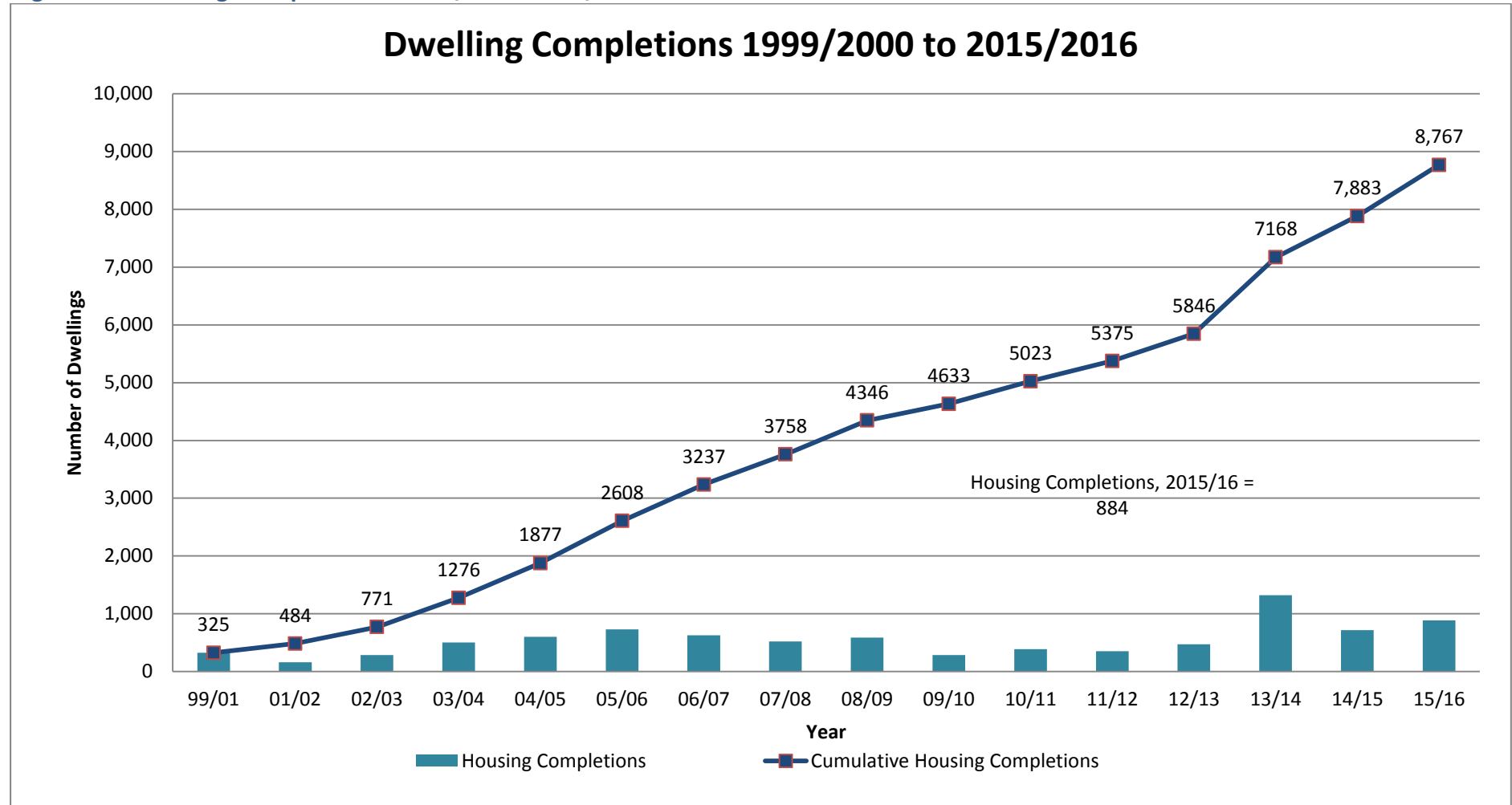
(Cambridgeshire County Council, [online], 2016a)

- 5.36 932 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2015/16 year. The average density of these sites was 50.84 dph, 55% of these sites had a density of 50 dph or more. In 2014/15 the average density of these sites was 85 dph (Cambridgeshire County Council, [online], 2016a).
- 5.37 The significant decrease in density (from 2014/15 to 2015/16) in developments of nine or more dwellings is reflective of the types of developments that have been completed in the monitoring year. This year (2015/16) a significant number of Cambridge City Council housing schemes have been completed where demolition and redevelopment of existing sites have provided a higher standard of living and amenity for those in the wards of Cherry Hinton, King's Hedges and Abbey. This indicates that Cambridge continues to make the best use of land for development and meets the Council's policy requirements of responding to context (Policy 3/4) and meeting requirements on density, mix and type (Policy 5/5 and 5/10).

Target Based Policies

- 5.38 Three policies in this chapter have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities); following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation which requires disabled access to all properties.
- 5.39 ***Policy 5/1 Housing Provision*** - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999–2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan. This provides a target of approximately 735 units per annum between 1999 and 2016; further information on this target is available in Appendix I.
- 5.40 Dwelling completions from 1999/01 to 2015/16 show that 8,767 dwellings were completed, leaving a deficit of 3,733 dwellings to meet the target identified in Policy 5/1 Housing Provision. Housing delivery during the Local Plan 2006 period was heavily affected by the recession. The 2008-2009 recession resulted in a delay to the implementation of major developments, such as Clay Farm, Trumpington Meadows, North West Cambridge and Glebe Farm. These developments are now under construction and delivering significant housing, as demonstrated in 2013/14 whereby 1,322 completions were documented.

Figure 3: Dwelling Completions 1999/00 – 2015/16



(Cambridgeshire County Council, [online], 2016b)

- 5.41 **Policy 5/5 Meeting Housing Needs** - The housing needs policy requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing. Five planning applications were submitted relating to Policy 5/5 this year. The sites and their assessments are tabled below:

Table 12: Policy 5/5 Meeting Housing Needs

Site	Application	Assessment
14/1792/FUL Glebe Farm Phase 3, Addenbrooke's Road, Trumpington	Residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.	This application shows the provision of 40% affordable housing. 30 residential units are to be build, of which 12 will be affordable.
15/1956/FUL Wolfson Brain Imaging, Addenbrooke's, Hills Road	Extension to the existing external timber fenced service compound to provide space for additional services (chiller units) related to an upgrade to two of the WBIC scanners.	Not applicable.
15/0234/FUL 88 Greville Road.	Single storey extension to rear. Change of use from shop to flat	Not applicable.
15/1550/FUL 71A Garden Walk.	Convert and renovate commercial workshop into a single storey dwelling, with part-basement.	Not applicable.
15/1002/REM Clay Farm, Parcels 9a and 9b.	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 251 mixed tenure dwellings including 40% affordable housing, 967 sqm of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.	The overall percentage of affordable housing is 40%. Although there is a split with 51% affordable housing on parcel 8a and 27% on 8b, this is acceptable.

- 5.42 These results show that the policy is working in relation to meeting housing needs, with relevant applications providing 40% affordable housing. In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management officers to discuss or illustrate a related issue.

- 5.43 The usage of this policy seems relatively low in comparison to previous years. In 2014/15 the policy was used 30 times. This reduction is a result of the types of applications that have been processed in the monitoring year. The 2015/16 monitoring year saw a large number of applications for house extensions. In addition, the submission of applications for large growth sites such as, Clay Farm, Trumpington Meadows, Glebe Farm and the Station Area are reducing, as construction is now underway and delivering significant housing. Finally, most planning applications for new developments have not met the criteria of the policy as they were under 0.5 hectares and 15 units.
- 5.44 **Policy 5/10 Dwelling Mix** - This policy sets out that sites of 0.5 ha or more or 15 dwellings or more will be expected to provide a mix of dwelling sizes based on the number of bedrooms. The policy does not set any proportions for mix; however, Annex 2 to the Affordable Housing SPD (2008) includes key findings from the SHMA, which sets out a guide for new affordable housing provision. It goes on to note that the guidance “...will also be a material consideration in the determination of planning applications for the market housing element...” (Cambridge City Council, 2008, p5).
- 5.45 The guidance sets out the following mix: 50% 1 and 2 bedroom dwellings, but with no more than 10% 1 bed dwellings, 50% 3 bedroom or larger dwellings, but with no less than 20% 3 bed dwellings. Annex 2 of the SPD is caveated by reference to the site size, location and previous decisions.
- 5.46 There were six sites that related to Policy 5/10: The sites that have been assessed are listed below:

Table 13: Policy 5/10 Dwelling Mix

Site	Application	Assessment
14/1792/FUL Glebe Farm Phase 3, Addenbrooke's Road, Trumpington	Residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.	<p>This application proposed a mix of 2x 1-bed flats, 16 x 2-bed flats, 4x 3-bed houses and 8x 4 bed houses.</p> <p>The housing mix is close to the required mix. The assessment of the housing mix for this application would have been assessed holistically across the whole Glebe Farm site (of which the application was a small part) to ensure an even mix</p>

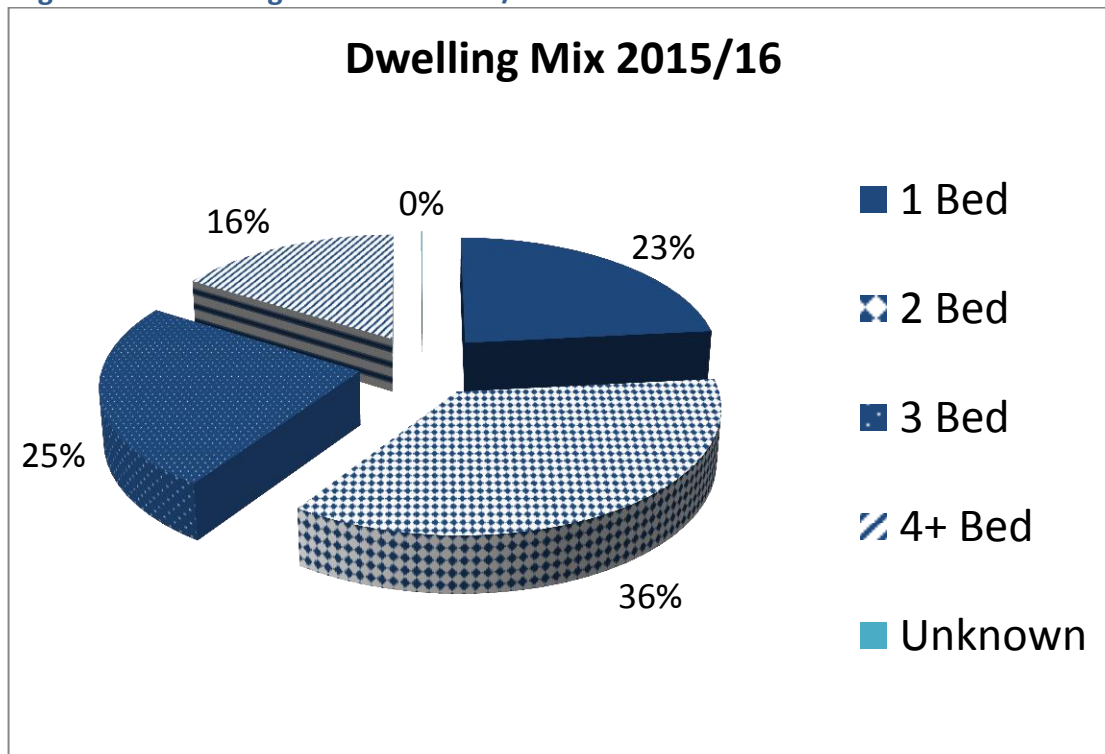
Site	Application	Assessment
		across the whole development. The council was satisfied that the mix was adequately reflected within this application.
15/1035/S73 Parcel 16, Clay Farm Development Site, Long Road	Section 73 application to vary condition 8 (dropped kerbs) of 12/0754/REM for: reserved matters for 102 dwellings and associated works pursuant to outline application 07/0620/OUT	Not applicable, the dwelling mix for the site was previously assessed through application 12/0754/REM.
15/2221/FUL 104 Wulfstan Way.	1 No two bedroom dwelling to rear to 104 Wulfstan Way	Not applicable.
14/2109/REM Trumpington Meadows Development Site, Hauxton Road	Reserved matters for phase 8 providing 36 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. (25 dwellings fall within South Cambridge District Council and 11 dwellings fall within Cambridge City Council).	<p>Strategic Housing agreed that the mix of dwellings, tenure (split of 75% rented and 25% intermediate) and distribution of the affordable housing were acceptable.</p> <p>The application provided 5x 2-bed houses, 12x 3-bed houses and 19x 4-bed houses.</p> <p>The mix of larger dwellings for this application was considered acceptable. Given the scheme is within the Village Quarter a higher proportion of flats will come forward on future phases to reflect the different, higher density character areas of the Urban and Riverside character areas.</p> <p>The average provision of affordable units across all phases totals 40.12%.</p>
15/1002/REM Clay Farm, Parcels 9a and 9b.	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the	The development will consist of 7 x studio flats, 62 x 1-bed flats, 125 x 2-bed flats, 15 x 3-bed flats, 20 x 3-bed houses and 22 x 4-bed houses.

Site	Application	Assessment
	development of 251 mixed tenure dwellings including 40% affordable housing, 967 sqm of retail floorspace, public open space, drainage and associated infrastructure on Parcels 8A and 8B of the Clay Farm development site.	<p>The housing mix does not meet the criteria set out in Annex 2 of the Affordable Housing SPD.</p> <p>The assessment of the housing mix for this application would have been assessed holistically across the whole Clay Farm site (of which the application was a small part) to ensure an even mix across the whole development. After assessment, the Council was satisfied that the mix was adequately reflected within this application.</p>

- 5.47 These results show that the policy is working in relation to providing for a range of sizes of residential accommodation. In cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management officers to discuss or illustrate a related issue. Some applications are part of a larger development whereby dwelling mix and typologies need to be considered holistically across the whole area instead of on a piecemeal basis.
- 5.48 The usage of this policy seems relatively low in comparison to previous years. In 2014/15 the policy was used 17 times. This reduction is a result of the types of applications that have been processed in the monitoring year. The 2015/16 monitoring year saw a large number of applications for house extensions. In addition, the submission of applications for large growth sites such as, Clay Farm, Trumpington Meadows, Glebe Farm and the Station Area are reducing as construction is now underway and delivering significant housing. Finally, most planning applications for new developments have not met the criteria of the policy as they were under 0.5 hectares and 15 units.

- 5.49 Figure 4 shows the dwelling mix of completed new dwellings in 2015/16. The total figure used is 967 and represents the gross number of new dwelling completions in the 2015/16 financial year as opposed to the net number of housing completions for this year (884), which has been used in Appendix D for the Housing Trajectory.

Figure 4: Dwelling Size Mix 2015/16



(Cambridgeshire County Council [online], 2016a)

Public Houses

- 5.50 The number of safeguarded public house sites remains constant at 102, in 2016 however the number of vacant sites has increased since last year from three to six. The Tivoli site on Chesterton Road - closed due to fire - has yet to submit any formal planning application to reinstate the A4 use. Both the Zahza Grill on the former Volunteers site in Trumpington, and Great Northern Kitchen & Bar on Station Road are currently closed. The Five Bells and the former Old Orleans remain closed. The former Seven Stars, while not occupied, is currently under offer and should hopefully re-open in 2017. A new public house is scheduled to open at CB1 as part of the station area's redevelopment.
- 5.51 In early 2016, the Hopbine on Fair Street and the Castle Inn on Castle Street were unsuccessful with their nomination as an asset of community value. The Panel considered both pubs furthered the social well-being or social interests of the local community however this was ancillary to the main use. There was insufficient evidence provided of use by the community to demonstrate otherwise.

Conclusion

- 5.52 A total of 884 dwellings (net) have been completed in the last monitoring year (2015/16).
- 5.53 There is an adequate housing supply in relation to the proposed Local Plan 2014 housing target for the period to 2030/31. Of note, is delivery in 2017/18. This increase in delivery is due to anticipated completions on the University's North West Cambridge. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City. After returning to a delivery rate around the Council's annual requirement of 700, housing completions are expected to remain in the thousands between 2020/21 and 2023/24. The majority of this delivery is expected to originate from further phases of North West Cambridge, NIAB (allocation R43) and Cambridge East – Land North of Cherry Hinton (R47). After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. Many of these sites are subject to the approval of planning permissions, section 106 agreements and market and economic factors, which may fluctuate year on year.
- 5.54 Currently, monitoring data for the 2015/16 monitoring year shows that Cambridge has dwelling commitments of 9,702²¹ residential units. Of these 9,702 units, 1,341 are currently under construction and 6,430 have outline, full, or reserved matters planning permission (Cambridgeshire County Council, [online], 2016a and Table 6). These figures are a snapshot in time taken from 1 April 2016, as part of Cambridgeshire County Councils housing monitoring surveys. For a full breakdown of estimated housing commitments to 2030/31 please see Appendix D.
- 5.55 Current and predicted housing allocations identified within the plan period (and through the housing trajectory in Appendix D) show that the Council can adequately meet the required five-year land supply. The council has 7.06 years of supply for the period 2016/17 and 2020/21 using the Liverpool method and a five percent buffer.
- 5.56 The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014. The Council recognises that the draft Affordable Housing SPD will need to be updated prior to adoption to reflect the changing national picture. Policy 45 has not been examined by the Planning Inspectors. If changes to the policy are required as part of the Local Plan examination process, this will have to be reflected within the SPD before its adoption.

²¹ This includes Local Plan housing allocations.

6. Enjoying Cambridge

- 6.1 Shopping, leisure and tourist attractions all have an important part to play in serving those who live, work and study in Cambridge and those visiting the world renowned city.
- 6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street (which contains The Grafton). The historic centre has undergone considerable redevelopment in the last decade with the construction and opening of Christ's Lane and the Grand Arcade.
- 6.3 The city is a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the Cambridge Folk Festival and Summer in the City are hosted on the open spaces throughout the city.

Use of Policies

- 6.4 Policy 6/10 Food and Drink Outlets, was the most used policy (13 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. Policy 6/7 Shopping Development and Change of Use in District and Local Centres was also used 13 times.

Issues to Consider

- 6.5 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas. Designed to protect and enhance specific retail areas in Cambridge. Hearing sessions on these policies took place in July 2016²². A brief summary of the policies is listed below:
- Policy 6: Hierarchy of centres and retail capacity – This policy directs retail and other town centre uses to the retail centres based on a predetermined hierarchy. Any retail development proposed outside the retail centres must be subject to a retail impact assessment.
 - Policy 9: The City Centre – This policy guides development in the City Centre.
 - Policy 10: Development in the City Centre Primary Shopping Area - In the primary shopping area (in the City Centre) proposals for new retail use (A1) will be supported. Proposals for other centre uses (as defined through a table in this policy) will be supported according to definitions provided within the policy.
 - Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change - the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.
 - Policy 21: Mitcham's Corner Opportunity Area - Development proposals within the Mitcham's Corner opportunity area will be supported if they

²² For more information on the progress of the Local Plan 2014 see Chapter 11.

promote and coordinate the use of sustainable transport modes, contribute to the creation of a sense of place, and deliver local shops and services.

- Policy 23: Mill Road Opportunity Area - Development proposals within the Eastern Gate Opportunity Area will be supported if they enhance the character of the area, improve connectivity and increase activity.

6.6 Other policies in the Local Plan 2014, which include elements of retail development and guidance are:

- Policies 14 to 20 which address the areas of major change such as the Southern Fringe and NIAB 1;
- Policy 22: Eastern Gate Opportunity Area;
- Policy 24: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area;
- Policy 25: Old Press/Mill Lane Opportunity Area.

These policies have also been dealt with through the Local Plan Examination process between April 2015 and July 2016 with the exception of Policy 25, where the Planning Inspectors requested no further information.

Hotels

6.7 The Local Plan 2006, Policy 6/3 Tourist Accommodation supports development which maintains a range of short-stay accommodation. In 2012, the Council commissioned Hotel Solutions to produce 'Cambridge Hotel Futures: Headline Findings Issues & Options' to help guide development management decisions and support the proposed policies in the Local Plan 2014.

6.8 In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.

6.9 Close by in South Cambridgeshire the Radisson Blue at the Cambridge Science Park and an aparthotel at Orchard Park are planned for development and comprise 378 hotel rooms.

6.10 Of the 571 rooms currently under construction in Cambridge, 133 apart-hotel units are to be provided on the site of the former Milton Road County Primary School. This development (application 14/0052/FUL) was refused planning permission but allowed on appeal. The Cambridge Hotel Futures Study anticipated a small growth in serviced apartments with a new generation of serviced accommodation that combines different elements of self-catering with a range of hotel-style services. Consequently, these types of visitor accommodation are blurring the boundaries between uses in planning terms.

6.11 Further details regarding hotel development can be found in Appendix J.

Other Indicators

Table 14: Contextual Indicator BD4 Amount of completed floorspace (sqm) 2015/16 in Cambridge

BD4		Amount of completed floorspace (sqm) 2015/16 in Cambridge			
		A1	A2	B1 (a)	D2
Town Centre	Gains	63	0	5,057	457
	Losses	-1,490	0	-4,092	0
	Net	-1,427	0	965	457
Local Authority Area	Gains	3,094	422	17,410	2,607
	Losses	-3,447	-387	-15,909	-1,012
	Net	-353	35	1,501	1,595

(Cambridgeshire County Council [online], 2016b)

- 6.12 A1 figures are for net tradable floorspace (sales space). Floorspace for the rest of the use classes is gross. The table shows losses of floorspace in A1 uses in the Town Centre (See Appendix G for a Use Classes Order summary).
- 6.13 A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.
- 6.14 A2 uses (financial and professional services) have seen a handful of developments, resulting in the floorspace losses almost cancelling out the gains.
- 6.15 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.
- 6.16 D2 uses have seen an increase in the 2015/16 monitoring year due to a number of new buildings and redevelopments. In the town centre the erection of a community centre and synagogue on Auckland Road (following demolition of the Yasume Club Building) provided 457 sqm of D2 space. In the Local Authority area three College boat houses have been redeveloped (1,407 sqm); the remainder of D2 development has derived from an extension to the Cambridge United Football Club hospitality Suite, a sports pavilion at Chesterton College Academy, a resident's only gymnasium on Hills Road and a personal training studio at Mercers Road.

- 6.17 Total retail space in the City Centre (defined as the Historic Core, Fitzroy and Burleigh Street and The Grafton) is identified in the Cambridge Retail and Leisure Update 2013 as having 216,916 sqm (gross) floorspace and is split as follows:

Table 15: Cambridge City Centre Composition

Type	Number of Units	Floorspace in sqm
Convenience	43	5,844
Comparison	353	134,887
Retail Service	82	7,739
Leisure Service	187	43,623
Financial Service	62	9,978
Vacant	67	14,846
Total	794	216,916

(GVA [online] 2013)

Conclusion and Actions

- 6.18 Evidence produced to inform the creation of the Local Plan 2014: Proposed Submission and issues identified with policies highlighted in previous AMRs were used to refine and create new retail policies. More information on the progress of the local plan can be found in Chapter 11.
- 6.19 New policies in the Local Plan 2014 Proposed Submission on the City Centre and areas of major change and opportunity areas have been examined as part of the Local Plan hearing sessions.
- 6.20 In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In September 2016, the Ibis hotel opened providing 231 rooms. 571 hotel rooms are currently under construction and are expected to be completed by the end of 2017, a further 117 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane and 130 at North West Cambridge.
- 6.21 A1 uses (retail) have seen some churn, resulting in a small net loss of retail uses. The largest single gain was at Staples, on Chesterton Road, which resulted in a gain of 1,407 sq m, just under half the total gross gain in floorspace. The largest single loss was at 145 Hills Road, which resulted in the loss of 899 sq m of retail space. Overall the loss of A1 floorspace is spread out over a greater number of units than where there are gains in A1 floorspace.
- 6.22 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw the loss of 4,600, 3,995 and 2,875 sq m of office space.

7. Working and Studying in Cambridge

- 7.1 The Working & Studying chapter of the Local Plan relates to the key areas of the city's economy. The policies in this chapter allow the city to develop and be shaped in a way that will provide a sustainable economy.
- 7.2 The city is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of the Open University. In the 2015/16 year, 19,320 people studied at the University of Cambridge in comparison to 19,200 in 2014/15. Anglia Ruskin University has also seen an increase in its student population, with just over 9,000 students in 2011/12 to more than 10,000 in 2015/16. (see also Appendix A).
- 7.3 Language schools also make an important contribution to the city's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50 million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2011).

Use of Policies

- 7.4 There are 11 policies in this chapter of the Local Plan 2006. Policy 7/2 Selective Management of the Economy, Policy 7/5 Faculty Development in the Central Area, University of Cambridge and Policy 7/7 College and University of Cambridge Staff and Student Housing were all used on 9 occasions; Policy 7/1 Employment Protection was used 11 times.
- 7.5 The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year. This year ten out of 11 policies within the chapter have been used.

Issues to Consider

- 7.6 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. Evidence suggests that as employment land is under pressure from redevelopment to other uses e.g. residential use, there is a need to protect employment land.
- 7.7 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policy 7/2 was used to protect land for the expansion of the research and development sectors (R&D), evidence now suggests that there is now an adequate supply of R&D land and therefore, the scope of this policy has been changed to deal with a wider variety of business uses.
- 7.8 Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.

- 7.9 In relation to the provision of student accommodation, Cambridge has seen significant provision of new student accommodation since 1 April 2011. 747 student units were completed in the 2015/16 monitoring year. At 1 April 2016, there were a further 331 student units with planning permission but not yet built and 950 student units under construction. Developments currently under construction include: 1-8 St Clements Gardens, 1 Milton Road, units at North West Cambridge and Castle Court in Castle Park. Between 1 April 2011 and 31 March 2016, 2,511 student units were completed.
- 7.10 Significant developments in 2015/16 include:
- Churchill College, Storeys Way: 68 units;
 - Parkers House, Regent Street: 77 units;
 - The Corner of Huntingdon and Histon Road (old service station site): 78 units;
 - Purbeck Road: 132 units;
 - Elizabeth House, 1 High Street Chesterton: 261 units; and
 - Homerton College, Hills Road: 120 units.
- 7.11 The council recognises that the NPPG states “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market.” The council has begun to gather data on how to meet this requirement of the NPPG, but has not yet concluded on this work. To date, this matter has not been the subject of examinations hearing sessions and is likely to be considered as an issue in 2017.
- 7.12 The Council has recently commissioned a Student Accommodation Study, which will inform any amendments to Policy 46: Development of student housing of the Local Plan 2016. The study, its findings and any modifications to the policy as a result will be reported to Development Plan Scrutiny Sub Committee in January 2017 and Full Council in February 2017 for approval before being submitted to the Planning Inspectors. It is expected that this policy will be examined by the Inspectors in 2017.
- 7.13 No policies have been identified for target based monitoring at present. The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). The B-use elements of this job growth (8,800 jobs) would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land (net).

Other Indicators

Table 16: Business Completions 2015/16

Business Completions 2015/16						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	487	0.24	-62	-0.08	487	100%
B1a	17,410	1.13	-15,909	-1.99	17,410	100%
B1b	6,768	3.15	-81	-0.25	6,768	100%
B1c	3,144	0.03	-1,316	-1.02	3,144	100%
B2	261	0.08	0	0.00	261	100%
B8	4,511	0.17	-4,577	-0.89	4,511	100%
Total	32,581	5.07	-21,944	-4.23	32,581	100%

Employment land lost to residential B1-B8 (ha)	2.33
Land lost in Employment/Regeneration areas B1-B8 (ha)	1.29

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
Data spans 01/04/2015 to 31/03/2016

(Cambridgeshire County Council [online], 2016b)

- 7.14 Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land.
- 7.15 Investigation into the future provision of employment floorspace identifies that 159,513 sqm of B1 to B8 employment land is under construction. 22,687 sqm of B1 to B8 employment land has full or reserved matters planning applications, where construction has not commenced and 152,756 sqm of B1 to B8 development has outline planning permission, which is currently not under construction. These figures are all net.
- 7.16 9,848 sqm of employment floorspace on 2.33 hectares of land were lost to residential development.

- 7.17 B1a uses (office) have seen a relatively small net increase in floorspace in 2015/16; however this small net increase conceals the fact that some significant buildings were redeveloped. The redevelopment of Demeter House, the ARUP building and City House saw the completion of 7,453, 5,057 and 3,559 sq m of office space. Conversely, losses at Castle Court, Elizabeth House and Parkers House saw reductions of 4,600, 3,995 and 2,875 sq m of office space.
- 7.18 B1b uses (research and development) have seen a net gain of 6,687 sq m of floorspace. The majority of this is taken up by the development at the Physics of Medicine building on West Cambridge.
- 7.19 B1c, B2 and B8 uses (light industrial, industrial and storage uses) have seen a net gain of 2,023 sqm of floorspace. The two largest gains were for a self-storage facility on Henley Road (4,250 sq m) and development on West Cambridge (2,667 sq m). The largest loss was on Ditton Walk, which saw the loss of 2,053 sq m of floorspace to make way for a renal dialysis unit.

Conclusion and Actions

- 7.20 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policies 40 and 41 were examined at the Local Plan Examination hearing sessions in September 2016.
- 7.21 Overall there have been gains in employment floorspace of 32,581 sqm this year (2015/16) and losses of 21,944 sqm. All development has taken place on previously developed land. Investigation into the future provision of employment floorspace identifies that 159,513 sqm of B1 to B8 employment land is under construction. 22,687 sqm of B1 to B8 employment land has full or reserved matters planning applications, where construction has not commenced and 152,756 sqm of B1 to B8 development has outline planning permission, which is currently not under construction. These figures are all net.
- 7.22 9,848 sqm of employment floorspace on 2.33 hectares of land were lost to residential development.

8. Connecting and Servicing Cambridge

- 8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are essential in making development in the city more sustainable.

Use of Policies

- 8.2 Three policies are identified by Development Management as being key policies: Policy 8/2 Transport Impact (298 uses), Policy 8/6 Cycle Parking (261 uses) and Policy 8/10 Off Street Parking (262 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.
- 8.3 Policy 8/15 Mullard Radio Astronomy Observatory was not used this year. The policy addresses the potential effect of new development proposals on the Mullard Radio Astronomy Observatory. The Observatory is susceptible to many forms of interference; specifically electrical interference, microwave interference from telecommunications masts and equipment, light pollution and mechanical vibration from domestic, industrial plant and other sources such as the movement of vehicles, including aircraft. No development applications have come forward that could potentially affect the Observatory and therefore the policy has not been used.
- 8.4 Policy 8/12 Cambridge Airport was not used during the monitoring year, whilst Policy 8/13 Cambridge Airport Public Safety Zone was used once. The use of these policies are highly dependent upon the nature and location of applications submitted within the monitoring year. This policy remains a useful part of the planning policy framework. Policy 8/13 is mostly used at pre-application stage and therefore is still a valuable policy.

Issues to Consider

- 8.5 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The Development Consent Order application was party to an examination period, between 13 May 2015 and 13 November 2015. The Development Consent Order was approved by the Secretary of State on 11 May 2016.
- 8.6 The scheme is scheduled to start in March 2017 and preparatory work is already underway. Work includes: archaeological surveys, the building of construction compounds, installing access points and strengthening crossing points. Highways

England are working to deliver the new scheme by 2020, although some finishing works will still carry through into 2020 once the road is open, for example removal of the Huntingdon A14 viaduct.

- 8.7 Further information on the progress of this scheme can be found at: <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>.
- 8.8 Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The railway station will provide a huge boost for the local economy, and will kick-start development and the creation of jobs by improving accessibility and journey times. The station is due to open in May 2017. Network Rail will be delivering the station and infrastructure in the station area (including car parks, cycle parking and bus stops). The County Council is providing the transport links to the station, including the new busway from Milton Road and pedestrian and cycle links.
- 8.9 Further information on the progress of this scheme can be found at: http://www.cambridgeshire.gov.uk/info/20051/transport_projects/469/cambridge-city_projects/5
- 8.10 Work to connect the Guided Busway to the Science Park Station started in July 2014. The existing junction with the Busway on Milton Road has been altered to enable buses to cross straight over Milton Road. The Department for Transport granted £6 million to be spent on building new transport links and improving existing transport links to the station. The station itself will be funded separately from this by a grant from the Department of Transport to Network Rail.

Figure 5: Aerial view of Cambridge North Railway Station.



(http://www.cambridgeshire.gov.uk/info/20051/transport_projects/62/cambridge_science_park_station)

- 8.11 Work to create a new 2.3m raised cycleway on the city-centre side of Hills Road was completed this year. Further work to create 2.3m raised cycleways along both sides of Hills Road and floating bus stops between Long Road and Cherry Hinton Road is also underway. These new stops allow the cycle lane to run behind the bus stop and cyclists to continue their journey even when buses are stationary.
- 8.12 Phase two of the Huntingdon Road project is looking at improving the cycle way from Richmond Road to Histon Road towards the city centre. A consultation took place on proposed options in early 2016, which received 67% support from respondents. The preferred option was presented to the County Council's Economy and Environment Committee on 10 November 2016²³. A new zebra crossing was recently installed on Huntingdon Road between Oxford and Richmond Road.
- 8.13 Progress is being made on the schemes identified in last year's AMR. Work to create wider and safer cycle lanes on Trumpington Road is due to start in late 2016. A new outbound foot and cycleway will be built between Bateman Street and Brooklands Avenue during phase 1. During phase 2 the inbound cycle lane between Brooklands Avenue and the Leys School will be improved²⁴.

²³ http://www.cambridgeshire.gov.uk/info/20051/transport_projects/469/cambridge_city_projects/2

²⁴ http://www.cambridgeshire.gov.uk/info/20051/transport_projects/128/cycling_and_pedestrian_improvements/2

- 8.14 Improvements in Arbury and King's Hedges around St Laurence Catholic Primary School have been progressed through the award of monies from the Greater Cambridge City Deal Cross City Cycling Scheme. Following public consultation in early 2016, the City Deal Board approved construction of the Arbury Road scheme in June 2016²⁵. Other Greater Cambridge City Deal Cross City Cycling projects can be found at:
http://www.gccitydeal.co.uk/citydeal/info/2/transport/1/transport_projects_and_consultations/4.
- 8.15 The Greater Cambridge City Deal was signed by Central Government, Council leaders, businesses and the University of Cambridge and aims to secure hundreds of millions of pounds for Cambridge and South Cambridgeshire. The Greater Cambridge City Deal aims to ensure that the success of the area continues by investing in transport infrastructure, housing and skills needed to provide future economic growth. The first £100m of funding was made available for transport improvements in the five years from April 2015. The projects include:
- Cambourne to Cambridge - better bus journeys;
 - The Chisholm Trail;
 - Cross City Cycling;
 - Milton Road Bus Priority Scheme;
 - Histon Road Bus Priority Scheme;
 - Cambridge Access Study;
 - Western Orbital;
 - A1307, Three Campuses to Cambridge;
 - A10 Royston to Cambridge foot & cycleway
- 8.16 Public engagement and consultation was held between July and October 2016 regarding the Greater Cambridge City Deal's proposals for peak time congestion. Progress on this consultation can be found at:
<http://www.gccitydeal.co.uk/congestion>.
- 8.17 The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction of the trail from the River Cam to Coldhams Lane.

Target Based Policies

- 8.18 Policy 8/16 Renewable Energy in New Developments sets out that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources, measured in terms of reduction in carbon emissions. The policy was used 19 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions

²⁵ http://www.gccitydeal.co.uk/citydeal/info/2/transport/1/transport_projects_and_consultations/4

to planning permissions. However, there are difficulties in monitoring the actual performance of installed renewable energy technologies post completion of sites. As a result, it is unclear whether schemes being implemented are generating the levels of renewable energy that were modelled at the planning application stage, and there can be a considerable difference between predicted generation and installed generation.

- 8.19 The Local Plan 2014: Proposed Submission has not carried forward the percentage renewable approach as in the 2006 Local Plan, favouring instead a carbon reduction method. This method allows for a hierarchical approach to reducing carbon emissions, and is contained in Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use. However, recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to the policy has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

Other Indicators

Table 17: Renewable Energy Generation

Environmental Quality		
E3	Renewable energy generation ²⁶	
	Installed Capacity (MW) 2015/16	Potential Sites - Installed capacity (MW) at 31/03/2016
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0774	0.0230
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group, 2016)

- 8.20 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge provided by Cambridgeshire County Council. This monitoring information looks at non domestic installations.
- 8.21 Renewable energy generation data from Cambridgeshire County Council for 2015/2016 shows that between April 2015 and March 2016, the total installed capacity of photovoltaic panels rose by 0.9774 MW, with further potential for 6MW of biomass (at the Energy Innovation Centre at Addenbrooke's Hospital) and a further 0.0230 MW from photovoltaic panels. While this monitoring is helpful in tracking renewable installations in Cambridge, it still does not capture all information

²⁶ The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.

about the installed renewable energy capacity of the city. For example, it is not clear whether this captures information regarding the renewable technologies being installed to meet the requirements of Policy 8/16 of the local plan, or those installations that do not require planning consent. For example, many householder installations will not require planning consent, and since the introduction of the Feed in Tariff, installation rates have increased. In addition, some technologies are not included in the monitoring such as ground source heat pumps, which means that installed capacity of renewables is likely to be higher than suggested. By way of example, the AstraZeneca scheme on the Cambridge Biomedical Campus includes one of the largest ground source heat pump arrays in the Europe.

- 8.22 The table below shows the amount of new residential development within 30 minutes public transport and/or walking distance of key services. These are figures for the 2015/16 monitoring year. The information gathered is based on real time travel data between 7am and 9am (9am to 12am for doctors and hospital appointments) and assumes a 4.8 km/hr walking pace if it is considered quicker to walk than use public transport. This scenario is more likely when travelling to primary schools and local retail centres.

Table 18: Accessibility of Services 2015/16

Accessibility of Services 2015/16	
Amount of completed new residential development (within the 2015/16 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.	
Key Service	% of population who are within 30 minutes public transport or walking time of Key services
GP Surgery	100%
Hospital with A & E	88.3%
Hospital with Outpatients	88.3%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

- 8.23 Only a very small proportion of the dwellings completed are situated more than thirty minutes away from key services by public transport and/or walking, these results are unsurprising due to the compact nature of the city. As the growth areas in the city are developed, access to such facilities will need to be reassessed to determine what facilities may be needed in the future.
- 8.24 88.3% of the new developments in Cambridge are within thirty minutes of a Hospital with an accident and emergency (A&E) or an outpatients facility. Most of the developments that were not within 30 minutes journey time were small infill developments or redevelopments of small sites, predominantly in the North of the

City. This result is understandable given the fact that Addenbrooke's and by consequence, the outpatients facility, is situated in the South of the City. 23.1% of the new developments could still access A&E and outpatients facilities when the journey time was reduced to 15 minutes. These developments were understandably in the South of the City, around Trumpington and Cherry Hinton.

Conclusion and Actions

- 8.25 Network Rail's planning application to build a new railway station at Cambridge Northern Fringe East was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station is due to open in May 2017.
- 8.26 The Greater Cambridge City Deal was signed by Central Government, Council leaders, businesses and the University of Cambridge and aims to secure hundreds of millions of pounds for Cambridge and South Cambridgeshire. The Greater Cambridge City Deal aims to ensure that the success of the area continues by investing in transport infrastructure, housing and skills needed to provide future economic growth. The first £100m of funding was made available for transport improvements in the five years from April 2015.
- 8.27 The Greater Cambridge City Deal Board approved construction of the first phase of the Chisholm Trail on 10 November 2016 (subject to planning permission). A planning application for phase one was submitted to Cambridgeshire County Council in July 2016. Phase one will see construction of the trail from the River Cam to Coldhams Lane.
- 8.28 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The scheme is scheduled to start in March 2017 and preparatory work is already underway.
- 8.29 Recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy efficiency as part of their local plans. A proposed modification to Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use has been put forward to the Inspector, which seeks to retain the carbon reduction approach for new housing until such time as the changes to regulation required to implement the outcomes of the Housing Standards Review have taken place.

9. Areas of Major Change

- 9.1 A number of urban extensions have been allocated around Cambridge and sites such as the Station Area have been earmarked for redevelopment. These areas will be the focus of substantial development over the next 10–20 years. As well as providing residential accommodation, the development of these communities will need to provide a mix of uses appropriate to their scale to ensure the most sustainable development possible.
- 9.2 The vision for the urban extensions is to provide high quality, sustainable design, housing people can afford, thriving local neighbourhoods with good local facilities, green open spaces and the priority of travel by non-car modes.
- 9.3 There are six areas of major change in the Cambridge Local Plan 2006:
- Cambridge East;
 - Southern Fringe;
 - Northern Fringe East;
 - Maddingley Road/Huntingdon Road;
 - Huntingdon Road/Histon Road;
 - Station Area.

Updates on the progress of these areas can be seen below. Two of these areas, Cambridge East and North West Cambridge are currently addressed by Joint Area Action Plans produced by Cambridge City Council and South Cambridgeshire District Council.

- 9.4 The majority of these sites straddle the Cambridge/South Cambridgeshire local authority boundaries. This chapter deals with the parts of development which are in the Cambridge City Council local authority area. Development in South Cambridgeshire is monitored through their Annual Monitoring Report. The cross-boundary nature of these urban extensions has given rise to a significant level of ongoing joint working between Cambridge City Council and South Cambridgeshire District Council. Once built out, the urban extensions will remain split between the two local authority areas.

Cambridge East

Wing

- 9.5 The 2008 Cambridge East Area Action Plan (AAP) identified this site as a new urban quarter of approximately 10,000 to 12,000 dwellings and associated infrastructure. Most of this site will not now come forward for development before 2031. The Local Plan 2014: Proposed Submission safeguarded this land for development after 2031 through Policy 12: Cambridge East. South Cambridgeshire District Council has a similar policy in its submitted plan (Policy SS/3). It should be noted that these two policies in the respective draft local plans only replace two policies in the Cambridge East Area Action Plan (CE/3 and CE/35). The remainder of the policies in the

Cambridge East Area Action Plan would remain extant following the adoption of the new local plans.

- 9.6 In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure in the district of South Cambridgeshire. The landowner has indicated that, subject to securing outline planning permission, construction is anticipated to start on site in 2018, with the first housing completions in 2019. It is anticipated that the development will be completed in 2029.

Land at Coldham's Lane (R41)

- 9.7 Land at Coldham's Lane has been allocated in the Local Plan 2014: Proposed Submission with a potential capacity of 57 dwellings. On 19 November 2014, an outline planning application for 57 residential units was approved at Joint Development Control Committee subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. Application 16/0756/REM has also now been submitted and is pending consideration. A further application (16/1181/FUL) has been submitted in tandem to the aforementioned application for 57 residential units and is also currently pending determination. The site is currently being marketed by Weston Homes as the Eastfields development. This site is identified as Cambridge East – Land at Coldham's Lane and can be found in Table C4 of the housing trajectory (Appendix D).

Land north of Coldham's Lane of Cherry Hinton (R47)

- 9.8 The Inspectors wrote to the councils on 20 May 2015 in relation to three main issues and invited them to undertake additional work to address those issues before the examinations progress further. The councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016.
- 9.9 An updated paper on Housing Needs and Development Strategy, was also prepared. This included an update on the situation in relation to Land North of Cherry Hinton (Cambridge East) where discussions with the two promoters of the site demonstrated that a larger part of the land allocated in the adopted Cambridge East Area Action Plan could come forward for development with the Airport remaining.
- 9.10 The Local Plans submitted in 2014 included a provision across both districts for 460 Homes at Cambridge East. New evidence demonstrated that 1,200 homes could be safely provided, with 780 in Cambridge and 420 in South Cambridgeshire, together with provision of a primary school, a local centre and a spine road between Cherry Hinton Road and Coldham's Lane.
- 9.11 A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton, will require the early provision of the secondary school.
- 9.12 Residential development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach

to the delivery of sufficient secondary school capacity in the area. This site is identified as Cambridge East – Land North of Cherry Hinton and can be found in Table C4 of the housing trajectory (Appendix D). Work to prepare a Supplementary Planning Document is underway.

9.13 Appendix E shows indicators that will be monitored once development is underway.

Southern Fringe

9.14 The Southern Fringe is split into the following areas and illustrated in Figure 7:

- **Cambridge Biomedical Campus (including Addenbrooke's Hospital):** Clinical and biomedical /research and development set to create 9,000 jobs;
- **Clay Farm:** Up to 2,300 dwellings new secondary and primary schools, community, sport and recreation facilities, local shops, public open space, roads, footpaths, cycleways and crossings of Hobson's Brook (07/0620/OUT);
- **Trumpington Meadows (Monsanto):** Approximately 1,200 dwellings, with 40% affordable housing, a primary school with community facilities, local shops, children's play areas and multi-use games area, allotments, footpaths and cycleways and a 60 ha country park (split between Cambridge and South Cambridgeshire District Council);
- **Bell School:** 270 dwellings and 100 bed student accommodation, public open space, allotments footpaths and cycleways; and
- **Glebe Farm:** 286 dwellings including 40% affordable housing, open space, allotment provision and landscaping.

9.15 In summary, progress on the Southern Fringe is well underway with a large number of planning applications approved or in the pipeline.

9.16 The Cambridge Local Plan 2014: Proposed Submission includes a policy on the Southern Fringe to support and guide development – Policy 17: Southern Fringe Areas of Major Change.

Cambridge Biomedical Campus

9.17 Cambridge Biomedical Campus is an international centre of excellence for patient care, biomedical research and healthcare education. It plays a local, regional and national role in providing medical facilities, research and employment opportunities. Significant development is planned at this location and is supported by Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change, in the Local Plan 2014.

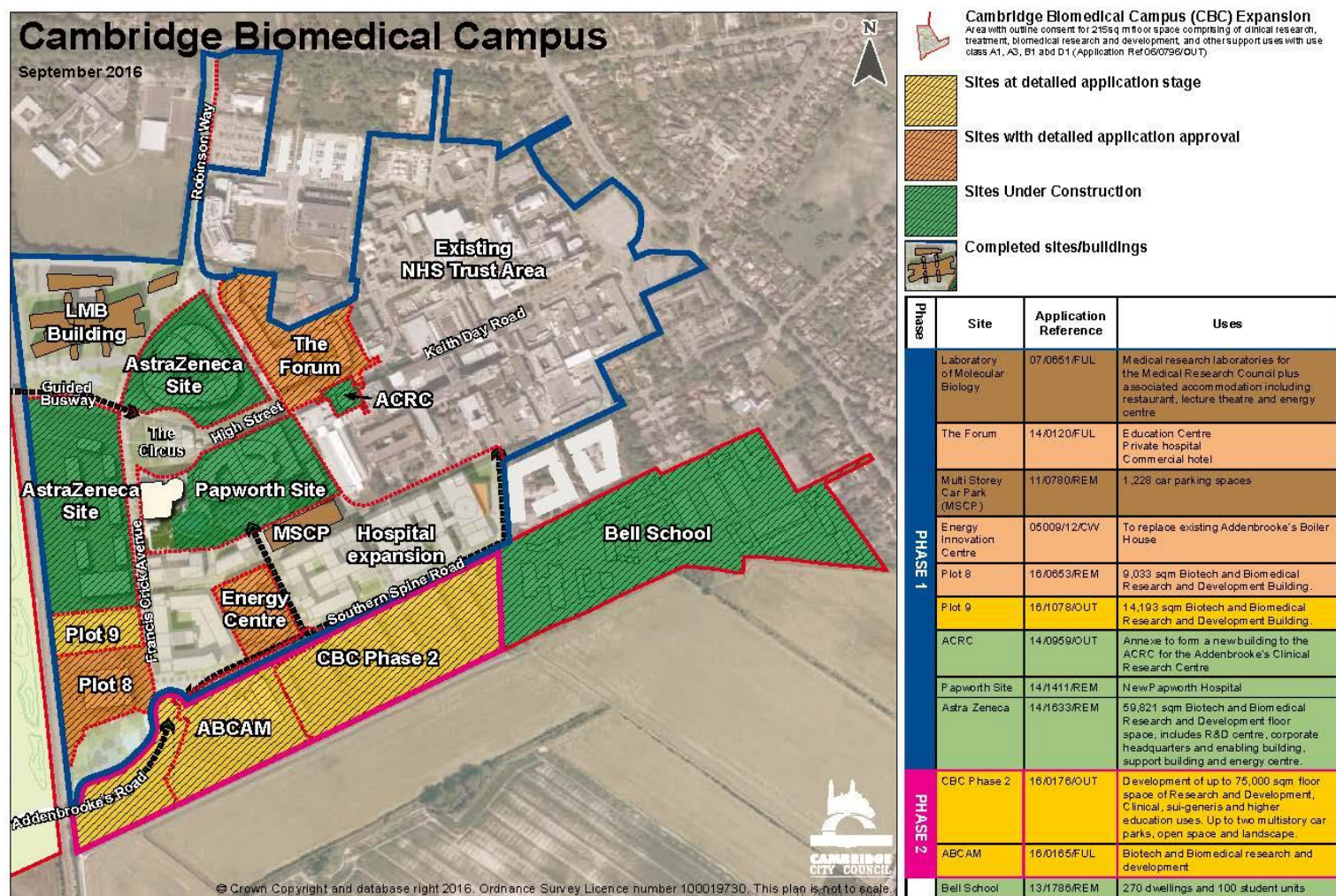
9.18 On 4 February 2015 a reserved matters application (14/1633/REM) was approved at planning committee on behalf of AstraZeneca. The application will provide, a total of 59,821 sqm of biotech and biomedical research and development floorspace, and includes: a research and development centre and corporate headquarters, a research and development enabling building, support building and energy centre, associated parking, hard and soft landscaping, internal roads, supporting facilities and ancillary infrastructure.

9.19 A Reserved Matters application for the relocation of Papworth Hospital was approved at Planning Committee on 3 December 2014 under 14/1411/REM.

9.20 Progress on planning applications at Cambridge Biomedical Campus is as follows:

- Cambridge Biomedical Campus (06/0796/OUT);
- Multi-storey Car Park (11/0780/REM): Completed June 2014;
- The Forum development – private hospital, hotel, conference centre, learning centre, retail (14/0120/FUL);
- LMB Building (07/0651/FUL): Completed and occupied;
- Helipad (10/0094/FUL): Implemented for a temporary period. To be relocated to Emergency Centre in the Long-term;
- Southern Spine Road (12/1304/REM): completed;
- Energy Innovation centre (C/05009/12/CW): approved;
- Papworth Hospital (14/1411/REM): Under construction;
- Astra Zeneca (14/1633/REM): Under Construction;
- Plot 8 (16/0653/REM) 9,033 sqm Biotech and Biomedical Research and Development Building: Approved August 2016;
- Plot 9 (16/1078/OUT) 14,193 sqm Biotech and Biomedical Research and Development Building. Approved subject to a Section 106 agreement;
- ABCAM (16/0165/FUL): Application for the erection of a building for biotech and biomedical research and development and production together with associated supporting headquarters and logistics function along with associated infrastructure. This was approved in August 2016 subject to agreement of a Section 106;
- Cambridge Biomedical Campus Phase 2 (16/0176/OUT): Development of up to 75,000 sqm floor space of research and development, clinical, sui-generis and higher education uses. Up to two multi-storey car parks, open space and landscape. Approved in August 2016 subject to agreement of a Section 106.

Figure 6: Cambridge Biomedical Campus



27

²⁷ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Clay Farm

9.21 All applications for residential accommodation at Clay Farm have now been approved. 2,165 residential units will be built on the site and 680 have already been completed. First occupations at Clay Farm were in May 2013. More information can be found in table C4 of the housing trajectory and the summary of sites in Appendix D.

9.22 Approved planning applications at Clay Farm are as follows:

- 09/0272/FUL for spine road and balancing ponds
- 10/1296/REM for 306 dwellings;
- 11/0698/REM for 128 dwellings;
- 12/0754/REM for 102 dwellings;
- 12/0794/REM for 229 dwellings;
- 12/0867/REM for 274 dwellings;
- 13/0751/REM for 295 dwellings;
- 13/0105/REM for a secondary school;
- 13/0705/REM for 2 dwellings;
- 14/0520/REM for 136 dwellings;
- 14/0093/REM for a community centre and 20 dwellings;
- 13/0912/REM for a public square;
- 14/1736/REM for 165 dwellings;
- 14/1201/REM for 208 dwellings;
- C/05005/13/CC for a primary school;
- 15/0844/REM for 251 dwellings
- 15/1002/REM for 49 dwellings;
- 15/1829/REM for a neighbourhood equipped area of play (NEAP) including a skate park, trim trail, kick about area, landscaping and open space.

Trumpington Meadows

9.23 420 residential units have been completed at Trumpington Meadows. First occupations of residential units at Trumpington Meadows were in August 2012, further progress on the number of completed residential units can be found in the housing trajectory in Appendix D (table C4). The following applications have been approved:

- 11/0073/REM: 164 dwellings that are wholly within the Cambridge City Council boundary. Completed;
- 11/0075/REM: 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. Completed;
- 14/0348/REM: 39 new dwellings, associated internal roads, car parking, landscaping, amenity and public open space. Completed;
- 14/0624/REM: 86 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. Construction is substantially complete;
- 14/2109/REM: 11 new dwellings. Construction is underway;

- 14/1817/FUL: Allotments, Wildlife Trust office and maintenance accommodation.

9.24 Application 16/1769/REM was submitted in October and is currently pending consideration. The application covers Cambridge and South Cambridgeshire local authority areas and is for 393 dwellings including 40% affordable housing.

9.25 Trumpington Meadows Primary School (County Council application S/00506/CC) opened in September 2013. The secondary school, Trumpington Community College on the Clay Farm site opened in September 2016. An extension for Fawcett Primary School adjacent to Clay Farm (County Council application C/05/0005/13/CC) was also completed in 2015.

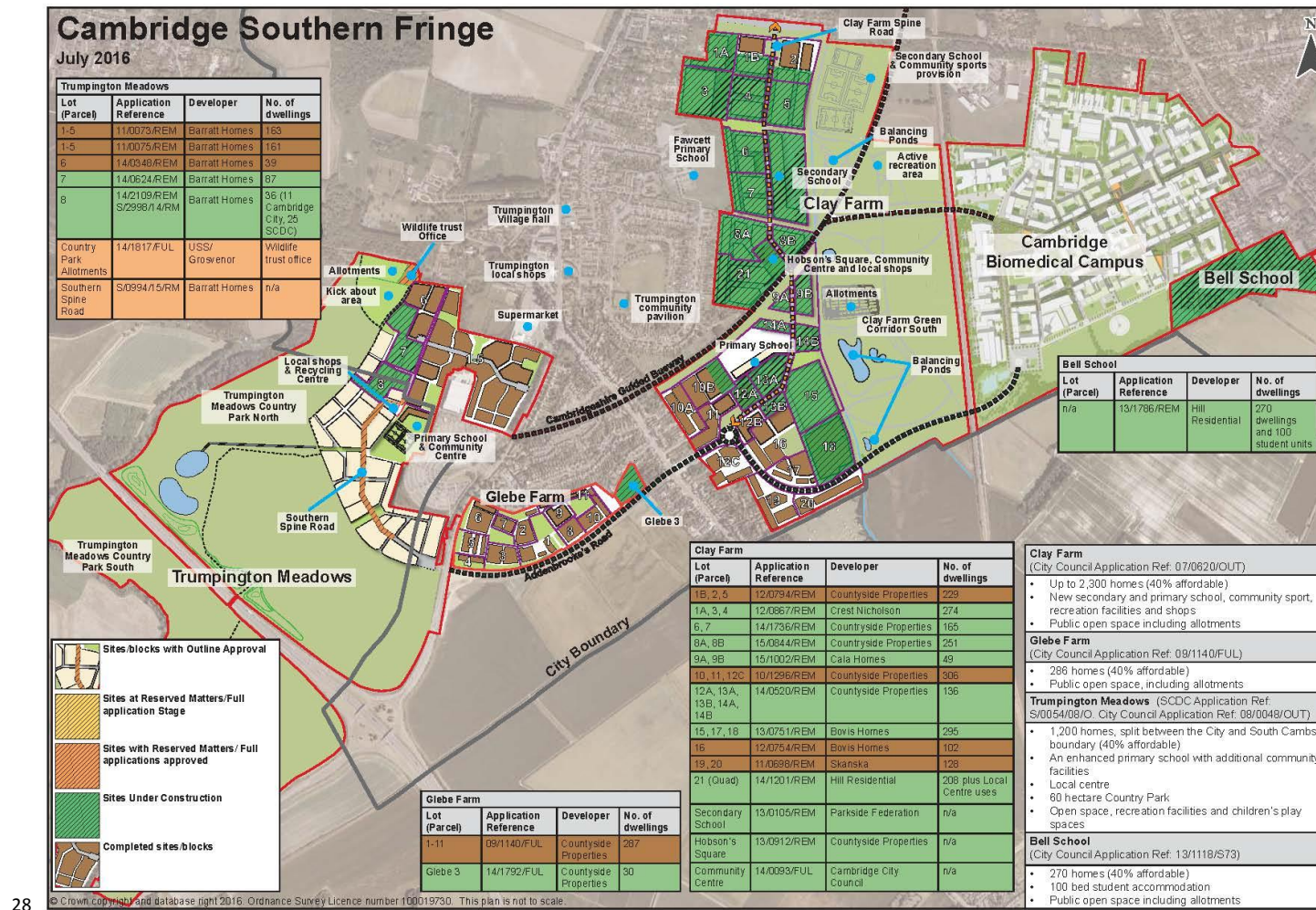
Bell School

9.26 Application 13/1786/REM was approved on 16 April 2014 for 270 dwellings and 100 bed student accommodation at the Bell School site. Construction is currently underway and 21 units were completed in the 2015/16 monitoring year.

Glebe Farm

9.27 Construction at Glebe Farm is nearing completion; only 30 units remain to be built at the site known as Glebe 3 (see table C5 of the Cambridge Housing Trajectory in Appendix D).

Figure 7: Cambridge Southern Fringe



²⁸ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Northern Fringe East

- 9.28 An application was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The station is due to open in May 2017. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. Construction of the Busway link to the railway station started in July 2014. More information can be found in Chapter 8 – Connecting and Servicing Cambridge.
- 9.29 The Local Plan 2014: Proposed Submission has allocated the site for mainly employment-led development through Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change. An Area Action Plan is being developed jointly with South Cambridgeshire District Council. More information on the progress towards the development of the AAP can be found in Chapter 11.

North West Cambridge Site (University development between Madingley Road and Huntingdon Road)

- 9.30 The North West Cambridge Area Action Plan (adopted in 2009) identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of the University of Cambridge. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.
- 9.31 The outline application (11/1114/OUT) (and sister application for the area in South Cambridgeshire: S/1886/11) was approved by the Joint Development Control Committee in August 2012, subject to the completion of a Section 106 agreement which was signed in February 2013. Strategic conditions have been discharged. The applications include 1,500 private market homes, 1,500 key worker homes, 2,000 student bedspaces, 100,000 sqm of employment floorspace, 5,300 sqm gross retail floorspace, 6,500 sqm for a residential institution e.g. a care home; a community centre, police office, primary health care; primary school, nurseries, indoor sports provision and open space and a 130 room hotel.
- 9.32 The following applications have also been approved and construction is currently underway:
- 13/1748/REM: Reserved matters application for a foodstore (2000 sqm net, use class A1) and retail space (use class A1-A4), 117 residential units, comprising 41 one-bedroom key worker units and 76 two-bedroom key

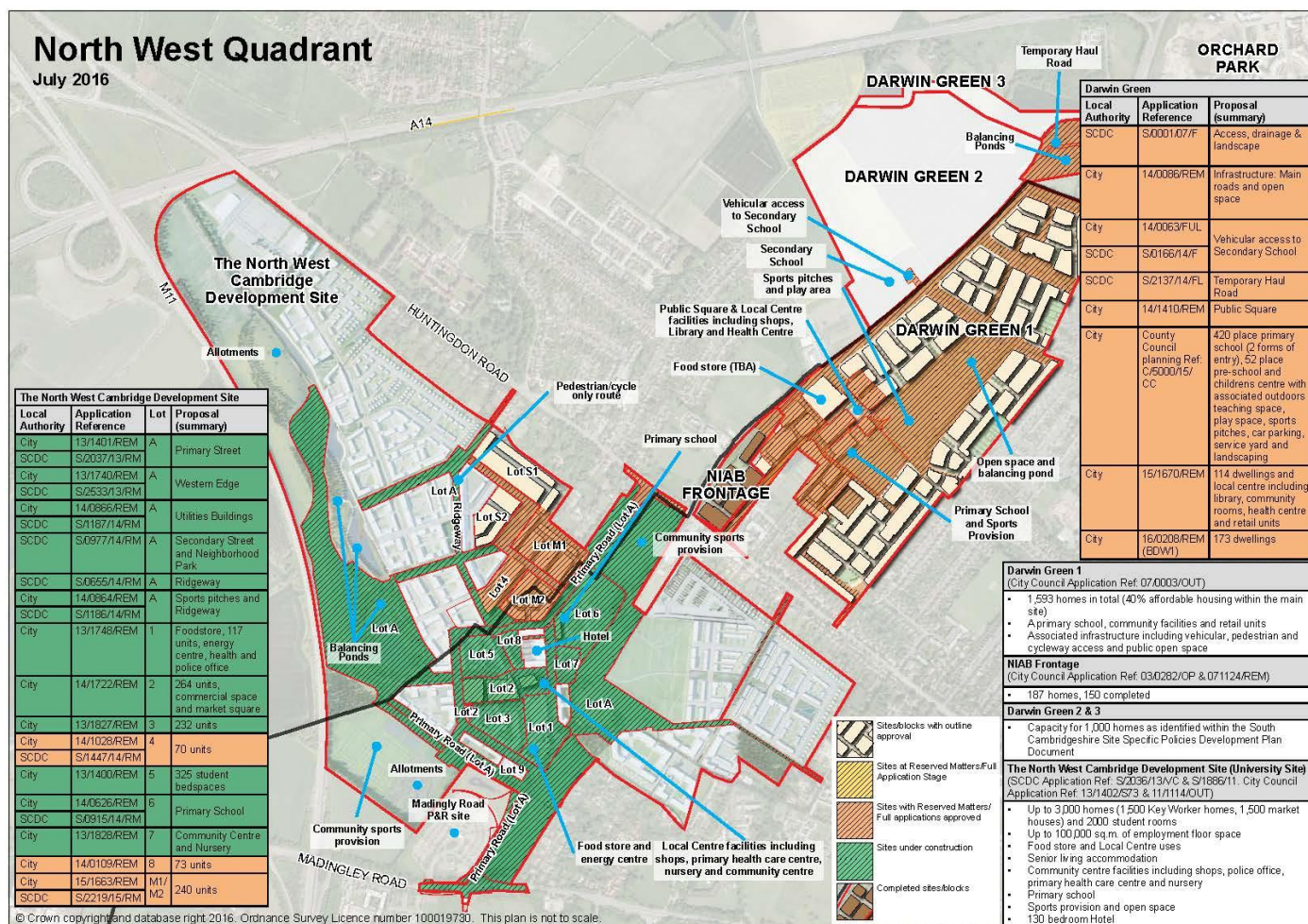
worker units, a primary health care centre (use class D1), a police office (use class B1), a district heating energy centre, access roads, including a bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures;

- 13/1827/REM: Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for 232 residential units, including 87 one-bedroom key worker units, 140 two-bedroom key worker units and 5 four-bedroom shared key worker units, a semi-basement car park and cycle parking, a flexible community space, residential car parking courts for wider local centre uses and the adjacent access lane from the primary street to the residential courts, landscaping, utilities and associated ancillary structures;
- 14/0109/REM: 73 residential units, including 20 one-bedroom key worker units and 53 two-bedroom key worker units, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure pursuant to 13/1402/S73;
- 14/1722/REM: 264 key worker residential units, 1,983 sqm of commercial uses (A1, A3 and A4), flexible social space and ancillary estate office, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structures, pursuant to outline approval 13/1402/S73;
- 13/1400/REM: Post Graduate Accommodation comprising 325 student bed spaces, associated porters lodge, cycle parking, hard and soft landscaping, strategic drainage works, associated ancillary structures, part of strategic green corridor and part of strategic cycle and pedestrian route;
- 14/0626/REM: Three form entry primary school, which incorporates early years provision, and a centre of research and teacher training, along with car and cycle parking, access, hard and soft landscaping, and associated ancillary structures;
- 13/1828/REM: Community centre and nursery, alongside a pedestrianised community square, with cycle parking, landscaping, utilities and associated ancillary structures;
- 13/1740/REM: the formation of part of *Green Corridor 01* from Primary Street to the Western Edge to include formation of swales, planting and associated infrastructure including disabled parking spaces and cycle parking, along with approval for a children's adventure play area and associated equipment and planting;
- 14/0864/REM: Sports and cricket pitches, part of central open space;
- 14/0109/REM: Lot 8 - 73 residential units alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure;
- 15/1663/REM: Site M1/M2 - 240 market residential units (121 in Cambridge) including cycle parking, car parking, landscaping, utilities and associated ancillary structures.

9.33 The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway.

- 9.34 Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.
- 9.35 Appendix F shows indicators that will be monitored once development is underway.

Figure 8: Composite Plan of the University's North West Cambridge Development and NIAB



²⁹ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since it's last publication.

NIAB (Land Between Huntingdon Road and Histon Road)

- 9.36 The outline application for *Land between Huntingdon Road & Histon Road* (NIAB 1, also known as Darwin Green) for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement, which was signed on 18 December 2013.
- 9.37 The first reserved matters application (14/0086/REM) was approved in June 2014. The work proposed under the planning application includes site infrastructure, access roads, pedestrian and cycle paths, services across the site, allotment and public open spaces. A reserved matters application (14/1410/REM) for the public square within the proposed local centre was also approved in December 2014.
- 9.38 An application by the County Council has been made for the primary school (C/5000/15/CC) which was approved in February 2016. A reserved matters application has been submitted for the local centre, including 121 residential units and is under consideration. Applications for the first phases of residential development and the supermarket will follow.
- 9.39 A reserved matters application was approved for the site known as *NIAB Frontage* by the Joint Development Control Committee in May 2008 for 187 dwellings. Construction on the frontage site commenced in 2010 and 153 homes have been completed and are now occupied, 30 homes remain to be built, see Appendix D (Table C4) of the housing trajectory for completion figures.
- 9.40 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 19: Land between Huntingdon Road and Histon Road Area of Major Change.

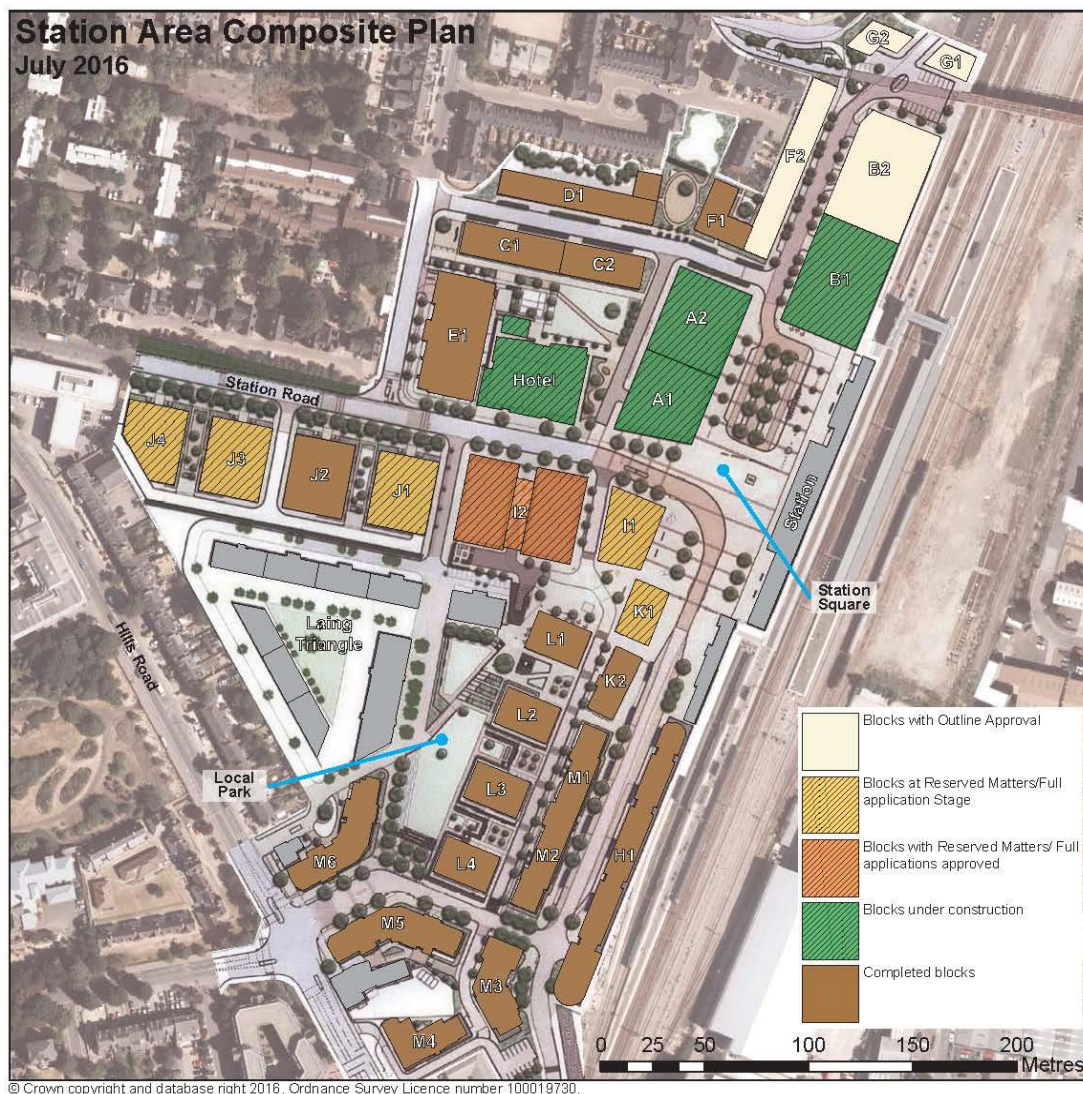
Station Area

- 9.41 The major redevelopment of Cambridge's station area, reported to be worth £850 million, received outline approval in April 2010 (application 08/0266/OUT).
- 9.42 In August 2010, a reserved matters application (10/0810/REM) was submitted. This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide 511 student units in four blocks, two facing the bus interchange, two close to Hills Road and two shops fronting Hills Road and the bus only link road. In association with the submission, applications were also made to seek non-material amendments to the parameter plans approved under the outline planning permission. These related to the use of the upper floors of 125 Hills Road and the basements and footprints of the buildings. This was approved at Planning Committee in October 2010 and is now completed.
- 9.43 A reserved matters submission for the erection of an office building at the junction of Station Road with Tenison Road was submitted in August 2010. Application 10/0797/REM sought to agree the appearance, landscaping, layout and scale of

buildings and spaces to provide an office building (9,808 sqm), a pocket park and a garden. The office building (The Microsoft Building) is now occupied.

- 9.44 A reserved matters application (11/0633/REM) was also approved for four blocks. Blocks L1 to L4 are on a north/south alignment and will be located between Station Road and Hills Road opposite the Warren Close development. The application included commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units were proposed, including 169 flats of which 63 will be affordable homes, these are now occupied. The application also included part of the local park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21 September 2011. Blocks L1 to L4 are now occupied and works are nearing completion on the Fosters Mill conversion.
- 9.45 Further progress on the site this year has seen the completion of a new cycle park with capacity for 3,000 cycles and 231 bed Ibis hotel (application 12/1622/FUL), which opened in September 2016. A new office building facing the railway station to be known as *One The Square* is currently under construction (12/1608/FUL). Works to provide a new Station Square have also been completed in accordance with the approval of reserved matters (13/0806/REM).
- 9.46 Some of the second phase of residential development (the Pink Phase) was completed in the 2015/16 monitoring year by Hill Residential (13/1034/FUL). 137 residential units were completed. Appendix D highlights the anticipated completion dates for the next phase of this development. The work includes the provision of the Northern Access Road to access the Station Square. An application for blocks I1 and K1 proposing 89 residential units was refused at Planning Committee in November 2016. However a further application will be expected later in the year. Pre-application discussions have also commenced with regard to blocks F2, G2, B2 which could deliver 151 residential units. Completion of the Pink Phase is currently expected in 2020/21.
- 9.47 The new offices at Twenty Two Station Road is now occupied by engineers Mott MacDonald, law firm Birketts and other Cambridge based companies. This will facilitate the redevelopment of the Murdoch House site (Block I1) and allow the delivery of the second/final phase of Station Square.
- 9.48 More information regarding progress on this site can be found at: <http://www.cb1cambridge.eu/>
- 9.49 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 20: Station Areas West and Clifton Road Area of Major Change.

Figure 9: Station Area Composite Plan



Block/Site	Application Reference	Description
Station Square	13/0660/REM	Layout of new station square
Block A1 / A2	12/1608/FUL	Office building plus retail/caf� & restaurant floor space (One, The Square)
Block B1	12/1622/FUL	Hotel and multi-storey cycle park
Block B2	-	No details yet
Blocks C1 / C2, D1 / F1	13/1034/REM	137 residential units
Block E1	10/0797/REM	Office building (Microsoft)
Block F2	-	No details yet
Block G1 / G2	-	No details yet
Block H1	12/1445/REM	Student accommodation (354 units) plus retail floor space
Block I1 / K1	15/1759/FUL	Office floor space, retail, caf�/restaurant floor space and 69 residential units
Block I2	15/0906/FUL	Office and retail/caf� floor space
Hotel	13/1461/FUL	169-room hotel
Block J1	15/1522/FUL	Office building
Block J2	12/1237/REM	Office building
Block J3	15/0864/FUL	Office building
Block J4	15/2271/FUL	Office building
Blocks L1 / L2 / L3 / L4 / K2	11/0833/REM	169 residential units plus retail space and a community room
Blocks M1 / M2, M5 / M6	10/0810/REM	Student accommodation (511 units), student recreational facilities and retail space
Blocks M3 / M4	11/1537/REM	Student accommodation (232 units) plus associated facilities
Local park	13/0058/FUL	Site clearing and landscaping

Station Area
(Application Ref: 08/0266/OUT)
<ul style="list-style-type: none"> 331 residential units (40% affordable homes) 1,250 student units 53,560m² Class B1a (office) floor space 5,255m² Class A1/A3/A4 and/or A5 (retail) floor space 6,658m² polyclinic 86m² D1 (art workshop) floor space 1,753m² D1 and/or D2 floor space - gym, nursery, student/community facilities 7,466m² hotel A new transport interchange and station square Highway works (incl. improvements to the Hills Road / Brooklands Avenue and Hills Road / Station Road junctions) and new/improved private and public spaces.

³⁰ Source: <https://www.cambridge.gov.uk/where-cambridge-is-growing>. Please note that this is an indicative map and progress on these sites may have occurred since its last publication.

Use of Policies

- 9.50 Use of the policies in this chapter are determined by the progress of development within specific growth areas as they are used in deciding applications for the urban extensions. This year, Policy 9/5 Southern Fringe was used 18 times, this reflects progress made in this area.
- 9.51 As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs were developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road respectively. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.

New Areas of Major Change – Identified in the Local Plan 2014: Proposed Submission

- 9.52 Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change. This policy supports the redevelopment and/or expansion of the area, for retail and leisure use, alongside residential and student accommodation. Preparation of a Supplementary Planning Document to support the Policy will begin in 2017.
- 9.53 Policy 15: South of Coldham's Lane, identified in the Local Plan 2014: Proposed Submission seeks the wider regeneration of the area with appropriate redevelopment and the creation of an urban country park to serve the east of the city. A masterplan and transport assessment will need to be developed and submitted before any planning application is submitted.
- 9.54 Policy 20: Station Areas West and Clifton Road Area of Major Change supports the regeneration of this area including the development of a multi-modal transport interchange, residential and employment uses and the inclusion of open space, community facilities and hotel uses.
- 9.55 Policy 26: Site Specific development opportunities in the Cambridge Local Plan 2014: Proposed Submission seeks to release the following land for development:
- sites GB1 and GB2 (Land North and South of Worts' Causeway), are to be released from the Cambridge Green Belt for residential development of up to 430 dwellings;
 - sites GB3 and GB4 (Fulbourn Road West 1 and 2), to support the development of employment uses.
- 9.56 All of these policies have been the subject of hearing sessions as part of the Cambridge Local Plan 2014 examination. Further information on this and the progress of the Local Development Scheme can be found in Chapter 11.

Conclusion and Actions

- 9.57 A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.
- 9.58 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with first residential occupations on all sites. 30 residential units remain to be built at Clay Farm. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2016/17.
- 9.59 Anticipated delivery of residential units at North West Cambridge shows an unusually large estimated completions figure in 2017/18 (see Appendix D, Table C4). This increase in delivery is due to anticipated completions on the University's North West Cambridge site. Given the specific circumstances at North West Cambridge, this is not considered unreasonable on the basis that a number of large flatted developments have planning permission and are currently under construction. This site is not comparable to other housing sites in the City.
- 9.60 The Local Plan 2014: Proposed Submission has allocated the Northern Fringe East for mainly employment-led development. Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change requires an Area Action Plan to be developed jointly with South Cambridgeshire District Council to support this policy. See Chapter 11 for more information.

10. Implementation

- 10.1 This local plan chapter sets out how the proposals and policies of the local plan will be implemented in order to fulfil the objectives of the Plan. It highlights how these proposals and policies will enable development to occur in a way which will benefit residents, businesses, students and tourists, thus supporting the city's role in the sub-region.
- 10.2 The local plan sets out a vision for the continued growth and development of Cambridge until 2016, by creating the opportunities and framework for development to take place. Delivery of the vision relies on partnership working and consultation between the council and a variety of other stakeholders including other local authorities, agencies, landowners, developers and residents.
- 10.3 This chapter provides an update of the progress on the Community Infrastructure Levy (CIL).

Use of Policies

- 10.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 41 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is essential throughout the progress of a development proposal from pre-application to permission.

Target Based Policies

- 10.5 There are no specific target based policies associated with this topic.

Community Infrastructure Levy (CIL)

- 10.6 The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013, 2014, 2015, and 2016). Essentially, it allows local authorities to levy a charge on new development in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements, green spaces, etc.
- 10.7 It was agreed at Development Plan Scrutiny Sub Committee on 22 March 2011, that the council's CIL approach would be prepared and taken forward in parallel with the local plan review. It is anticipated that the CIL will be adopted in 2017.
- 10.8 In order to mitigate the impact of new development, the council currently collects contributions towards infrastructure provision from new developments in the form of planning obligations, sometimes referred to as Section 106 (S106) Agreements. CIL is intended to supplement (not replace) other funding streams. A number of

contributions will still be acquired through S106 Planning Obligations. These include affordable housing requirements and site-specific on-site infrastructure. The Government considers that the CIL is a more transparent and simple method of collecting funds for infrastructure to support development than the current system of planning obligations (S106).

- 10.9 Since 6 April 2015, new regulations³¹ came into effect which require S106 contributions to be focused on specific projects, with no more than five new contributions agreed for any one project.
- 10.10 CIL allows local authorities to raise funds from developers via a charging schedule for a wide range of infrastructure. The levy takes the form of a standardised charge (which is set locally) applied per square metre of new development. CIL breaks the direct link between development and infrastructure provision, which gives the council and beneficiaries of CIL monies more flexibility over what infrastructure funding may be spent on. CIL monies can be spent on any identified infrastructure need (unlike S106 Agreements which require a direct link between the development and any infrastructure project).
- 10.11 The levy is based on economic viability and is intended to encourage development by creating a balance between collecting revenue to fund infrastructure and ensuring the rates are not so high that they discourage development.
- 10.12 The CIL Regulations are clear that in setting rates, the charging authority must aim to strike an appropriate balance between:
- a. The desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
 - b. The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- 10.13 The Charging Schedule has to be informed by an appropriate evidence base. In order to adopt a sound Charging Schedule the council must, or is recommended to:
- Have an up to date local plan for the area - In Cambridge, the CIL Charging Schedule has been worked up and tested alongside the emerging Cambridge Local Plan 2014;
 - Identify a local infrastructure funding gap – Evidence of this is provided in the Cambridge and South Cambridgeshire Infrastructure Delivery Study 2012 and subsequent update in 2013;
 - Demonstrate the proposed CIL rates will not unduly affect the viability of planned development across the city - Viability of planned development across the city has been taken into account in a suite of viability documents produced on behalf of the council. These are the Cambridge City Council Local Plan – Community Infrastructure Levy Viability Assessment; the Cambridge City

³¹ The Community Infrastructure Levy (Amendment) Regulations 2014

Council Local Plan - SHLAA and Potential Site Allocations High Level Viability Assessment; the Cambridge City Council Local Plan – Student Housing Affordable Housing Study; and the Cambridge City Council Local Plan – Small Sites Affordable Housing Viability Study. These documents are available alongside and should be read in conjunction with the Draft CIL Charging Schedule: Submission Version. These can be found at the following link: <https://www.cambridge.gov.uk/community-infrastructure-levy>.

- 10.14 The first formal round of consultation, the Preliminary Draft Charging Schedule (PDCS), took place between 18 March and 29 April 2013. A total of 73 representations were received from 23 respondents. A complete list of respondents, the full consultation responses and a detailed assessment of the responses can be found in the background documents in the CIL pages of the council's website: <https://www.cambridge.gov.uk/community-infrastructure-levy>. These representations have provided the basis for the development of the council's Draft Charging Schedule, which was subject to a second formal round of consultation between 28 October and 9 December 2013.
- 10.15 The Draft Cambridge CIL Charging Schedule is proposing to levy CIL in respect of development for the following rates:

Table 19: Draft CIL Charging Schedule

Use	Charge £/sqm
Residential (C3; C4 including sheltered accommodation)	£125
Retail (A1–A5 and sui generis uses akin to retail*)	£75
Student Accommodation	£125
All other development including B, C1, C2 and D class uses	£0

* sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs.

- 10.16 Table 20 outlines the key stages and timetable for the adoption of CIL, as the examination of the CIL cannot commence until after the adoption of the Cambridge Local Plan 2014, some dates have recently been changed to reflect the progress of the Cambridge Local Plan Examination. More information on the progress of this can be found in Chapter 11:

Table 20: CIL Timetable

Stage	Date
CIL Preliminary Draft Charging Schedule Consultation	18 March 2013 – 29 April 2013
CIL Draft Charging Schedule Consultation	28 October 2013 to 9 December 2013
Submission of Draft Charging Schedule to Planning Inspectorate for Examination in Public	28 March 2014 (same time as local plan)
CIL Examination	To follow the examination of the Local Plan in 2016
Inspector's Report	2016/17
Adoption (subject to Inspector's Report)	2017
Commencement of CIL	2017/18

- 10.17 Government regulation requires that the council report certain monitoring information on the Community Infrastructure Levy as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended). This monitoring is to commence once the Community Infrastructure Levy has been adopted by the council. To date, as illustrated in Table 20 above, this is not expected to occur until 2017/18.

Planning Obligations Strategy SPD

- 10.18 The council has consulted upon a new Planning Obligations Strategy Supplementary Planning Document (SPD). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD after the Local Plan 2014 has been adopted.
- 10.19 Planning Obligations are not a tariff-based system like the Community Infrastructure Levy. Planning obligations are legally binding agreements entered into between a Local Authority and a developer under section 106 of the Town and Country Planning Act 1990. They are private agreements negotiated between planning authorities and persons with an interest in a piece of land. They are intended to make development acceptable that would otherwise be unacceptable. They provide the mechanism by which measures are secured to mitigate the impact of development on facilities and infrastructure that are geographically or functionally related to it.

10.20 Planning obligations do this through:

- Prescribing the nature of a development e.g. by requiring affordable housing;
- Securing a contribution from a developer to compensate or re-provide for loss or damage created by a development e.g. through the transfer of land, requiring of a commuted payment to be made, requiring new habitats to be created etc.; and
- Mitigating a development's impact on the locality e.g. through the securing of environmental improvements and the provision of both on and off-site infrastructure and facilities to serve the development such as new roads and junction improvements which, without the proposed development taking place would not be required.

Conclusion and Actions

10.21 The implementation of the Community Infrastructure Levy is being progressed in line with the production of the Cambridge Local Plan 2014, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2017/18.

10.22 The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

11. Local Development Scheme

11.1 This chapter is split into nine parts and predominantly focuses on the progress of the Local Plan (development of the Cambridge Local Plan 2014), and other development plan documents and supplementary planning documents. This chapter elaborates on the following topic areas:

- Government Changes;
- Joint Working and Duty to Cooperate;
- Local Plan Review;
- Examination;
- Evidence Base;
- Reference Documents Library;
- Planning Policy Documents;
- Neighbourhood Development Orders and Neighbourhood Plans;
- Saved Local Plan Policies in the 2006 Local Plan.

Government Changes

Written Ministerial Statements

11.2 Between November 2014 and March 2015 and since the submission of the Cambridge and South Cambridgeshire Local Plans (in March 2014), the Government has published a number of Written Ministerial Statements, which had the potential to affect the policies contained within the Cambridge and South Cambridgeshire Local Plans.

11.3 The relevant Written Ministerial Statements and other announcements are as follows:

- 28 November 2014: Written Ministerial Statement from the Minister of State for Housing and Planning³². Topics covered of relevance to local plan policies include provision of affordable housing on small sites (less than 10 dwellings);
- 18 December 2014: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)³³ – Sustainable Drainage Systems, which cover the new planning regime for the use of sustainable drainage systems in new development;
- 2 March 2015: Written Ministerial Statement by Brandon Lewis MP DCLG³⁴, this changes planning policy to enable starter homes for first time buyers;
- 25 March 2015: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)³⁵, topics covered of relevance to local plan policies include solar energy, car parking, residential

³² <http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf>

³³ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCS161/>

³⁴ <https://www.gov.uk/government/speeches/starter-homes>

³⁵ <https://www.gov.uk/government/speeches/planning-update-march-2015>

space standards, zero carbon standards, water efficiency, and accessibility standards. Further amendments were contained in *HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)*³⁶, specifically postponement of national zero carbon policy and the abolition of the Allowable Solutions element of zero carbon policy.

- 18 June 2015: Written Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning³⁷, this covers planning issues related to onshore wind turbines.

11.4 Two further announcements in March and August 2015 also confirmed:

- 26 March 2015: A revision to the National Planning Practice Guidance – Housing and economic development needs assessment section (paragraph 21) was implemented. This reflected the Government's ambition to enable more people to build their own home. This will require Local Planning Authorities to identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes. This relates to the Self-build and Custom Housebuilding Act 2015³⁸, which requires local planning authorities to compile a register of persons seeking to acquire land. The Act also requires local authorities to have regard to the demand on their local register when exercising their planning and other relevant functions.
- 31 August 2015: The document Planning Policy for Traveller Sites³⁹ was published, which redefines 'traveller' in planning policy to exclude those who no longer travel permanently.

11.5 As a result of the above Written Ministerial Statements and as part of the further work undertaken by the councils to address the Inspectors' concerns, the councils undertook an audit of the changes required to policies in the Local Plans and proposed modifications to the Plans. The consultation on these proposed modifications was held between 2 December 2015 and 25 January 2016. Further information on the Proposed Modifications Consultation can be found in paragraphs 11.38 to 11.40.

Neighbourhood Planning

11.6 The Government has recently introduced changes to Neighbourhood Planning Regulations to make it easier for residents and businesses to produce a neighbourhood plan. As a result of these changes councils must designate the neighbourhood area within the prescribed periods. In the City, this period is 13 weeks. Councils must also decide upon an application to designate a neighbourhood forum (a group set up to lead neighbourhood planning in areas where no parish councils are present) within 13 weeks.

³⁶ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

³⁷ <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-06-18/HCS42>

³⁸ <http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted>

³⁹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

- 11.7 In addition, if the majority of those who vote in a referendum on a neighbourhood plan are in favour of the draft neighbourhood plan then it must be made (brought into legal force) by the local planning authority within 8 weeks of the referendum.

Devolution

- 11.8 The Council has been working with its partner local authorities in Cambridgeshire and Peterborough to progress the Cambridgeshire and Peterborough Devolution process. Formal consultation took place in Summer 2016 on the proposal to establish a combined authority across Cambridgeshire and Peterborough. During November 2016, the Councils have taken reports through relevant committees to consider whether to consent to the Secretary of State to make an Order to create a Cambridgeshire and Peterborough combined authority with an elected Mayor. This Order would then need to be laid before Parliament.
- 11.9 The Devolution proposals would deliver a range of funding and powers, including a new £20 million annual fund for Cambridgeshire and Peterborough for the next 30 years (£600 million), to support economic growth, development of local infrastructure and jobs, £100 million for the next five years for non-Housing Revenue Account (HRA) affordable, rent and shared ownership units across Cambridgeshire and Peterborough including Community Land Trusts. An additional £70 million fund the next five years for affordable housing in Cambridge which will be used in its entirety to build new council homes.
- 11.10 Once the draft Order is approved by all Councils in Cambridgeshire and Peterborough, it will enter the Parliamentary scrutiny process. The current timetable for progressing Devolution indicates that the Order would be approved by January 2017, with the combined authority established in February 2017, and the election of a Mayor for the combined authority in May 2017.

Joint working and Duty to Co-operate

- 11.11 In line with Section 33A of the Planning and Compulsory Purchase Act 2004, the NPPF states that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. Cambridge City Council and South Cambridgeshire District Council have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and with other Duty to Co-operate bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross-boundary matters. Both councils consider that the Local Plans have been prepared in accordance with the Duty to Co-operate set out in Section 33A of the Planning and Compulsory Purchase Act 2004 and are also consistent with the NPPG.
- 11.12 The councils have submitted statements of compliance with the Duty to Co-operate. These documents set out the councils' extensive engagement with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. Additionally,

a statement of co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities sets out how the organisations will continue to co-operate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced and submitted a Joint Position Statement on foul water and environmental capacity in relation to proposed development within South Cambridgeshire.

- 11.13 In accordance with the Duty to Co-operate, the councils have worked together to prepare joint evidence base documents, topic papers, hearing statements, statements of common ground and their respective and complementary local plans on similar timescales to set out a clear development strategy for the Greater Cambridge area. At member/councillor level, the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group and the Cambridge and South Cambridgeshire Joint Strategic Transport and Spatial Planning Group have met specifically to address issues affecting the long-term planning of Cambridgeshire. Regular officer-level meetings have also taken place throughout the plan-making stages and continue to take place.
- 11.14 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on progressing work from the Issues and Options stages of the local plans and Transport Strategy through to the local plans' submission and the Transport Strategy's adoption and beyond. A key part of developing and delivering a sustainable development strategy has involved the Transport Strategy's preparation, which takes into account planned growth. Given the close linkages between planning for growth and development and for transport and accessibility, the Plans and the Transport Strategy must ensure that growth can be accommodated in the most sustainable way, ensuring that people can access the services and facilities they need in an efficient and affordable way. An important aspect of identifying the preferred development strategy involved the testing of transport implications through modelling to assess likely implications of development in terms of impact on network, journey time, commuting patterns and impacts on accessibility. This testing also considered what measures and enhancements might be put in place to help mitigate impacts of development and enhance accessibility. During the preparation of the Transport Strategy, Cambridgeshire County Council also engaged with adjoining highways authorities.
- 11.15 Local authorities are responsible for setting the level of housing and employment provision for their areas, based on a clear understanding of the relevant housing market area and functional economic market area. The authorities forming the Cambridge Sub Region Housing Market area prepared a joint Strategic Housing Market Assessment (SHMA) as part of fulfilling the Duty to Co-operate. The Cambridgeshire authorities, together with Peterborough City Council, then agreed a Memorandum of Co-operation which was published in May 2013. Building on the local authorities' strong legacy of joint working, the Memorandum demonstrates that the full objectively assessed needs of the Cambridge Sub-Region housing market area identified in the SHMA will be met. It also sets out the vision and objectives for the long-term development of the area, an overview of the evidence

for future levels of growth, and the broad spatial approach that will help realise the vision and the area's growth needs.

- 11.16 This Memorandum of Co-operation has already been subject to scrutiny through the examinations of Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan (adopted April 2015). Fenland's Inspector's Report and East Cambridgeshire's Inspector's Interim Conclusions both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
- 11.17 The plans together provide a coherent development strategy for the Greater Cambridge area. Both Councils have committed to meeting their objectively assessed housing development needs in full in their respective areas. The phasing of development outlined in the submitted Plans follows the development sequence. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.
- 11.18 In September 2014, the Councils also agreed a further Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory. The Memorandum of Understanding supplements the Memorandum of Cooperation of May 2013, under which the Councils have committed to meeting in full their objectively assessed needs within their respective areas, as required by the NPPF.
- 11.19 This Memorandum responds to a number of changes in circumstances since the Local Plans were submitted. A Main Modification proposed as a result of the Memorandum of Understanding was set out in the Council's joint hearing statement for Matter 1: Legal Process and Requirements⁴⁰. The merits of the Memorandum of Understanding were considered at the Local Plans Examination in November 2014. The Councils' consulted upon the principles of a joint housing trajectory as part of the Proposed Modification Consultation between December 2015 and January 2016. This joint trajectory can be found at the end of Appendix D.

Local Development Scheme

- 11.20 The council must prepare a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period detailing the timetable required to produce the Development Plan documents. The most recent LDS was

⁴⁰ <https://www.cambridge.gov.uk/matter-1-legal-process-and-requirements>

adopted in November 2015 and covers the period to 2018. A timetable for the Cambridge Northern Fringe AAP and the Local Development Scheme was approved by Development Plan Scrutiny Sub Committee on 17 November 2015. More information on this can be found in Table 21 and Table 24.

11.21 The main documents in the current Development Plan for Cambridge are:

- Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents;
- the Cambridge Local Plan 2006;
- the Cambridge East Area Action Plan (2008); and
- the North West Cambridge Action Area Plan (October 2009).

11.22 The above Development Plan Documents are currently being used by applicants and Development Management to inform and make decisions on planning applications in the Cambridge area. In particular, the North West Cambridge Area Action Plan is used to inform development on the North West Cambridge area of Major Change (see Chapter 9, North West Cambridge Site). The Cambridge East Area Action Plan is currently being utilised to inform the development of the Wing site, which is predominantly in South Cambridgeshire; Land North of Coldham's Lane and Land North of Cherry Hinton (see Chapter 9, Cambridge East).

11.23 On completion of the review of the current local plan, the development plan for Cambridge will comprise the following documents:

- The Cambridge Local Plan 2014 and policies map;
- Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents
- The North West Cambridge Area Action Plan (2009);
- The Cambridge East Area Action Plan (2008); and
- Cambridge Northern Fringe East Area Action Plan (once adopted in 2017).

Local Plan Review

11.24 The Council agreed to prepare a new Local Plan in 2011. The preparation of a local plan involves a number of stages including public consultation. This is to ensure that it is robust and comprehensive. Key stages in the process are:

- *Preparation of Evidence Base:* preparation and completion of various studies which will be used to inform issues and options and policy development;
- *Consultation on Issues and Options:* identification of relevant issues and options for the future development and protection of the city. Consultation with relevant stakeholder groups and with the wider public;

- *Consultation on Site Options* (Issues and Options 2): consultation on joint sites with South Cambridgeshire District Council for housing and employment development, sites within the city's urban area for a ranges of uses, residential space standards, car and cycle parking standards, and designation of land for protection of particular uses, e.g. Protected Open Space;
- *Proposed Submission Consultation*: consultation on the draft Plan;
- *Submission*: submission of the Local Plan to the Secretary of State;
- *Examination*: an independent Government Inspector considers the 'soundness' of the document in a public examination and produces a report; and;
- *Adoption*: formal adoption of the Local Plan by the council.

11.25 The main schedule for these stages are as follows:

Table 21: Local Development Scheme Timetable

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2017 ⁴¹

11.26 The Issues and Options stage has been completed and a consultation on the Issues and Options Report ran for six weeks between 15 June and 27 July 2012. The Issues and Options Report set out a series of issues and options relating to the future planning and development of the city over the 20 years and asked for the public's views including from local residents and other key stakeholders. All documents were available on the council's website and at local libraries for people to view. A series of exhibitions were also held across the city and over 11,000 comments were received from 858 respondents.

11.27 The next stage was the Issues and Options 2 consultation (site options) which ran from 7 January to 18 February 2013. The document was split into two parts. Part 1 of this second stage of Issues and Options consultation was a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also included options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It built on the

⁴¹ The estimated adoption date is dependent on the Inspectors' programming of further hearing sessions and requests for additional information.

Issues and Options consultation that took place in summer 2012 and provided background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council consulted on site options for the urban area of Cambridge, including a range of uses for possible site allocations, and picked up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document also included designations of land for a range of purposes e.g. protected open space. This stage of consultation received over 6,400 representations.

- 11.28 The Cambridge Local Plan 2014: Proposed Submission was then drafted taking into account representations from both of the previous consultations. A public consultation was held between 19 July and 30 September 2013. The consultation ran parallel to the South Cambridgeshire Local Plan: Proposed Submission consultation and the Cambridgeshire County Council Transport Strategy for Cambridge and South Cambridgeshire. Approximately 3,000 representations were received.
- 11.29 In total, nearly 21,000 representations were received for all three stages of public and stakeholder consultation, with 2,634 individuals submitting these representations.

Examination

- 11.30 The Local Plan 2014 was agreed at Full Council in early 2014 before it was submitted to the Secretary of State.
- 11.31 Following the analysis of all the representations made to the Local Plan 2014: Proposed Submission, a number of minor modifications to the Plan were approved as part of the final draft Local Plan 2014. These modifications can be found in the councils' reference document library⁴² in document *RD/Sub/C/050 - Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation*. The document was submitted to the Secretary of State for examination on 28 March 2014.
- 11.32 The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS.
- 11.33 The Inspectors hold a series of hearing sessions on issues they consider require further investigation. People who have requested to appear at examination, may

⁴² <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>

then be invited to attend the relevant hearing session to provide further information.

- 11.34 As part of the local plan examination, written statements can be submitted by the councils and objectors in response to the Inspector's *Matters and Issues* and may include Statements of Common Ground, these can be found on the council's *Written Statements* webpage: <https://www.cambridge.gov.uk/local-plan-review-written-statements>.
- 11.35 The examination of the Cambridge and South Cambridgeshire Local Plans commenced at the point of submission of the Local Plans on 28 March 2014. Block One of the hearing sessions commenced on 4 November 2014 and included joint matters common to Cambridge and South Cambridgeshire such as legal process and requirements, overall spatial vision, housing need, employment and retail, and infrastructure, monitoring and viability.
- 11.36 Block Two of the hearing sessions commenced on 10 February 2015 and covered Green Belt and transport. This was followed by Block Three, which commenced on 17 March 2015 and dealt with housing land supply and delivery, infrastructure, monitoring and viability. The fourth block of hearing sessions commenced on 28 April 2015 and addressed areas of major change and major development areas on the edge of Cambridge.
- 11.37 The Inspectors wrote to the councils on 20 May 2015 in relation to three main issues and invited them to undertake additional work to address those issues before the examinations progress further. The councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016. Further work was undertaken on the following subject areas: objectively assessed need for housing, the inner green belt, transport, infrastructure delivery, viability and an update to the councils' Sustainability Appraisals. Council meetings were scheduled in November 2015⁴³ to consider the outcome of further work and any proposed modifications. Following this, public consultation was held between 2 December 2015 to 25 January 2016: <https://www.cambridge.gov.uk/proposed-modifications-consultation>.
- 11.38 The Councils considered the results of the public consultation, these were approved by their respective committees in March 2016:

⁴³ [16 November: Joint Strategic Transport & Spatial Planning Group \(2pm\)](#), [17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting \(2pm\)](#), [17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee \(5.30pm\)](#), [30 November: South Cambridgeshire District Council Full Council Meeting \(6pm\)](#), [30 November: Cambridge City Council Full Council Meeting \(6pm\)](#)

- Joint Strategic Transport and Spatial Planning Group meetings: 14 March 2016 9.30am;
- Cambridge City Council Development Plan Scrutiny Sub Committee: 14 March 2016, 5.30pm;
- South Cambridgeshire District Council Planning Portfolio Holder's Meeting: 14 March 2016 2 pm;
- Cambridge City Council: Full Council Extraordinary Meeting: 23 March 2016, 6pm;
- South Cambridgeshire District Council: Full Council Local Plan Meeting: 23 March 2016, 2pm.

- 11.39 On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Main changes to the Cambridge Local Plan were as follows:
- Additional text relating to the Development Strategy and the further work undertaken;
 - A new modification to include Newbury Farm (0.9ha) within the GB2 (Land South of Worts' Causeway) allocation. This extended the line of the eastern boundary down to Babraham Road and is consistent with the findings of the Cambridge Inner Green Belt boundary study (2015);
 - A correction to the housing number relating to the total housing provision in the Cambridge urban area to read 6,828 not 6,282;
 - Additional text relating to listed buildings and the application of Policy 27 (Sustainable Design and Construction) in order to ensure no harm to heritage assets;
 - Additional text relating to vehicular access and masterplanning of land North of Cherry Hinton.
- 11.40 Hearing sessions resumed in June 2016 covering the joint proposed modifications issues of: housing, objectively assessed housing need, five year housing land supply and proposed joint housing trajectory and Green Belt.
- 11.41 The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. The following topics were discussed
- Heritage policies protecting and enhancing the character of Cambridge;
 - City centre and areas of major change;
 - Climate change;
 - Supporting the Cambridge economy;
 - Services and local facilities.
- 11.42 Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.

- 11.43 There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.
- 11.44 Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies, site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.

The Production of Further Information

- 11.45 In a letter dated 30 June 2015, the councils sought the Inspectors' advice in relation to further work on the Gypsy and Travellers Accommodation Needs Assessment. The Inspectors agreed that a review of the Gypsy and Travellers Accommodation Needs Assessment would be beneficial and that given the work would need to be undertaken with other partner authorities, a longer timetable would be required. This work was completed in October 2016 and made available to the Planning Inspectors⁴⁴. Hearing sessions for these issues have not yet been scheduled.
- 11.46 On 16 September 2016, the Council updated the Inspectors on the progress of further work to be undertaken. A list of key dates can be found in the table below alongside a link to the original correspondence. Once this information has been considered by the Inspectors further hearing sessions can be scheduled for these topics.

Table 22: Schedule of works

Further Work	Committee Dates Cambridge	Submission to Inspectors
Preparation of Statement of Common Ground regarding Matter 7: Transport		End of March 2017
Student Accommodation Study	DPSSC: 25 January 2017	February 2017
Accessible and Lifetime Homes Research		
Monitoring Framework Update	And Full Council: 23 February 2017	

- 11.47 The Inspectors also considered whether it would be possible to progress the Community Infrastructure Levy (CIL) examinations whilst the Local Plans examinations are suspended and asked the councils for their views on this

⁴⁴ The document is referenced as RD/Strat/221 in the Councils' Reference Documents Library:
<https://www.cambridge.gov.uk/local-plan-core-documents-library>

possibility. On 18 August 2015 they issued a further response noting that the work that the councils are undertaking during the suspension may result in significant alterations to the overall strategies in the Plans and subsequently, the evidence base upon which the charging schedules are to be examined could materially change. Therefore, it would be inappropriate to proceed with the CIL examinations at this stage.

Inspectors Report

- 11.48 Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.

Evidence Base

- 11.49 The council began to prepare the evidence base that underpins each component of the Cambridge Local Plan 2014 in spring 2011. The evidence base consists of information on existing social, environmental and economic conditions within the city and draws upon existing and new survey data. It was used to identify issues and options for future development and led to the creation of spatial objectives and a vision for the future development of the city. Feedback from public consultations and findings from the sustainability appraisals also fed into continued development of the evidence base.
- 11.50 To view the evidence base, visit: <https://www.cambridge.gov.uk/background-documents>

Reference Documents Library

- 11.51 The reference documents library is a list of all the documents that have been used to inform the preparation of the Cambridge Local Plan 2014, this list includes evidence base documents. The difference between the evidence base and core documents is that the evidence base documents were specifically commissioned or created to inform the local plan. The reference documents library includes a wider range of documents, including national guidance and legislation, documents created by other authorities and organisations, existing Plan documents etc. It can be found at: <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>.
- 11.52 The library includes up to date Sustainability Appraisals and Habitats Regulations Assessments. These reports have been prepared in support of the Local Plan 2014.
- 11.53 Further additions to the reference documents library will occur as part of the Local Plans examinations process and an updated version of the library will be posted online as and when required.

Planning Policy Documents

- 11.54 As part of the Local Plan review process, updates and reviews of certain SPDs and DPDs will be required. For example, as illustrated below, an Area Action Plan will be created jointly with South Cambridgeshire District Council to support *Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change* in the Cambridge Local Plan 2014. A list of proposed documents and timescales (if available) are also listed in the table below.

Table 23: Planning Policy Documents

Completed Development Plan Documents	
Document Title	Adoption Date
Local Plan 2006	July 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
Completed Supplementary Planning Documents	
Sustainable Design and Construction SPD	June 2007
Affordable Housing SPD	January 2008
Old Press/Mill Lane Site SPD	January 2010
Public Art SPD	January 2010
Planning Obligations Strategy SPD	March 2010
Eastern Gate Development Framework SPD	October 2011
Completed Guidance Documents	
Informal Planning Policy Guidance (IPPG) on Foodstore Provision in North West Cambridge	March 2011
Guidance for the application of Policy 3/13 [Tall Buildings and the Skyline] of the Cambridge Local Plan [2006]	March 2012
Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge	October 2012
New Development Plan Documents	
Cambridge Northern Fringe East Area Action Plan	Expected December 2017

New Supplementary Planning Documents

The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.

Below is the stage at which the documents have reached.

Document Title	Current Stage
Affordable Housing SPD (see chapter 5)	Consultation on draft SPDs ran from 2 June 2014 to 14 July 2014. These documents will require further work prior to taking forward a final version for adoption.
Planning Obligations SPD (see chapter 10)	
New Museums Site Development Framework SPD	Consultation on draft SPD ran from 13 July 2015 to 7 September 2015. The final document was approved at DPSSC on 16 June 2016.
Ridgeons Site, Cromwell Road: Planning and Development Brief SPD	Consultation on draft SPD ran from 18 January to 7 March 2016. The final document was approved at DPSSC on 21 July 2016.
Cambridgeshire Flooding and Water SPD	Public consultation ran from 4 September to 16 October 2015. The document will be submitted to DPSSC for approval in December 2016.
Mill Road Depot: Planning and Development Brief SPD	Consultation on draft document ran from 3 June to 22 July 2016. The draft document will be submitted to DPSSC for approval in January 2017.
Mitcham's Corner Development Framework SPD	Consultation on the draft document ran from 5 September to 17 October 2016. The draft document will be submitted to DPSSC for approval in January 2017.
Land North of Cherry Hinton SPD	Draft Development Framework to be agreed for consultation at DPSSC in January 2017, subject to the resolution of issues.

11.55 The council has also agreed to prepare an SPD for the Grafton area, preparation for this will begin in 2017. The Local Plan commits the council to the preparation on the Sustainable Design and Construction SPD to replace the current SPD. The Local Plan also commits the council to the preparation of an SPD for the Clifton Road area as well as the preparation of a City Centre Public Realm Strategy. Timing and resources for these documents are to be scoped out.

11.56 The council has also produced a Statement of Community Involvement that was adopted in December 2013.

Joint Area Action Plan for Cambridge Northern Fringe East

11.57 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated

development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East ran from 8 December 2014 to 2 February 2015. The comments received from this consultation have now been assessed and were presented alongside recommendations for further detailed work at the end of 2015

- 11.58 The estimated timescales for the preparation of the Cambridge Northern Fringe East Area Action Plan are as follows:

Table 24: Cambridge Northern Fringe East AAP Timetable

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Members consider Submission Draft AAP prior to public consultation	November 2016
Publication of Submission Draft AAP and Public Consultation	January 2017 to March 2017
Submission	June 2017
Examination	From June 2017
Adoption	December 2017

Neighbourhood Development Orders and Neighbourhood Plans

- 11.59 The introduction of neighbourhood planning through the 2011 Localism Act has, to date, not resulted in any community groups in the City coming forward to prepare a neighbourhood plan. However, the City Council is putting in place the internal decision making processes and, in accordance with Schedule 4B of the 1990 Town and Country Planning Act, identifying the support that can be provided to any community groups formed with the purpose of preparing a neighbourhood plan. This is likely to include a webpage for neighbourhood planning and the preparation of a service level agreement that neighbourhood forums will be invited to sign up to.

Saving Local Plan Policies in the 2006 Local Plan

- 11.60 The Secretary of State issued a formal direction on 2 July 2009 saving the majority of policies in the Local Plan 2006. Eight policies were deleted from the plan. Further details can be found in Appendix H.
- 11.61 These policies will remain in place until superseded by the adoption of the Cambridge Local Plan 2014.
- 11.62 The Cambridge Local Plan 2006 is still the current Local Plan for Cambridge. However, the Local Plan 2014 and its policies will gain more weight in the determination of planning applications as it progress through to adoption.

Conclusion and Actions

- 11.63 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

- 11.64 The Proposed Modifications consultation was held between 2 December 2015 to 25 January 2016. On 31 March 2016 the Councils submitted the consultation responses, evidence base documents and associated proposed modifications to the Inspectors for consideration. Hearing sessions resumed in June 2016 covering the Joint proposed modifications issues of: housing; objectively assessed housing need; five year housing land supply and proposed joint housing trajectory and Green Belt.
- 11.65 The Inspectors followed the joint hearing sessions on proposed modifications with Cambridge only matters and issues between 14 June 2016 and 7 September 2016. Hearing sessions for South Cambridgeshire District Council only matters commenced on 1 November 2016 and are currently scheduled to run until March 2017.
- 11.66 There are a number of South Cambridgeshire issues which are due to be scheduled for examination in public in the new year, these sessions will include strategic sites and the strategy for the rural area.
- 11.67 Following this, examination sessions will focus on the remaining joint issues of transport, Gypsies and Travellers, omission sites and the Cambridge only matters concerning housing policies and site R17: Mount Pleasant House and student accommodation. Some of these sessions require the councils to produce further information for the Inspectors before hearing sessions can be scheduled.
- 11.68 Following completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.
- 11.69 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East ran from 8 December 2014 to 2 February 2015. The comments received from this consultation have now been assessed and were presented alongside recommendations for further detailed work at the end of 2015
- 11.70 Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted following the adoption of the Local Plan. In 2016 two draft SPDs were consulted upon, have been agreed at the council's Development Plan Scrutiny Sub Committee and are currently awaiting the adoption of the Local Plan 2014. These documents were: Ridgeons Site, Cromwell Road: Planning and Development Brief SPD and the New Museums Site Development Framework SPD.
- 11.71 Mill Road Depot: Planning and Development Brief SPD and Mitcham's Corner Development Framework SPD have been subject to consultation and are due to go to DPSSC for approval in January 2017.

- 11.72 Land North of Cherry Hinton SPD is due to be agreed at committee for public consultation in January 2017, subject to the resolution of issues.
- 11.73 The emerging Local Plan is still being examined. The Council is unable to adopt these SPDs until the Local Plan has been found sound and adopted. In the interim period, prior to adoption of the SPDs, these documents provide context and guidance as material consideration in the planning process.

12. Development Monitoring Framework

- 12.1 This chapter explains the process associated with monitoring and evidence gathering, which is used to inform the development of the local plan and monitor its effectiveness.
- 12.2 The role and importance of monitoring has long been recognised by the council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the city.
- 12.3 Monitoring will be crucial to the successful delivery and implementation of the Cambridge Local Plan 2014, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.
- 12.4 Monitoring is a key feature of the planning system and as such is central to the plan-making process. There are five stages that contribute towards the creation of monitoring information, these are:
- Evidence Base;
 - Sustainability Appraisal;
 - Habitats Regulations Assessment;
 - Policy Usage;
 - Policy Monitoring.

Policy Usage

- 12.5 The use of policies by Development Management is monitored each year through the Annual Monitoring Report. All information gathered over the years has helped to inform the creation of new policies in the Cambridge Local Plan 2014: Proposed Submission. Information on Policy usage can be found in Appendix C.
- 12.6 Policy usage monitoring for the Cambridge Local Plan 2014: Proposed Submission will also be monitored to analyse the effectiveness of the new policies once the document is adopted.

Policy Monitoring

- 12.7 Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2014: Proposed Submission. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 12.8 Once the Local Plan 2014 is adopted, these targets will be reported back through the council's AMR.

Final Stage

12.9 The final stage in integrating the monitoring and review process with the development of the Cambridge Local Plan 2014 arises as a result of the examination and publication of the Inspector's Report. The examination looks at the soundness of the document, and this includes an assessment of the evidence base and the appropriateness of the monitoring framework. Modifications may need to be made to the proposed monitoring strategy in light of the Inspector's Report; this may include changes to the output, significant effects and indicators. Once agreed, the monitoring strategy; policy targets; output and contextual indicators; sustainability appraisal targets and significant effects indicators will need to be reported in the AMR.

Linkages with other Authorities

12.10 The council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions, and evidence based work which spans the boundary between the two districts, for example the Employment Land Review and work on both districts' Strategic Housing Land Availability Assessments. The two councils produce separate AMRs which deal with their own districts.

12.11 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, indicators have been developed for the joint AAPs for Cambridge East (Appendix E) and North West Cambridge (Appendix F), drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices A and B).

Conclusion and Actions

12.12 New indicators have been developed to monitor the effectiveness of planning policies in the Local Plan 2014, and once the plan is adopted, these indicators will be reported in subsequent AMRs.

12.13 The council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Population Characteristics					
Population	Total Population	132,700	Count	Mid -2015	(Cambridgeshire Insight [online] 2016a).
	Annual Change	+2,100	Count	2014-2015	
	Total Population (rounded)	123,800	Count	2011	Census 2011 (ONS [online], 2011).
	Average Change Since 2001	13.8%	Count	2001-2011	
Students	University of Cambridge	19,320 (18,310 Full Time and 1,010 Part Time)	Count	2015/16	University of Cambridge.
	Anglia Ruskin University	More than 10,000 ⁴⁵	Count	2015/16	Anglia Ruskin University.
Ethnicity	White	82.5	%	2011	Census 2011 (ONS [online], 2011).
	Mixed	3.2	%		
	Asian or Asian British	7.4	%		
	Black or Black British	1.7	%		
	Chinese	3.6	%		
	Other Ethnic Group	1.7	%		
	Based on a total population of	123,867	Count		
Household Characteristics					
	Total Households	46,700	Count	2011	Census 2011 (ONS [online],
	Average Household Size	2.3	Count		

⁴⁵ Full Time, Part-time and Distance Learning

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Communal Establishment Residents	16,500	Count		2011).
	Short-term Non-UK Residents	3,300	Count		
	Working Age Population	92,700 (74.8%)	Count (% of Total Population)		
	Single Adult Households Non Pensioner	22.8	%	2011	Census 2001 (ONS [online], 2011).
	Single Adult Households Pensioner	11.2	%		
	Couple Households No Children	17.5	%		
	Couple Households With Dependent Children	17.4	%		
	Lone Parents With Dependent Children	4.2	%		
	Other Households	26.9	%		
Dwelling Stock	Local Authority – Social Housing (general housing, sheltered housing, supported housing, temporary housing, miscellaneous leases)	7,040	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Local Authority - Social Housing (Shared ownership housing)	78	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Local Authority - Social Housing (Leasehold)	1,144	Count	1 April 2016	Key Statistics June 2015 – Strategic Housing (CCC [online], 2016).
	Total Dwellings in Cambridge	51,240	Count	2015	(Cambridgeshire Insight [online]

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
					2015).
Tenure	Owner Occupied and Private Sector Rented	39,360	Count	2015	Department for Communities and Local Government 2015.
	Local Authority Rented	6,910	Count		
	Housing Association/RSL Rented	4,740	Count		
	Other	100	Count		
Average House Price	1 bed flat	222,304	Price £	March 2015	Source: Hometrack Automated Valuation Model. From sales and valuations. Reported in Cambridge sub-regional Housing Market bulletins: http://www.cambridgeshireinsight.org.uk/housingmarketbulletinData .
	2 bed flat	318,283	Price £		
	2 bed house	374,384	Price £		
	3 bed house	445,239	Price £		
	4 bed	707,864	Price £		
	Average ⁴⁶	499,584	Price £		
	Lower quartile ⁴⁷	314,000	Price £		
Homelessness	Number of households presenting as homeless in priority need.	418	Count	2015/16	(Cambridgeshire Insight [online],
	Number of accepted as homeless and in priority need.	172	Count		

⁴⁶ Data shows average and lower quartile house prices for Cambridge City as a snapshot for the month stated only.

⁴⁷ Data shows average and lower quartile house prices for Cambridge City as a snapshot for the month stated only.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Number of recorded instances of rough sleeping	673	Count		2016)
	Number of individuals sleep rough	152	Count		
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment (May 2006).
	Licensed permanent sites within the district	2	Licences	2009	Environment CCC Both private sites. Not specifically for Travellers/Gypsies.
Gypsy and Traveller Accommodation Needs Assessment (2011)	Number of Transit Sites	0 ⁴⁸	Count	2011	(Cambridgeshire County Council [online], 2011).
	Estimated Need for Travellers' pitches	1	Pitch	2021-2026	Need identified for one pitch between 2021 and 2026. (Cambridgeshire County Council, [online], 2011).

⁴⁸ “The evidence from recorded short-term unauthorised encampments and other sources, whilst patchy, demonstrates some demand for transit or emergency stopping places. However, it is not possible to determine a precise amount of demand in any one local authority area. This is because of travel routes through the Cambridge area, where the same caravans may stop in different local authority areas at different times. Therefore, a well-placed transit site within one local authority may serve the needs of two or more local authorities. Travellers Liaison Officers advise that current thinking is towards providing more emergency stopping places rather than transit pitches.” - Cambridge Sub-Regional Gypsy and Traveller Accommodation Needs Assessment 2011.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	No of permanent licensed pitches in District	5	Count Licences	July 2011	An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers Cambridgeshire County Council [online] (2011)
	Average Number of Unauthorised Caravans	0	Count	2010	(Cambridgeshire County Council, [online], 2011).
	Households Living in Local Authority Housing	37	Count	2006	ODPM (now CLG) Count/CSR Travellers Needs Assessment – (May 2006)

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Economic Characteristics					
	Economic Activity Rate – Aged 16-64 years	80.3	%	April 2015 – March 2016	ONS Annual Population Survey (Nomis [online, 2016]).
	Unemployed (Aged 16-64 years)	2,800	Model based Count		
	Unemployed Rate (as % of resident population aged 16-64 years)(model based)	3.7	Model based %		
	Total Job Seeker's Allowance Claimants (Aged 16-64 yrs.)	725	Count	April 2016	ONS: Claimant Count cited in Nomis, [online], 2016
	Job Seeker's Allowance (as % of resident population aged 16-64 years)	0.8	%		
Business Demography (Enterprises) ⁴⁹	Micro (0 to 9)	4,015	Count	2015	Inter Departmental Business Register (ONS) 2014. (Nomis [online, 2016]).
	Small (10 to 49)	495	Count		
	Medium (50 to 249)	120	Count		
	Large (250+)	35	Count		
Business Demography (Local Units)	Micro (0 to 9)	4,925	Count		

⁴⁹ The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Small (10 to 49)	1,105	Count		
	Medium (50 to 249)	325	Count		
	Large (250+)	45	Count		
Earnings	Annual Gross Median Pay (Full time Workers)	31,007	£	2012	Key Statistics June 2016 – Strategic Housing (Cambridge City Council)
Deprivation ⁵⁰	Local Authority Average Score ⁵¹	13.75	Rank	2015	The English Indices of Deprivation 2015 – (CLG [online], 2015).
	Local Authority Rank Of Average Score ⁵²	227	Rank		
	Super Output Areas in 20% Most Deprived in England	2	Count		
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2011	Census (ONS [online], 2011)
	Employed Residents 2011	94,190	Count		
	Live and Work in Cambridge 2001	59,437	Count		
Mode of Travel to work	Car/Van	20.8	%		
	Bus	3.9	%		
	Train	3.0	%		
	Cycle	18.1	%		
	Foot	9.6	%		

⁵⁰ The Indices of Deprivation 2015 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven domains of deprivation. The domains were combined using the following weights to produce the overall Index of Multiple Deprivation: Income Deprivation (22.5%); Employment Deprivation (22.5%); Education, Skills and Training Deprivation (13.5%); Health Deprivation and Disability (13.5%); Crime (9.3%); Barriers to Housing and Services (9.3%); Living Environment Deprivation (9.3%);

⁵¹ Where 41.99 is the worst and 5.009 the best.

⁵² Where 326 is the best and 1 is the worst.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent Street (exceedences hourly average)	34 (0)	ug/m ³	2015	Cambridge City Council & Ricardo AEA
	Montague Road (exceedences hourly average)	23(0)			
	Gonville Place (exceedences hourly average)	35 (2)			
	Parker Street (exceedences hourly average)	45 (0)			
	Newmarket Road (exceedences hourly average)	25 (0)			
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	22 (4)			
	Gonville Place (exceedences daily average)	21 (2)			
	Parker Street (exceedences daily average)	23 (4)			
Annual Average Fine Particles (PM2.5)	Newmarket Road	10			
	Gonville Place	15			
Total Area of Cambridge Local Authority	Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	Area of Protected Open Space per 1,000 Population (748.57/126.5)	5.9	ha	2012/13	Open Space & Recreation Strategy 2011 data including new sites included in the Local Plan
	Area of total Protected Open Space Accessible to the Public per 1,000 population (350.83/126.5)	2.77	ha		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Area of Semi-Natural Green Spaces Accessible to The Public	88.89	ha		2014 (4.98 ha in total)
	Area of Local Nature Reserve per 1,000 Population (77.1/126.5)	0.60	ha	2014/15	Recalculated using data from CPERC (CPERC, 2015).

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (sqm)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings 2015-16
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land (Gross)
H4	Net additional pitches (Gypsy and Travellers)
H5	Gross and Net affordable housing completions
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)
Other Indicators	
	Density
	Accessibility of Services

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)

Business Completions 2015/16						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	487	0.24	-62	-0.08	487	100%
B1a	17,410	1.13	-15,909	-1.99	17,410	100%
B1b	6,768	3.15	-81	-0.25	6,768	100%
B1c	3,144	0.03	-1,316	-1.02	3,144	100%
B2	261	0.08	0	0.00	261	100%
B8	4,511	0.17	-4,577	-0.89	4,511	100%
Total	32,581	5.07	-21,944	-4.23	32,581	100%

Employment land lost to residential B1-B8 (ha)	9.09
Land lost in Employment/Regeneration areas B1-B8 (ha)	1.44

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
Data spans 01/04/2015 to 31/03/2016

(Cambridgeshire County Council [online], 2015b)

BD4	Amount of completed floorspace (sqm) 2015/16 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	63	0	5,057	457
	Losses	-1,490	0	-4,092	0
	Net	-1,427	0	965	457
Local Authority Area	Gains	3,094	422	17,410	2,607
	Losses	-3,447	-387	-15,909	-1,012
	Net	-353	35	1,501	1,595

(Cambridgeshire County Council [online], 2016b)

Housing	
H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500 <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings in previous years
	See Appendix I.
H2 (b)	Net additional dwellings 2015-2016
	884 dwellings.
H2(c)	Net additional dwellings in future years
	See Appendix D.
H2 (d)	Managed delivery target
	See Appendix D.
H3	New and converted dwellings – on previously developed land (Gross) 2015-2016
	614
H4	Net additional pitches (Gypsy and Traveller)
	0
H5 (a)	Gross affordable housing completions 2015-2016
	320 (out of 967 gross housing completions).
H5 (b)	Net affordable housing completions 2015-2016
	297

(Cambridgeshire County Council, [online], 2016a)

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2015/16
i	0*
ii	0

(Source: Environment Agency, [online], 2016)

*In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency did object to some applications within the monitoring year. However these issues were resolved through the submission of further evidence or subsequently withdrawn. For more information on these applications see Chapter 4.

E2	Change in areas of biodiversity importance 2015/16																																							
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller’s Rest Pit, totalling 15.03 hectares. There has been no change in the status of these SSSIs from the previous year (2014/15).</p> <p>36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. This has remained unchanged from the previous year’s results in 2014/15.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.</p> <table><tr><th>LNR Name</th><th>Total area (ha)</th><th>Area in authority (ha)</th></tr><tr><td>Barnwell East</td><td>3.26</td><td>3.26</td></tr><tr><td>Barnwell West</td><td>4.02</td><td>4.02</td></tr><tr><td>Bramblefields</td><td>2.06</td><td>2.06</td></tr><tr><td>Byron’s Pool</td><td>4.36</td><td>2.82</td></tr><tr><td>Coldham’s Common</td><td>10.37</td><td>10.37</td></tr><tr><td>East Pit</td><td>8.11</td><td>8.11</td></tr><tr><td>Limekiln Close</td><td>2.86</td><td>2.86</td></tr><tr><td>Logan’s Meadow</td><td>2.13</td><td>2.13</td></tr><tr><td>Paradise</td><td>2.17</td><td>2.17</td></tr><tr><td>Sheep’s Green and Coe Fen</td><td>16.85</td><td>16.85</td></tr><tr><td>Stourbridge Common</td><td>19.38</td><td>19.38</td></tr><tr><td>West Pit</td><td>3.03</td><td>3.03</td></tr></table> <p>Cambridge has 0.59 hectares of Local Nature Reserve per 1,000 people as of 2015/16. This is a decrease of 0.01 from 2014/15 which is due to the increase in population; there has been no change in the area of land designated as a LNR.</p> <p>There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).</p> <p>City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land, which are all within the Cambridge local authority boundary.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented during the last five years shows that 45 out of 66 sites (68.2%) demonstrate positive conservation management. This represents a 5.7% decrease on last year’s figures. The decrease in positive conservation management has been attributed to the lack of management of a privately owned sites, previously deemed well managed and not directly related to development impacts.</p>	LNR Name	Total area (ha)	Area in authority (ha)	Barnwell East	3.26	3.26	Barnwell West	4.02	4.02	Bramblefields	2.06	2.06	Byron’s Pool	4.36	2.82	Coldham’s Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.86	2.86	Logan’s Meadow	2.13	2.13	Paradise	2.17	2.17	Sheep’s Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
LNR Name	Total area (ha)	Area in authority (ha)																																						
Barnwell East	3.26	3.26																																						
Barnwell West	4.02	4.02																																						
Bramblefields	2.06	2.06																																						
Byron’s Pool	4.36	2.82																																						
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East Pit	8.11	8.11																																						
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Logan’s Meadow	2.13	2.13																																						
Paradise	2.17	2.17																																						
Sheep’s Green and Coe Fen	16.85	16.85																																						
Stourbridge Common	19.38	19.38																																						
West Pit	3.03	3.03																																						

Appendix B – Local Indicators

	<p>Cambridge has one Local Geological Site, East Pit (8.08 ha). This was selected in 2015/16. Local Geological Sites (formerly known as Regionally Important Geodiversity Sites) in Cambridgeshire and Peterborough are now designated at the County Wildlife Sites Panel meeting in line with the procedures for County Wildlife Sites. The site is a chalk quarry in Cherry Hinton and was designated to highlight its geological importance. It is considered worthy of protection.</p> <p style="text-align: right;">Source: CPERC 2016</p>
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Environmental Quality		
E3	Renewable energy generation*	
	Installed Capacity (MW) 2015/16	Potential Sites - Installed capacity (MW) at 31/03/2016
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0774	0.0230
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group. 2016)

*The figures for installed capacity for photovoltaics are a combination of Cambridgeshire County Council Research and Monitoring Team data and Feed in Tariff data from OFGEM. The figures are based on standalone renewable energy generation applications and not where renewable energy is part of a larger scheme, such as major housing developments.

Other Indicators	
Density range of completed dwellings on sites greater than nine dwellings 2015/16	
Density	Percentage
<30 DPH	1.3%
30 – 50 DPH	43.7%
>50 DPH	55%

(Cambridgeshire County Council [online] 2016a)

Accessibility of Services 2015/16

Amount of completed new residential development (within the 2015/16 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

Key Service	% of population who are within 30 minutes public transport or walking time of Key services
GP Surgery	100%
Hospital with A & E	88.3%
Hospital with Outpatients	88.3%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2014/15
Designing Cambridge		
3/1	Sustainable Development	1019
3/2	Setting of the City	14
3/3	Safeguarding Environmental Character	37
3/4	Responding to Context	1314
3/6	Ensuring Coordinated Development	33
3/7	Creating Successful Places	1014
3/8	Open Space and Recreation Provision through New Development	25
3/9	Watercourses and Other bodies of Water	7
3/10	Sub-division of Existing Plots	86
3/11	The Design of External Spaces	523
3/12	The Design of New Buildings	280
3/13	Tall Buildings and the Sky Line	8
3/14	Extending Buildings	837
3/15	Shop fronts and Signage	140
Conserving Cambridge		
4/1	Green Belt	10
4/2	Protection of Open Space	25
4/3	Safeguarding Features of Amenity or Nature Conservation Value	26
4/4	Trees	146
4/6	Protection of Sites of Local Nature Conservation Importance	8
4/8	Local Biodiversity Action Plans	1
4/9	Scheduled Ancient Monuments/Archaeological Areas	14
4/10	Listed Buildings	260
4/11	Conservation Areas	677
4/12	Buildings of Local Interest	76
4/13	Pollution and Amenity	245
4/14	Air Quality Management Areas	11
4/15	Lighting	29
Living in Cambridge		
5/1	Housing Provision	146
5/2	Conversion of Large Properties	36

Policy	Title	Uses Recorded 2014/15
5/3	Housing Lost to Other Uses	2
5/4	Loss of Housing	7
5/5	Meeting Housing Needs	5
5/7	Supported Housing/Housing in Multiple Occupation	27
5/8	Travellers	0
5/9	Housing for People with Disabilities	4
5/10	Dwelling Mix	6
5/11	Protection of Existing Facilities	16
5/12	New Community Facilities	11
5/13	Community Facilities in the Areas of Major Change	2
5/14	Provision of Community Facilities through New Development	11
5/15	Addenbrooke's	14
Enjoying Cambridge		
6/1	Protection of leisure Facilities	4
6/2	New Leisure Facilities	10
6/3	Tourist Accommodation	11
6/4	Visitor Attractions	3
6/6	Change of Use in the City Centre	10
6/7	Shopping Development and Change of Use in District and Local Centres	13
6/8	Convenience Shopping	4
6/9	Retail Warehouses	1
6/10	Food and Drink Outlets	13
Working and Studying in Cambridge		
7/1	Employment Provision	11
7/2	Selective Management of the Economy	9
7/3	Protection of Industrial and Storage Space	7
7/4	Promotion of Cluster Development	2
7/5	Faculty development in the Central Area, University of Cambridge	9
7/6	West Cambridge, South of Maddingley Road	0
7/7	College and University of Cambridge Staff and Student Housing	9
7/8	Anglia Ruskin University East Road Campus	2
7/9	Student Hostels for Anglia Ruskin University	1
7/10	Speculative Student Hostel Accommodation	9
7/11	Language Schools	3

Policy	Title	Uses Recorded 2014/15
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	20
8/2	Transport Impact	298
8/3	Mitigating Measures	15
8/4	Walking and Cycling Accessibility	59
8/5	Pedestrian and Cycle Network	10
8/6	Cycle Parking	261
8/7	Public Transport Accessibility	3
8/8	Land for Public Transport	3
8/9	Commercial Vehicles and Servicing	14
8/10	Off-Street Car Parking	262
8/11	New Roads	8
8/12	Cambridge Airport	0
8/13	Cambridge Airport Public Safety Zone	1
8/14	Telecommunications Development	5
8/15	Mullard Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	19
8/17	Renewable Energy	4
8/18	Water, Sewerage and Drainage Infrastructure	11
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	5
9/2	Phasing of Areas of Major Change	3
9/3	Development in the Urban extensions	9
9/5	Southern Fringe	18
9/6	Northern Fringe	2
9/8	Land between Huntingdon Road and Histon Road	1
9/9	Station Area	5
Implementation		
10/1	Infrastructure Improvements	41

Appendix D – Housing Trajectory

What is a Housing Trajectory?

The housing trajectory shows actual residential completions from 1999/2000 to 2015/16 and predicted residential completions for the years 2016/17 to 2030/31.

The housing trajectory includes a written summary of sites, highlighting the progress and/or council's position on new housing allocations.

In addition, a summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory) is also provided and details the potential five-year land supply under different methods of calculation.

What does it contain?

The Cambridge City Council housing trajectory is split into the following tables:

- Table C1: Housing Trajectory for Cambridge City Council – Actual and Predicted Completions (summary table), which includes:
 - A summary of the housing trajectory, including the five-year land supply total (a more detailed account can be found in Chapter 5);
 - Previous years' completions and predicted totals table. This tracks the council's progress against the Local Plan 2014: Proposed Submission's objectively assessed housing need target for the years 2011/12 to 2030/31 and the Local Plan 2006 (for the years 1999/01 and 2015/16) (see Chapter 5 for more detailed information).
- Table C2: Cambridge Urban Area, Existing Allocations;
- Table C3: Cambridge Urban Area, New Allocations;
- Table C4: Cambridge Fringe Sites, Existing Allocations;
- Table C5: Cambridge Fringe Sites, New Allocations;
- Table C6: Cambridge Windfall;
- Summary of sites – A written account highlighting the progress and/or council's position on all sites in the housing trajectory.

The Greater Cambridge Housing Trajectory, which includes:

- A summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council potential five-year land supply under different methods of calculation. For more information on the five year supply, see Chapter 5.

- Charts visualising the Greater Cambridge Housing Trajectory and its predicted progress towards the joint housing target of 33,500 (between 2011/12 and 2030/31).

Method

The Five Year Land Supply Totals and the Housing Trajectory take into account all approved planning applications and also housing allocations set out in the council's Local Plan 2006 and Cambridge Local Plan 2014: Proposed Submission and Area Action Plans such as Cambridge East and North West Cambridge.

The information is gathered by the following means:

- questionnaires to developers, landowners and agents, which includes a survey and a 'best estimate' table of completions;
- talking to the council's Development Management and Building Control teams to identify progress on sites and completions;
- referencing applications against the county council's completions data;
- talking to the City Council's New Neighbourhoods Team concerning major sites;
- in cases where no information was returned, estimates were made though information obtained from the Development Management and New Neighbourhoods teams;
- through information from the SHLAA;
- from research used to compile the council's land allocations for the Local Plan 2014: Proposed Submission Document
- Statements of Common Ground agreed as part of the Local Plan Examination process.

In some cases, a site may indicate no development across the whole of the trajectory period. This denotes that the site is no longer available for development, but is still allocated for housing in the Cambridge Local Plan 2006 (the council's current local plan).

Definitions

- **Availability** – Identifies the site as being available for development and indicates that there are no legal or ownership constraints to development, that the site is not used for an existing use that is likely to continue or that there is current planning permission granted;
- **Suitability** – Indicates the site is in a suitable location for housing development and is free of known planning constraints (for example is it protected open space, close to services and facilities or are there listed building or landscape constraints);
- **Achievability** – Indicates that development on the site is viable, and there are no cost, market or delivery factors that may prevent the site coming forward within the plan period;

- **Deliverable and developable** – Deliverable indicates that the site is available, suitable and achievable within five years. Developable demonstrates that the site is available, suitable and achievable within the plan period.
- **Market and Affordable housing** – In some cases, a site has been split into two entries with the initials **M**, **A** after the site name. This indicates whether the figures are referring to market or affordable housing provision. **U/K** denotes that the type of housing (market or affordable) is currently unknown;
- **Built to date column** – identifies how many houses have been built on that site by 31/03/15;

Small Print

The Five Year Land Supply Total and the Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions, economic circumstances and the time it takes to agree planning obligations and associated agreements, therefore it is likely that the figures in the trajectory may change over time.

The target dwellings for some sites in the trajectory have been changed to reflect those in the Local Plan 2014: Proposed Submission allocations.

The Future of the Housing Trajectory

As the Local Plan 2014 progresses, sites allocated by the Cambridge Local Plan 2006 will be removed and replaced with sites allocated in the Local Plan 2014.

Table C1: Housing Trajectory for Cambridge City Council - Actual and Predicted Completions

	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	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
Completions																																	
Actual Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715	884																
Predicted Completions																		661	1,743	670	739	1,255	1,013	1,078	1,027	846	536	308	247	224	380	385	
Cumulative Completions																																	
Local Plan 2006 (1999/01-2015/16)	325		484	771	1,276	1,877	2,608	3,237	3,758	4,346	4,633	5,023	5,375	5,846	7,168	7,883	8,767																8,767
Local Plan 2014 (2011/12-2030/31)													352	823	2,145	2,860	3,744	4,405	6,148	6,818	7,557	8,812	9,825	10,903	11,930	12,776	13,312	13,620	13,867	14,091	14,471	14,856	14,856
Annualised Housing Target over Plan Period																																	
Local Plan 2006 (1999/01-2015/16)	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736																12,500
Local Plan 2014 (2011/12-2030/31)													700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14,000
Cumulative Housing Target over Plan Period																																	
Local Plan 2006 (1999/01-2015/16)	735	1,470	2,205	2,940	3,675	4,410	5,145	5,880	6,615	7,350	8,085	8,820	9,556	10,292	11,028	11,764	12,500																
Local Plan 2014 (2011/12-2030/31)													700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000	
Comparison of Actual / Predicted Completions against Annualised Housing Target																																	
Local Plan 2006 (1999/01-2015/16)	-1,145		-576	-448	-230	-134	-4	-106	-214	-147	-448	-345	-384	-265	586	-21	148																
Local Plan 2014 (2011/12-2030/31)													-348	-229	622	15	184	-39	1,043	-30	39	555	313	378	327	146	-164	-392	-453	-476	-320	-315	
Cumulative Under/Oversupply against Actual / Predicted Completions																																	
Local Plan 2006 (1999/01-2015/16)	-1,145		-1,721	-2,169	-2,399	-2,533	-2,537	-2,643	-2,857	-3,004	-3,452	-3,797	-4,181	-4,446	-3,860	-3,881	-3,733																
Local Plan 2014 (2011/12-2030/31)													-348	-577	45	60	244	205	1,248	1,218	1,257	1,812	2,125	2,503	2,830	2,976	2,812	2,420	1,967	1,491	1,171	856	

The number of dwellings completed in previous years(2012/13 & 2013/14) 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.

Predicted Completions in Cambridge by Type (2015/16 to 2030/31)																		
	Outstanding dwellings (net)	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	Post 2031	Total Estimated Completions (2016/17-2030/31)	
Urban Area	2504	119	12	107	128	186	128	245	294	253	183	142	90	100	256	261	2504	
Fringe Sites	6527	332	1473	433	488	949	755	710	610	470	230	43	34	0	0	0	6527	
Windfall	2081	210	258	130	123	120	130	123	123	123	123	123	123	124	124	124	2081	
Total	11112	661	1743	670	739	1255	1013	1078	1027	846	536	308	247	224	380	385	11112	
Housing Trajectory Five Year Supply Total				5068														

Outstanding dwellings of 11,112 plus the actual completions of 3,744 (from 2011/12 to 2015/16) are equal to the council's estimated housing supply of 14,856

Table C2: Cambridge Urban Area, Existing Allocations																																
Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	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	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments		
5.01	N/A	06/0584/REM & 13/0741/FUL	CUP Site, Clarendon Road	3.00	M A	287 122	287 122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.	
			Total - CUP Site, Clarendon Rd		Total	409	409	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
5.02	R7		The Paddocks Trading Estate, Cherry Hinton Road	2.70	M A	74 49	0	74	0	0	0	0	0	0	0	37	37	0	0	0	0	0	0	0	0	0	74	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-140). Site is developable.
			Total - The Paddocks		Total	123	0	123	0	0	0	0	0	0	0	61	62	0	0	0	0	0	0	0	0	0	123	0				
5.03	N/A	08/0500/OUT, 11/0902/REM, 12/1337/FUL	British Telecom, Cromwell Road	1.20	M A	82 54	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
			Total - British Telecom, Cromwell Road		Total	136	136	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5.04	M1		379-381 Milton Road	2.40	U/K M	95 62	0	95	0	0	0	0	0	0	0	0	0	40	55	0	0	0	0	0	0	95	0	Y	Y	Y	Site is developable.	
5.05	R3	14/0790/FUL	Cambridge City Football Ground, Milton Road	1.60	A	44	8	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36	Y	Y	Y	Site under construction. Site is deliverable.	
			Total - Cambridge City Football Ground		Total	106	56	56	44	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56	56					
5.06	Part of R14		British Telecom, Long Road	1.70	U/K	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	46	9	0	55	0	Y	Y	Y	Part of Site R14 in the Cambridge Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281). Site is developable.	
5.07	R2	14/1254/FUL 15/1369/FUL	Willowcroft, Histon Road	1.40	U/K	78	0	78	0	0	37	0	0	0	0	20	21	0	0	0	0	0	0	0	0	78	37	Y	Y	Y		
5.08	N/A		Territorial Army, Cherry Hinton Road	1.26	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	The landowners have no intention of developing the site.	
5.09	R9	11/1294/FUL	Travis Perkins, Devonshire Road	1.20	U/K	43	0	43	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y	Site is deliverable.	
5.11	N/A		Caravan Park, Fen Road	0.80	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	The landowners have no intention of developing the site.	
5.12	M4		Police Station, Parkside	0.50	U/K	50	0	50	0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-120). Site is developable	
5.12	N/A	10/0523	Fire Station, Parkside	0.40	U/K	39	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.	
			Total - Fire Station, Parkside		Total	99	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5.13	N/A	14/0052/FUL	Milton Infant & Junior School, Milton Road	0.40	U/K	5	0	5	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	Y	Y	Y	Site is deliverable.	
5.14	Part of R12	16/1904/OUT	Ridgeons, Cavendish Road	3.27	U/K	28	0	28	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	28	0	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and a site specific SPD has been approved. Site is deliverable	
5.15	R4		Housing allocation at, Henry Giles House, Chesterton Road	0.80	U/K	48	0	48	0	0	0	0	0	48	0	0	0	0	0	0	0	0	0	0	0	48	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-270). Site is developable.	
5.16	N/A	08/0505	Junction of Cherry Hinton & Hills Road	0.90	M A	93 40	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.	
			Total - Junction of Cherry Hinton		Total	133	133	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
5.17	R1	15/0519/OUT 03/0408/FUL, 03/1241/FUL, 06/1305/FUL, 06/0544/FUL, 09/1024/EXP	295 Histon Road	0.70	U/K	26	0	26	0	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26	26	Y	Y	Y	This includes the demolition of one residential unit and the construction of 27 leaving a net total of 26 units.	
5.18	N/A		Sandy Lane	0.60	U/K	23	0	23	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	0	23	0	Y	Y	Y	Multiple applications live on the site. Site is developable.	
7.01	N/A	10/1067/FUL	23-29 Occupation Road	0.46	U/K	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.	
7.01	N/A	12/0628/FUL	30-31 Occupation Road	See Above	M	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.	
7.01	N/A	09/0743/FUL	20 Occupation Road	See Above	U/K	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.	
7.01	N/A	14/1407/FUL	71-73 New Street	See Above	U/K	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16	
7.01	N/A	11/0219/FUL 15/6002/S106BA	9-15 Harvest Way	See Above	M A	48 27	0	48	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y	Site under construction. Site is deliverable.	
			Total - 9-15 Harvest Way		Total	75	75	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75					
			Total - Site 7.01			121	46	75	75	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	75					
7.02	M44	06/0552/FUL, 09/1177/EXP	Bejeman House, Hills Road	0.7	M A	93 63	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	63	0	93	0	Y	Y	Y	Supplementary Planning Document to be prepared for the site. Site is deliverable	
			Total - Bejeman House, Hills Road		Total	156	0	156	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	106	0	156	0					
7.03	N/A		Coldham's Lane/Newmarket Road	0.47	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Site developed as a hotel.	
7.04	N/A	14/0506/FUL 14/0543/FUL	Mitcham's Corner (remainder of site)	0.70	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Planning applications were approved for student accommodation (which is currently under construction) and retail uses (built).	
7.06	M13		West Cambridge Site, Madingley Road	66.90	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is allocated for agricultural, University and research uses in the Cambridge Local Plan 2014: Proposed Submission (Site M13).	
7.07	N/A		Leckhampton House Grounds	2.94	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.	
7.09	U3		Grange Farm off Wilberforce Road	0.20	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. The site is allocated in the Cambridge Local Plan 2014: Proposed Submission for student accommodation (site U3).	
7.10	U1		Land Around 16 Mill Lane	0.80	M A	18 12	0	18	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	18	0	Y	Y	Y	Masterplanning of site underway. Site is considered developable.	
			Total - Land Around 16 Mill Lane		Total	30	0	30	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	30	0					
7.11	N/A	09/0181, 09/0179 & 11/0327/REM	Brunswick Site	0.80	U/K	205	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.	
7.12	Part of R21		Magnet Warehouse, Mill Road	0.60	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Site no longer available for residential development. Site has approval for a Mosque (11/1348/FUL) and student accommodation (14/1496/FUL).	
9.14	N/A	13/1594/FUL	64-66 Peverel Road	1.40	M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Planning application 13/1594/FUL was approved for B1 use, therefore no residential will come forward on this site.	
9.10 + 9.15	M14	08/0266/OUT, 11/0633/REM	Station Area - Blue Phase	7.30	M A	106 63	106	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16	
			Total - Station Area (Blue Phase)		Total	169	169	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
9.10 + 9.15	M14	13/1034/REM	Station Area - Pink Phase	0.30	M A	319 58	79	240	0	0	0	65	24	151	0	0	0	0	0	0	0	0	0	0	0	240	240				Additional capacity for residential units being discussed, which has increased the total number of residential units on-site. Application 13/1034/REM was approved for B1 use, therefore no residential will come forward on this site. Application 13/1034/REM is already under construction. Site is deliverable.	
			Total - Station Area (Pink Phase)		Total	377	137	240	0	0	65	24	151	0	0	0	0	0	0	0	0	0	0	0	0	240	240					
			Total - Station Area			546	306	240	0	0	65	24	151	0	0	0	0	0	0	0	0	0	0	0	0	240	240					
			Total - Sites Allocated in the Local Plan			2515	1384	1131	119	12	107	93	151	78	78	104	83	40	55	0	0	0	0	96	115	0	1131	482				

Table C3: Cambridge Urban Area, New Allocations																																
Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	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	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16 2019/20	Availability	Suitability	Achievability	Comments		
N/A	R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	U/K	35	0	35	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	0	Y	Y	Y	Site is developable.	
N/A	R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	U/K	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	0	0	33	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-240 & RD-SCG-251). Site is developable. Site is developable.	
N/A	R10		Mill Road Depot and adjoining properties, Mill Road	2.70	U/K	167	0	167	0	0	0	35	35	35	32	30	0	0	0	0	0	0	0	0	0	167	70	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-150) and consultation on a draft Planning and Development Framework has been completed. Site is deliverable.	
N/A	R11		Horizon Resource Centre, 285 Coldham's Lane	0.82	U/K	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	40	0	Y	Y	Y	Site is developable.	
N/A	R14		British Telecom, Long Road		U/K	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	Y	Y	Y	Additional capacity: see site 5.06 in table C2 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281). Site is developable.	
N/A	R16		Cambridge Professional Development Centre, Foster Road	1.49	U/K	67	0	67	0	0	0	0	0	0	0	0	0	0	0	15	20	17	15	0	67	0	Y	Y	Y	Site is developable.		
N/A	R17		Mount Pleasant House, Mount Pleasant	0.57	U/K	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	Site is developable.		
N/A	M2		Clifton Road Area	9.43	U/K	550	0	550	0	0	0	0	0	0	50	60	70	70	60	60	60	60	60	0	550	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-160). Site is developable.		
N/A	M3	13/1250/OUT 14/1648/REM	Michael Young Centre, Purbeck Road	1.30	M	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16	
			Total - Michael Young Centre, Purbeck Road			95	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
N/A	M5		82-88 Hills Road and 57-63 Bateman Street	0.58	U/K	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	20	0	Y	Y	Y	Site is developable.		
N/A	R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	U/K	75	0	75	0	0	0	0	0	0	0	0	0	0	0	15	20	20	20	0	75	0	Y	Y	Y	Site is developable.		
N/A	R12	16/1904/OUT	Ridgeons, Cromwell Road	3.27	U/K	217	0	217	0	0	0	0	0	0	40	50	50	50	27	0	0	0	0	0	217	0	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and a site specific SPD has been		
N/A	R21		315-349 Mill Road and Brookfields	2.18	U/K	98	0	98	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	0	98	0	Y	Y	Y	Additional capacity: see site 7.12 in table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-230). Site is developable.		
Total						1468	95	1373	0	0	0	35	35	50	167	190	170	143	87	90	100	160	146	0	1373	70						
									Five Year Supply Total					70																		

M = Market Housing, A = Affordable Housing, U/K = Unknown

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	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	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments	
	GB1		Land north of Worts' Causeway	7.84	U/K	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	0	200	140	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-090). Site is deliverable.
	GB2		Land south of Worts' Causeway	6.80	U/K	230	0	230	0	0	0	0	50	50	50	50	30	0	0	0	0	0	0	0	0	230	50	Y	Y	Y	Site is deliverable.
	R42c	14/1792/FUL	Glebe Farm 2	0.83	M A	18 12	0 0	18 12	0 0	18 12	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0	18 12	18 12	Y	Y	Y	Also known as Glebe Farm 3 to the developers. Under construction.
			Total - Glebe Farm 2			30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30				
			Total			460	0	460	0	30	0	60	130	110	50	50	30	0	0	0	0	0	0	0	0	460	220				

Summary - Cambridge Fringe Sites by Locality																								
Site Name and Address	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	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	Post 2031	Total Estimated Completions (2016/17 - 2030/31)				
NIAB - Main	1593	0	1593	0	0	0	40	180	250	300	300	300	180	43	0	0	0	0	0	1593				
NIAB - Frontage	187	153	34	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	34				
NIW - Cambridge University	1852	0	1852	0	736	71	145	245	245	210	160	40	0	0	0	0	0	0	0	1852				
Total - North West Cambridge	3632	153	3479	0	736	71	185	425	495	510	460	340	180	43	34	0	0	0	0	3479				
Cambridge East Land North of Cherry Hinton	780	780	0	0	0	0	38	160	150	120	120	50	0	0	0	0	0	0	0	780				
Cambridge East - Land at Colldham's Lane	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	0	57				
Total - Cambridge East	837	0	837	0	0	10	80	197	150	150	100	100	50	0	0	0	0	0	0	837				
Clay Farm	2169	833	1336	190	635	254	143	114	0	0	0	0	0	0	0	0	0	0	0	1336				
Trumpington Meadows	588	420	166	40	0	43	0	83	0	0	0	0	0	0	0	0	0	0	0	166				
Glebe Farm	317	30	287	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30				
Bell School Site	270	21	249	102	72	55	20	0	0	0	0	0	0	0	0	0	0	0	0	249				
Total - Southern Fringe	3342	1561	1781	332	737	352	163	197	0	0	0	0	0	0	0	0	0	0	0	1781				
Land north of Wort's Causeway	200	0	200	0	0	0	60	80	60	50	50	50	50	0	0	0	0	0	0	200				
Land south of Wort's Causeway	230	0	230	0	0	0	0	50	50	50	50	50	50	0	0	0	0	0	0	230				
Total - South East	430	0	430	0	0	0	60	130	110	110	110	110	110	430	0	0	0	0	0	430				
Total - Fringe Sites	8241	1714	6527	332	1473	433	488	949	755	710	610	470	230	43	34	0	0	0	0	6527				
				Five Year Supply Total										3675										

Table C6: Cambridge Windfall																																
Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.16)	Outstanding Dwellings (net)	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	Post 2031	Total Estimated Completions (2016/17 - 2030/31)	Five Year Supply: 2016/17 - 2020/21	Availability	Suitability	Achievability	Comments			
Identified Windfall - Large Sites Over 50 dwellings																																
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA	Cambridge Water Company, Rustat Road	1.20	M	135	0	135	57	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135				Under construction. Site is deliverable.		
				A	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y			
Total - Cambridge Water Company, Rustat Road					143	0	143	65	78	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143	143						
Identified Windfall - Small Sites (10 to 49 dwellings)																																
	12/0730/FUL	115-119 Peme Road	0.11	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Under construction. Site is deliverable.		
	13/1554/FUL	1 Ditton Walk	0.28	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2015/16.	
	15/0120/FUL	186-188 Histon Road	0.07	M	11	0	11	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Y	Y	Y	Application is for the demolition of 2 houses and the erection of 13 flats which equates to a net of 11 residential units. Site is deliverable.		
	14/0195/FUL	394-398, Mill Road and 8 Montreal Road	0.10	M	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	The application consists of four demolitions and the construction of 17 residential units this creates a net total of 13. Site is deliverable.		
	13/1129/FUL	40-64 Colville Road and 1-9 Augers Road	0.55	M	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				The application consists of 18 demolitions and the construction of 33 residential units. 18 demolitions were completed in the 2014/15 monitoring year and are included in the net completions for that year. The site was completed in 2015/16.		
				A	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A			
Total - 40-64 Colville Road and 1-9 Augers Road					33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	13/1139/FUL	132-136 Newmarket Road	0.04	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Under construction. Site is deliverable.		
	13/1385/FUL	Campkin Court, Cambridge	0.63	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				The application consists of 48 demolitions and the construction of 33 residential units. 48 demolitions were recorded in the 2014/15 monitoring year. The site was completed in 2015/16.		
				A	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A			
Total - Campkin Court					33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	13/1741/FUL	Play Area PL/006 and Garages, Atkins Close	0.24	M	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				Completed 2015/16.		
				A	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A			
Total - Play Area PL/006 and garages, Atkins Close					12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
	13/1386/FUL	6-14 Water Lane	0.38	A	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	The application is for the demolition of 24 units and the erection of 24 units. As at 2015/16 24 units had been demolished and 12 built. The net total of minus 12 units has been recorded in the completions for 2015/16. 12 units remain to be built. Site is deliverable.		
	13/1405/FUL	Aylesborough Close	0.76	M	15	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15				Demolition of 24 dwellings and erection of 35. Demolitions recorded in the completions for 2014/15. Site under construction. Site is deliverable.		
				A	20	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y				
Total - Aylesborough Close					35	0	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35						
	14/1995/FUL	Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane).	0.06	M	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Under construction. Site is deliverable.		
	14/1878/FUL	Land Between 60 - 68 Victoria Road	0.03	M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Under construction. Site is deliverable.		
	15/0363/FUL	Land At 21 To 23 Milton Road	0.10	M	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Under construction. Site is deliverable.		
	14/0159/FUL	Anstey Hall Farm Barns, Grantchester Road	1.89	M	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Under construction. Site is deliverable.		
	14/1970/FUL	Land at Former Rosemary Branch Public House, Coldham's Lane		M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Site is deliverable.		
Total: Identified Windfall - Small Sites (10 to 49 dwellings)					242	90	152	96	43	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	152	152						
Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission																																
		With planning permission and under construction			123	0	123	31	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	123	123	Y	Y	Y	Deliverable sites.		
		With planning permission - not under construction (minus 10%)			182	0	182	18	45	64	36	19	0	0	0	0	0	0	0	0	0	0	0	0	182	182	Y	Y	Y			
Total: Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission					305	0	305	49	137	64	36	19	0	0	0	0	0	0	0	0	0	0	0	0	305	305						
Planning permissions granted between 1 April 2016 and 30 October 2016																																
	15/2321/FUL	Eastfield, Chesterton	U/K	A	24	0	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	Y	Y	Y	Decision notice issued August 2016. Erection of 50 new affordable houses, following demolition of 26 existing dwellings net increase of 24 residential units. Site is deliverable.		
	15/2350/FUL	Crossway Gardens, Anstey Way	U/K	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Decision notice issued July 2016. Site is deliverable.		
	16/0617/FUL	Hayling House, Fen Road	0.41	M	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Approved at planning committee 31 August 2016. Site is deliverable.		
	16/0641/FUL	68-80 Peme Road	0.28	M	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Approved at planning committee 5 October 2016. Site is deliverable.		
		Planning applications for 9 or less dwellings (minus 10%)			65	0	65	0	0	6	13	39	7	0	0	0	0	0	0	0	0	0	0	0	65	58	Y	Y	Y	Deliverable sites.		
Total: Planning permission granted between 1 April 2016 and 30 October 2016					125	0	125	0	0	53	26	39	7	0	0	0	0	0	0	0	0	0	0	0	125	118						
Windfall Allowance																																
		Windfall - North Cambridge			309	0	309	0	0	0	0	0	31	31	31	30	31	31	31	31	31	31	31	0	309	0	Y	Y	Y			
		Windfall - East Cambridge			339	0	339	0	0	0	31	0	31	31	30	31	30	31	31	31	31	31	0	339	31	Y	Y	Y				
		Windfall - South Cambridge			339	0	339	0	0	0	0	31	31	30	31	31	31	30	31	31	31	31	0	339	31	Y	Y	Y				
		Windfall - West Cambridge			369	0	369	0	0	0	30	31	30	31	31	31	31	31	31	30	31	31	31	0	369	61	Y	Y	Y			
Total - Unidentified Windfall					1356	0	1356	0	0	0	61	62	123	123	123	123	123	123	123	123	124	124	124	0	1356	123						
Total Windfall					2171	90	2081	210	258	130	123	120	130	123	123	123	123	123	123	123	124	124	124	0	2081	841						
								Five Year Supply Total					841																			

Summary of Sites

Cambridge City Council aims to ensure that the housing trajectory is as robust and realistic as possible. Letters and questionnaires are sent to agents, developers or landowners of sites (as part of the Council's Annual Monitoring Report) asking them to provide details on whether their site is deliverable, available, achievable and viable (as set out in the National Planning Policy Framework (NPPF)⁵³), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent by Cambridge City Council and South Cambridgeshire District Council to sites on the edge of Cambridge that span the two local authorities.

For the small number of sites where the Council does not receive a completed questionnaire, annual completions are estimated based on survey data collected by Cambridgeshire County Council's Research and Monitoring Team; information included within the planning application; representations to the relevant section of the Local Plan; or information known by the case officer. Where questionnaires are returned, but they are considered unrealistic and unreliable, the Council takes a cautious approach and discusses these sites with case officers.

Below is a summary of each site contained within the housing trajectory tables. The site summaries are shown in housing trajectory order and outline any new developments on the sites and general comments.

References within this document which begin with the prefix 'RD/' can be found in the Councils' joint Reference Document Library, located on Cambridge City Council's website at <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>⁵⁴. Additionally, there are also references to the document M8/CCC&SCDC. This is the Councils' joint hearing statement, produced for the hearing sessions concerning Matter 8: Housing Land Supply and Delivery as part of the examination of the Local Plans. This document and supporting appendices and supplements can be found at: <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>.

⁵³ Paragraph 47 of the National Planning Policy Framework.

⁵⁴ The reference document library comprises the evidence base and supporting documents that were used in the production of the Cambridge Local Plan 2014: Proposed Submission and the South Cambridgeshire Submission Local Plan (July 2013). The reference document library will be updated throughout the examination process and additional sections will be added.

Cambridge Urban Area, Existing Allocations (see table C2)

- **CUP site Clarendon Road**

This parcel of land is allocated as site 5.01 in the 2006 Local Plan. All 409 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **The Paddocks Trading Estate, Cherry Hinton Road**

This parcel of land is allocated as site 5.02 in the 2006 Local Plan and as site R7 in the Cambridge Local Plan 2014: Proposed Submission. The allocation of this site is supported by LaSalle Investment Management (Representation 25384 to the Cambridge Local Plan 2014: Proposed Submission consultation). The Council has agreed a statement of common ground with LaSalle Investment Management (RD/SCG/140) with regard to this site. It is agreed that the most likely current time-frame for development is 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users. There is scope for vacant possession and/or break clauses in leases to allow for development to take place. It is agreed that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. Alternative locations are currently being explored and all current occupiers are aware of the development intentions. There is scope within existing employment sites in the city, including land in Cambridge City Council ownership, for the relocation of uses through redevelopment and densification. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2023 and it is anticipated that development could be completed by 2025 (M8/CCC&SCDC, Appendix 9, page 116 - 117). The site is phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.02. The site was considered developable after 2016. Pages 125-140 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 61 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner in a statement of common ground (RD/SCG/140).

- **British Telecom, Cromwell Road**

This parcel of land is allocated as site 5.03 in the 2006 Local Plan. All 136 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **379-381 Milton Road**

This parcel of land is allocated as site 5.04 in the 2006 Local Plan and as site M1 in the Cambridge Local Plan 2014: Proposed Submission. WFM Motors (Representation 26624 to the Cambridge Local Plan 2014: Proposed Submission consultation) expressed their intentions in 2013 to develop the site as 100% housing within the plan period and confirmed that the lease for the current tenant expires on 24 December 2019 and can be broken on 25 December 2015. The site is occupied by EMG Motor Group.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site is phased later in the plan period to allow for relocation of uses. The housing trajectory currently indicates that that development could be undertaken between 2025 and 2027.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.04. The site was considered developable. Pages 433–449 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 64 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their representation 26624 (Cambridge Local Plan 2014: Proposed Submission consultation). The site is in close proximity to the forthcoming station at Cambridge Northern Fringe East and dependant on the relocation of the existing use

- **Cambridge City Football Ground, Milton Road**

This parcel of land is allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. Planning Application 14/0790/FUL was approved for the provision of 106 residential units. Previously a football stadium and car park, the site is now under construction. 50 units have been built as of 31 March 2016. Therefore, in accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable and will be completed within five years.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and as site R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory as site R14 (Cambridge Urban Area, New Allocations).

The Council has agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/280), which confirms that the site can be developed within the plan period. It has been confirmed that underground cabling is not an uncommon occurrence on such sites and can be addressed as part of development. Any local issues with surface water management can also be addressed through the development management process and through use of sustainable urban drainage systems. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Telereal Trillium have confirmed that the site will be available for development towards the end of the Plan Period. It is anticipated that development on the site could be completed by 2030/31.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.06 and CC583 (the car park). The site was considered developable. Pages 242-257 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 53 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through their statement of common ground (RD/SCG/280) and this year's response to the housing trajectory.

- **Willowcroft, Histon Road**

This parcel of land is allocated as site 5.07 in the 2006 Local Plan and as site R2 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. Site 5.07 was assessed and allocated for 67 residential units net. The remainder of the site (CC 312 – SHLAA 2013) was assessed as being capable of providing 11 additional net units. This information can be found in table 5 of the SHLAA 2013 (RD/STRAT/140, page 52). In combination, these sites were allocated as site R2 in the Cambridge Local Plan 2014:

Proposed Submission and are capable of providing a total of 78 residential units (net). The site is owned by ATS Euromaster, Skymond Ltd and Murketts.

Multiple ownership of the site has meant that the site is coming forward in small parcels. Planning permission was granted at Cambridge City Council's (14/1254/FUL) planning committee on 5 November 2014 for 15 flats (14 net). A further application was approved for 23 units (15/1369/FUL) adjacent to this site. In addition, ATS Euromaster has replied to the housing trajectory survey noting that a further portion of the site will become available for development within the next 12.

Murketts Ltd stated in their response to the Cambridge Local Plan 2014: Proposed Submission consultation (representation 27853) that they currently have no plans to bring the car dealership site forward for redevelopment. However, with the change in trading conditions (such as dealers holding less stock) and the changing maintenance requirements (vehicles have longer service intervals); they are finding that the existing site is no longer being utilised to its full potential. They therefore envisage that in the future, the business could downsize to a smaller site, enabling the existing site to come forward for redevelopment. This would occur before 2031.

The Council's assessment of the overall allocation site identifies the net capacity as 78. This assessment includes the demolition of any residential units currently on site

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, ATS Euromaster have confirmed that a large portion of the site will be available within 12 months and it is anticipated that development on this portion of the site could be completed by 2018/19. This part of the site is considered deliverable within five years in accordance with footnote 11 to paragraph 47 of the NPPF. The council has taken a cautious approach to this information to allow for the approval of planning applications, construction for current approved applications to be completed and the relocation of any existing businesses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.07. The site was considered developable subject to landowners' intentions. Pages 42-57 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 59 of RD/Strat/150).

- **Territorial Army, Cherry Hinton Road**

This parcel of land is allocated as site 5.08 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Travis Perkins, Devonshire Road**

This site is allocated as site 5.09 in the Cambridge Local Plan 2006 and site R9 in the Cambridge Local Plan 2014: Proposed Submission. The site is currently home to a builders' merchants. Application 11/1294/FUL was granted permission for 43 units in April 2014. Delivery of the site is expected within five years.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - The landowners have a current planning application on the site for the development of residential units and are currently actively investigating relocation options for their business.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 46 of RD/Strat/140) as site 5.09. The site was considered deliverable. Pages 157-172 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable – Viability was addressed as part of the approved planning application 11/1294/FUL.

- **Caravan Park, Fen Road**

This parcel of land is allocated as site 5.11 in the 2006 Local Plan. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Police Station, Parkside**

This parcel of land was allocated as site 12.2 in the 1996 Local Plan and is currently allocated as site 5.12 in the 2006 Local Plan. These allocations also included the fire station, which has now been developed. The police station is allocated as site M4 in the Cambridge Local Plan 2014: Proposed Submission. The Council agreed a statement of common ground with Cambridgeshire Constabulary Estates (RD/SCG/120) with regard to this site, which confirms that the redevelopment of the site is achievable within the plan period.

The police station is likely to be vacated by the Police Service for a number of reasons:

The nature of policing has significantly changed since the building was first occupied and as a result the building and its internal layout no longer provide the level and standard of accommodation required to meet the needs and expectations of the occupying departments. The lifespan of the existing buildings on the site is also limited, due to the nature of the building's construction and the significant likely cost of remedial works to bring the building up to modern standards.

The population served by this division is anticipated to increase by some 25% over the next decade with the creation of Northstowe and the Cambridge fringe developments; this will have a significant impact on the operational needs of the Southern Division of Cambridgeshire Police. Furthermore, the site's location in the city centre makes it increasingly difficult to respond to calls within all areas of the Southern Division within an appropriate response time.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridgeshire Constabulary Estates confirmed that the site will be available for development in 2019. The Council expects with first completions in 2021/22 to take into account the time needed to find a new site, submit and approve planning applications and construction and relocation.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.12. The site was considered developable. Pages 486–503 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 66 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/120).

- **Fire Station, Parkside**

This parcel of land is allocated as part of site 5.12 in the Cambridge Local Plan 2006. 99 residential units were completed on the site in 2012/13.

- **Milton Infant & Junior School, Milton Road**

This site is allocated as site 5.13 in the 2006 Local Plan. The original approved application (07/0328/FUL) for the site was for an 88 bed care home and 67 flats with community facility. Part of the application has been built out (the care home). An application for a 133 unit aparthotel and 5 residential townhouses under application 14/0052/FUL was allowed at appeal on 23 June 2015.

The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.13. The site is considered deliverable under the definition of footnote 11 to paragraph 47 of the NPPF. The site was not allocated in the Cambridge Local Plan 2014: Proposed Submission as it was under the threshold for allocation. This year's housing trajectory return expected occupation of the 5 townhouses in 2018.

- **Ridgeons, Cavendish Road/Cromwell Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations).

Site R12 Ridgeons (75 Cromwell Road) houses a builders' merchant. Ridgeons have expressed an interest in relocating their current operations at Cromwell Road to an alternative site in Cambridge. Cambridge City Council and Ridgeons Ltd signed a statement of common ground with regard to this site (RD/SCG/200). Cambridge remains an important location for Ridgeons, who have begun initial work scoping out relocation options and consider that the indicative start date could be as early as 2017. This is however dependent on a replacement site being found and a new store being built before that time. Ridgeons have confirmed that they are committed to finding a new site locally. The existing store on site R12 will remain open until the new store is fully operational. At this point, site R12 will then become available for redevelopment. Planning permission to redevelop site R12 for residential purposes is expected to be sought in the interim period, thus enabling development to commence swiftly once the site is available.

Consultation on the Ridgeons site, Cromwell Road draft Planning and Development Brief (SPD) was held between 18 January 2016 and 7 March 2016. The final draft version of the SPD was approved at Development Plan Scrutiny Sub Committee on 21 July 2015. The Council Plans to adopt the document as an SPD once the Local Plan 2014 has been adopted. In the interim, the Planning and Development Brief can be used as guidance to inform the submission of planning applications on the site.

An outline planning application (16/1904/OUT) was submitted in October 2016 for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking & associated works.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents confirmed that the site could be available as early as 2017 and the landowner anticipates that development could

be completed between 2022 and 2027. An outline planning application (16/1904/OUT) for the site was submitted in October 2016.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.14 and site 5.14 and CC922 respectively. The site was considered developable. Pages 208-224 and 29–48 of the Technical Background Documents (RD/LP/260 and RD/LP/310) also provide an assessment of the site and show that the site has an overall rating of green in both RD/LP/260 and RD/LP/310. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 47 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/200) and in response to this year's housing trajectory.

- **Henry Giles House, Chesterton Road**

This parcel of land is allocated as site 5.15 in the 2006 Local Plan and as R4 in the Cambridge Local Plan 2014: Proposed Submission. The Council has agreed a statement of common ground with Telereal Trillium (RD/SCG/270) with regard to the majority of this site, which confirms that the redevelopment of the Henry Giles House element of the site is achievable within the plan period. Employment uses on site can be relocated to other employment sites in Cambridge, including those subject to redevelopment and densification. There is scope for vacant possession and break clauses to allow development to come forward.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Telereal Trillium have confirmed that the site is available for development. It is anticipated that development on the site could be completed by 2020/21.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.15. The site was considered developable. Pages 75-90 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding and location within Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 60 of RD/Strat/150) and confirmed as deliverable within the first five years

of the plan period in this year's response to the housing trajectory. The proposed draft Mitcham's Corner Development Framework (SPD) supports improvement support the enhancement of the area.

- **Junction of Cherry Hinton Road and Hills Road (The Marque)**

This parcel of land is allocated as site 5.16 in the 2006 Local Plan. 133 residential units were completed on this site in the 2013/14 monitoring year. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **295 Histon Road**

This parcel of land is allocated as site 5.17 in the 2006 Local Plan and as site R1 in the Cambridge Local Plan 2014: Proposed Submission for 32 residential units (net). An outline planning application (15/0519/OUT) was approved on 29 September 2016 and includes the demolition of all structures on site (1 residential unit) and the development of 27 dwellings. The net number of residential units on-site is 26.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, and aims to complete development within five years.

- **Sandy Lane**

This parcel of land is allocated as site 5.18 in the 2006 Local Plan. It is not allocated in the Cambridge Local Plan 2014: Proposed Submission. There are a number of live planning applications on the Sandy Lane site. Some of applications on this site overlap each other so the final figure is unknown:

- 03/0406/FUL: Erection of 18 No. 4 and 5 bedroom dwellings following demolition of existing workshops;
- 03/1241/FUL: Erection of five dwelling houses following demolition of existing industrial buildings;
- 06/1305/FUL: Erection of seven one-bedroomed flats with associated parking (adjacent to 3 and to the rear of 5, 7, 9 and 11 Montague Road);
- 06/0544/FUL: Erection of one 5-bedroom house;
- 09/1024/EXP: still pending determination (06/0544/FUL).

From analysing the various applications, it is reasonable to assume that 23 units could come forward on the site. This would comprise application 03/0406/FUL (18 units) and 03/1241/FUL (5 units). These applications do not overlap site boundaries.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable. The site is suitable for housing, has planning permission and a visit to the site in July 2015 showed that hoardings have now been erected around the periphery of the site.

The Council has sought legal advice on this site, which confirmed that commencement/implementation had taken place in 2009. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 54 of RD/Strat/140) as site 5.18.

- **New Street/Newmarket Road**

This parcel of land is allocated as site 7.01 in the Cambridge Local Plan 2006, the allocation comprises multiple applications, which total 121 residential units and development of this site is well underway. Planning applications for 19 residential units at 23-29 Occupation Road (10/1067/FUL) and 20 Occupation Road (09/0743/FUL) were completed in the 2012/13 monitoring year. A further 13 units were completed in the 2014/15 monitoring year on the land between 30-31 Occupation Road (12/0628/FUL) and 14 at 71-73 New Street (14/1407/FUL). Residential units are now under construction at 9-15 Harvest Way (11/0219/FUL). In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the remaining planning application at 9-15 Harvest Way (75 units) is deliverable within the five-year period.

- **Betjeman House, Hills Road**

This parcel of land is allocated as site 7.02 in the Cambridge Local Plan 2006 and as site R44 (modified to M44) in the Cambridge Local Plan 2014: Proposed Submission. Currently in use as offices, the site is 1.17 hectares and capable of providing 156 residential units.

Betjeman House, Broadcasting House, Botanic House and the Flying Pig Public House are already the subject of a partially implemented planning permission. The consent (06/00552/FUL) is for redevelopment to provide mixed use scheme comprising 156 residential units (including 40% affordable housing), B1 office use; retail / food and drink (Classes A1; A3 and A4 uses, including retention of 'Flying Pig' Public House), and new community use, together with associated basement car parking and servicing; amenity space (external and internal) with associated hard and soft landscaping; including re-location of the war memorial and provision of public art respectively. The application site did not include Francis House or its rear car park, which was acquired by the current landowner in September 2010.

A subsequent Section 73 planning permission (08/1058/S73) was granted on 23 October 2008 to vary various planning conditions to allow the office element of the approved scheme to be constructed as the first phase of the development (i.e. the now completed New Botanic House). These planning permissions have been implemented by virtue of the clearance of all relevant pre-commencement conditions and the construction of phase 1 of the development.

In terms of what is currently on the site, the Francis House building has recently been comprehensively refurbished and is now occupied by Siemens Plc, with their lease running until 2023. This part of the overall site will therefore not be available for redevelopment for some time. The Francis House part of the site, whilst currently in office use, is regarded by the landowners as being the most suitable for potential future residential use, subject to viability and prevailing market conditions.

Betjeman House is occupied less intensively on a short term lease basis by various companies. This building and its surrounding land, including Ortona House and The Flying Pig Public House, has been subject to very early draft proposals, which have already been the subject of initial discussions with the Council's Development Management Officers.

In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site is available for development. The site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31. The landowner is working with the Council to produce a Supplementary Planning Document for the development area.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 7.02 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 55 of RD/Strat/140). The site was considered developable.

Achievable and Viable - The site is viable and achievable, and was confirmed as developable by the landowner through this year's housing trajectory return.

- **Coldham's Lane/Newmarket Road**

This parcel of land is allocated as site 7.03 in the Cambridge Local Plan 2006. This site was redeveloped as a hotel and is therefore no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Mitcham's Corner**

This parcel of land is allocated as site 7.04 in the Cambridge Local Plan 2006. Planning application 14/0506/FUL was approved on 9 July 2014 for retail development, provision of medical practitioner facility and car parking and has now been built. On 14 October 2014, a planning application (14/0543/FUL) was approved for student accommodation, A1 food retail and bicycle and car parking, this is now under construction. This allocation is no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **West Cambridge, Madingley Road**

This parcel of land is allocated as site 7.06 in the Cambridge Local Plan 2006. The site has been allocated in the Local Plan 2014: Proposed Submission as site M13 for University and

research uses. No further residential accommodation is expected on this site, although the policy approach allows for student accommodation on this site.

- **Leckhampton House Grounds**

This parcel of land is allocated as site 7.07 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site for residential use. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Grange Farm off Wilberforce Road**

This parcel of land is allocated as site 7.09 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site U3 for student accommodation. No further residential accommodation is expected on this site.

- **Land Around 16 Mill Lane**

Allocated as site 7.10 in the Cambridge Local Plan 2006 and as U1 in the Cambridge Local Plan 2014: Proposed Submission. A Supplementary Planning Document was developed to guide development on the site and was adopted on by the Council on 12 January 2010. The University is currently preparing a masterplan for the site and is considering the potential delivery of student housing, which is consistent with the adopted Old Press/Mill Lane Supplementary Planning Document. Masterplan options will be considered in 2016/17, ascertaining a clearer understanding of parameters relating to the mix and phasing of development. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available –The University is in the early stages of masterplan preparation for the site, which must be agreed and in compliance with Council policy.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 5.17 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 56 of RD/Strat/130 and page 57 of RD/Strat/140). The site was considered developable. Pages 398–413 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, known archaeology on site, the presence of listed buildings and the site's location within the Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management and masterplanning process.

Achievable and Viable - The site is viable and achievable, according to preliminary assessment (page 56 of RD/Strat/15) and confirmed as developable.

- **Brunswick Site**

This parcel of land is allocated as site 7.11 in the Cambridge Local Plan 2006. The 205 residential units on site were fully completed in the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Magnet Warehouse, Mill Road**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12.

Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust); progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory.

Approximately half of the original allocation for site 7.12 (Table C2 of the housing trajectory) has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road), which is now being built. The McLaren Group has an option on the remaining portion of land owned by The Cooperative Group. This land at 315 - 349 Mill Road now also has planning permission (14/1496/FUL) for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access. The planning application was approved at appeal in January 2016 and is now being built. Therefore this portion of the site is no longer available for residential development.

- **64-66 Peverel Road**

This parcel of land is allocated as site 9.14 in the Cambridge Local Plan 2006. Planning application 13/1594/FUL was approved and a Section 106 agreement signed on 3 October 2014 for B1 building use for Marshall Aerospace and Defence Group. The site is not available for residential development; as a result, this allocation was not taken forward into the Local Plan 2014: Proposed Submission.

- **Station Area – Blue Phase**

This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission. The 169 residential units were completed in the 2015/16 monitoring year.

- **Station Area – Pink Phase**

This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission.

Planning application 13/1034/REM was approved on 10 January 2014 for part of the Pink Phase of the CB1 development. The application comprised 137 residential units within blocks C1, C2, D1 and F1, along with associated car parking, cycle parking, electricity sub-station, landscaping, the Northern Residential Park and Station Road Open Space (part) and the Northern Access Road.

Blocks C1, C2 and D1 are currently under construction and are anticipated to be completed by the fourth quarter of 2015. An application for blocks I1 and K1 proposing 89 residential units was refused at Planning Committee in November 2016. However a further application will be expected later in the year. Pre-application discussions have also commenced with regard to blocks F2, G2, B2 which could deliver 151 residential units.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, is currently under construction. Development is likely to be completed within five years.

Cambridge Urban Area, New Allocations (see table C3)

- **Camfields Resource Centre and Oil Depot 137-139 Ditton Walk**

This parcel of land is a new allocation (R5) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 35 residential units. The site has two owners, one of which is Cambridgeshire County Council. The County Council, as the landowner, has confirmed support for the allocation and that the land is immediately available for development. The County Council is in contact with the landowner of the remaining portion of the site. The delivery of the site is expected outside the council's five year supply.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The County Council is in discussions with the landowners of the remaining portion of the site (the oil depot) to enable comprehensive development of the whole allocation. The portion of the site owned by Cambridgeshire County Council is available immediately for development as demonstrated through the County Council's response to the housing trajectory survey. The oil depot was recently removed from the hazardous installations list by the Health and Safety Executive.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 69 of RD/Strat/130 and page 65 of RD/Strat/140) as site 906. The site was considered developable. Pages 91–107 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, contamination and

impact on green space. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 52 of RD/Strat/150) and confirmed as developable outside a five year timeframe by Cambridgeshire County Council, as detailed in their response to the housing trajectory survey.

- **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road**

This parcel of land is a new allocation (R8) in the Cambridge Local Plan 2014: Proposed Submission. The site is jointly owned by Swiss Laundry and British Telecom. This site is considered to be capable of providing 33 residential units.

The Council has agreed a statement of common ground (RD/SCG/240) with Swiss Laundry Ltd. Swiss Laundry Ltd made representation 26840 (Cambridge Local Plan 2014: Proposed Submission consultation) with regard to site R8. They confirmed that the site could be made available for redevelopment during the plan period to 2031 if Swiss Laundry could find a suitable alternative site, for either all or part of its existing operation, and would relocate provided such a move is viable. It is agreed that the existing uses on the site do not preclude the site's developability within the plan period.

The Council has also agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/250) confirming that the most likely current time-frame for development is 2029 to 2031, although it is possible that development will come forward earlier.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Swiss Laundry have confirmed that the site will be available by 2029, and it is anticipated that development could be completed by 2030. The site was phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 37 of RD/Strat/130 and page 36-37 of RD/Strat/140) as sites 081 and 087. The sites were considered developable. Pages 141–107 of the Technical Background Documents (RD/LP/260) also provide an assessment of the site known as 149 Cherry Hinton Road and shows that it has an overall rating of green. Pages 9–28 of the Technical Background Document Supplement (RD/LP/310) assess an expanded version of the site, which includes the telephone exchange and also produces an overall site rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 35 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowners through the statements of common ground (RD/SCG/240 and 250).

- **Mill Road Depot and Adjoining Properties, Mill Road**

This parcel of land was previously allocated in the 1996 Local Plan (Site 6.24), but was not allocated in the Cambridge Local Plan 2006. A change in circumstances led to a new allocation (R10) in the Cambridge Local Plan 2014: Proposed Submission for 167 residential units.

The Council's Planning Services agreed a statement of common ground (RD/SCG/150) with the Council's Property Services. Since the submission of the representations to the Proposed Submission consultation, further work has been undertaken by the Council on the relocation of the depot. The Council and South Cambridgeshire District Council agreed a single shared waste service which is now located the Waterbeach Depot. These operations took up a significant part of the site R10, and relocating them was an important step towards moving operations from the site. Work regarding the relocation of the other uses on site is currently underway.

Public consultation on the Mill Road Depot Draft Planning and Development Brief (SPD) was undertaken between 3 June and 22 July 2016. The key issues raised are being considered by the Council. The draft Planning and Development Framework is expected to go to committee for approval in January 2017.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridge City Council Property Services have confirmed that the site is currently occupied by Council services, commercial/private tenants and commercial/private owners and long leaseholders. Some Council services have relocated already in anticipation of redevelopment meaning that development can commence on a large portion of the site from 2017/18 onwards. It is anticipated that development could be completed by 2023/24.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 45 of RD/Strat/130 and page 43 of RD/Strat/140) as site 102. The site was considered developable. Pages 173–190 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to setting of listed building, multiple ownership, access, contamination and cycling provision. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 44 of RD/Strat/150). The housing trajectory return confirms that housing completions are expected to begin within five years. A Statement of Common Ground was also agreed by the landowner and confirmed that the site was achievable and viable (RD/SCG/150).

- **Horizon Resource Centre, 285 Coldham's Lane**

This parcel of land is a new allocation (R11) in the Cambridge Local Plan 2014: Proposed Submission. The site is currently in use as a day centre with car parking facilities. The site is owned by Cambridgeshire County Council and is considered to be capable of providing 40 residential units. The County Council, as the landowner, has confirmed support for the allocation.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - Cambridgeshire County Council has indicated that the site could be delivered at the end of the plan period. Further investigation needs to be carried out to ensure that the current services on the site are incorporated into the development or relocated to a suitable location, but these are not considered to prevent development from coming forward.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 629. The site was considered developable. Pages 191-206 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 49 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and has been allocated as R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 76 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 126 of this document.

- **Cambridge Professional Development Centre, Foster Road**

This parcel of land is a new allocation (R16) in the Cambridge Local Plan 2014: Proposed Submission. The landowner, Cambridgeshire County Council, no longer uses the venue as a training facility. There are no operational requirements affecting delivery of development. This site is considered to be capable of providing 40 residential units on land which excludes the playing fields. The County Council as landowner has confirmed support for the allocation to the Council. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - A reply to the housing trajectory survey from Cambridgeshire County Council indicates that the site could be delivered between 2027/28 and 2030/31.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 50 of RD/Strat/130 and page 50 of RD/Strat/140) as site 905. The site was considered developable. Pages 276-292 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 51 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **Mount Pleasant House, Mount Pleasant**

This site is a new allocation (R17) in the Cambridge Local Plan 2014: Proposed Submission. A representation from Universities Superannuation Scheme Ltd to the Plan (Representation 28065) supported the proposed allocation and enclosed analysis that demonstrated the site has the potential to deliver at least 87 new homes at 153 dwellings per hectare. The site has been sold to the Howard Group who wishes to develop the site for student accommodation. A planning application (16/1389/FUL) has been submitted by the Howard Group to the Council for the demolition of the existing building and construction of student accommodation comprising 243 en-suite and 24 studio student units. The Council still considers the site to be suitable for residential use and therefore has retained the figures used in the previous housing trajectory. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The site is currently available for development, and it is anticipated that development could be completed by 2024 if an application were to come forward for residential accommodation (see M8/CCC&SCDC, Appendix 9, page 158 - 159).

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 66 of RD/Strat/140) as site 919. The site was considered developable. Pages 293-309 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the loss of office accommodation, the location of the site within an Air Quality Management Area and the protection of the setting of the conservation area and a scheduled monument. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 31 of RD/Strat/150) and was confirmed as developable outside a five year timeframe.

- **Clifton Road Area**

This parcel of land is a new allocation (M2) in the Cambridge Local Plan 2014: Proposed Submission. Site M2 Clifton Road Area houses industrial, office and leisure uses. It is allocated for residential redevelopment to include 550 dwellings at a range of densities and 2 hectares of employment floorspace. The Council agreed a statement of common ground (RD/SCG/160) with USS Limited. The statement of common ground explains the collaborative process that has been entered into between Cambridge City Council and Universities Superannuation Scheme Limited and the work streams that Universities Superannuation Scheme Limited has commissioned to demonstrate the deliverability of the proposed site allocation M2 and Policy 20: Station Area West and Clifton Road Areas of Major Change.

Cambridge City Council is the major freeholder. There are however other landowners with freehold interests on the site. These include Royal Mail Group and Network Rail. The existing Clifton Road Industrial Estate, of which Universities Superannuation Scheme Limited is the long leaseholder, accommodates 46 businesses across 56 units. All of these leases will expire during the early part of the plan period with the last unit expiring in 2025. This means that existing lease arrangements are not an overriding constraint to the deliverability of the site.

The site allocation proposes a mix of employment uses on circa two hectares, leisure-related uses and residential uses with a maximum capacity of 550 dwellings. Universities Superannuation Scheme Limited has carried out high-level masterplan work which provides assurance over the capacity of the site to accommodate both the quantum and diversity of uses envisaged in the site allocation, whilst avoiding negative impacts on its immediate neighbours and the wider area. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, USS have confirmed that first completions are expected in 2022/23, and it is anticipated that development could be completed by 2030/2031.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 37 of RD/Strat/140) as site 913 and site M2. The site was considered developable. Pages 450–467 and pages 83-102 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access, contamination and noise. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 54 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through the statement of common ground (RD/SCG/160).

- **Michael Young Centre, Purbeck Road**

This site is a new allocation (M3) included in the Cambridge Local Plan 2014: Proposed Submission. The Local Plan 2014: Proposed Submission allocated the site for 50 residential dwellings and over 0.5 hectares of employment. A planning application (13/1250/OUT) was approved in February 2014 which included the addition of a further 45 residential units, bringing the total number of dwellings on the site to 95. A reserved matters application for the site (14/1648/REM) was approved on 5 February 2015 and the site was completed in the 2015/16 monitoring year.

- **82-88 Hills Road and 57-63 Bateman Street**

This parcel of land is a new allocation (M5) in the Cambridge Local Plan 2014: Proposed Submission. A representation was submitted to the Cambridge Local Plan 2014: Proposed Submission consultation by the landowner, Trinity Hall (Representation 26612). At the time the landowner believed that an extra 30 dwellings could be developed on the site and the site size could be increased by 0.08ha.

A recent reply to the housing trajectory from the Trinity Hall noted that the College will retain the commercial use in the short to medium term. Therefore the completions are phased towards the end of the plan period. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The development is phased later in the plan period to allow the allocation to be retained as commercial use in the short to medium term.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 872. The site was considered developable. Pages 504- 19 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some

constraints and adverse impacts, this is due to the location of the site within an Air Quality Management Area, its proximity to an historic park and garden, conservation area, and access to the site. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 50 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

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

This parcel of land is a new allocation (R6) in the Cambridge Local Plan 2014: Proposed Submission. Cambridge City Council and Cambridgeshire County Council, as landowners, acknowledge that the site is currently occupied. The SHLAA 2013 (RD/Strat/140, page 33) notes that community facilities would need to be incorporated as part of the development. This was included in the constrained capacity calculation.

Cambridge City Council is currently looking to redevelop the community centre on this site, which should not impact on the redevelopment of the wider site and should maintain operational requirements. Whilst the land is in multiple ownership, this is not considered to be an issue with the majority of developable land owned by Cambridge City Council and Cambridgeshire County Council. Discussions are underway to discuss joint development options. A recent reply to the housing trajectory survey from the County Council indicates that their portion of the site is available immediately for development and they are currently looking at the provision of a flatted development situated above a community hub.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – The parcel of land owned by Cambridgeshire County Council is available for development. In order to allow for time for joint development options to be investigated and implemented on-site (the Council's preferred development option), the Council has decided to take a cautious approach and placed the delivery of this site towards the end of the plan period.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 32 of RD/Strat/130 and page 33 of RD/Strat/140) as site 443. The site was considered developable. Pages 108-124 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 26 of RD/Strat/150) and confirmed as developable outside a five year timeframe by the landowner through previous trajectory returns.

- **Ridgeons, Cromwell Road/Cavendish Road**

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). An outline planning application (16/1904/OUT) was submitted in October 2016 for the erection of up to 245 dwellings, including affordable housing, a nursery and/or community facility, open space, car parking, cycle parking & associated works. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 130 of this document.

- **315-349 Mill Road and Brookfields**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Table C2 of the housing trajectory updates progress on the original allocation (7.12). The remaining parcel of land at site R21 (315-349 Mill Road) is owned by Cambridgeshire Community Services NHS Trust (the Trust). Progress on this portion of the site can be found under site reference R21 in table C3 of the housing trajectory. Further information on this site can be found on page 136 of this document.

The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). This site is capable of providing 98 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable.

Available – In a response to the housing trajectory questionnaire, the Trust confirmed that the site will be available towards the middle to end of the Plan period. Existing and future healthcare provision on the site will be factored into the development.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 58 of RD/Strat/130 and page 57 of RD/Strat/140) as site 7.12 and site 7.12 and site 934 respectively. The site was considered developable. Pages 360–377 and 103-121 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and show that the site has an overall rating of amber in RD/LP/260 and RD/LP/310. This indicates that the site has development potential and some constraints and adverse impacts. RD/LP/260 notes that this is due to the site being in an Air Quality Management Area, contamination and proximity to Buildings of Local Interest. This assessment is mirrored in RD/LP/310 with the addition of concerns about

loss of community facilities. These issues are considered to be capable of mitigation as part of the development management process

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 63 of RD/Strat/150) and the majority of the site is confirmed as developable outside the first five years of the plan period by the main landowner through the statement of common ground (RD/SCG/230).

Cambridge Fringe Sites, Existing Allocations (see table C4)

- **Cambridge East, Land North of Cherry Hinton**

While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge and South Cambridgeshire, as provided for in the Cambridge East Area Action Plan (RD/AD/280). This site was proposed for allocation in both Councils' submitted Local Plans as R40 and SS/3 and is expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is owned by two landowners, both of whom are in pre-application discussions with the Councils. In 2015, the Councils explored the potential for an extension to the allocation, which would mean carrying forward a larger part of the allocation in the adopted Cambridge East Area Action Plan, rather than changing it to safeguarded land that could only come forward through a plan review. Recent discussions with the landowners (Marshall and the White family) and further technical work has been undertaken and resulted in the reallocation of a wider site area, which will provide at least 1,200 residential units within Cambridge and South Cambridgeshire. Allocation R40 in the Cambridge City Council Housing Trajectory has therefore been expanded and reallocated as site R47 for 780 residential units. The Councils have previously agreed statements of common ground with Marshall (RD/SCG/210) and the Whites (RD/SCG/220). The Councils are currently working towards the production of an SPD for the site with the landowners and relevant stakeholders.

Housing trajectory questionnaires from two landowners state that the site is available and that development could start on site in 2019. The projected completion dates have changed since last year due to further work being undertaken.

Part of the site is considered by all parties to be deliverable within a five-year time period and is available for development. In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available – A reply to the housing trajectory survey indicates that the site is available and it is anticipated that housing completions could start on site in 2019. Pre-application discussions are underway with both landowners.

Suitable - The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. Pages 49–65 of Technical Assessment Document (RD/LP/310) provide an assessment of the site and shows that the site has an overall rating of

green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). The site was also assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. A further site assessment on the new allocation (site R47) was also recently carried out as part of the Council's proposed modifications consultation and illustrates that the site's development potential remains green (RD/MC/050, Appendix 1 and 2).

Achievable and Viable - The site is viable and achievable, with confirmation provided by landowners that the site is achievable.

- **Cambridge East – Land at Coldham's Lane**

The site (R41 in the emerging Cambridge Local Plan) was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. The land North of Cherry Hinton was considered deliverable from 2017/18. Pages 66–82 of Technical Assessment Document (RD/LP/310) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within air safeguarding zones and noise issues. These issues are considered to be capable of mitigation as part of the development management process.

Application 14/0028/OUT for land North of Coldham's Lane for 57 units was approved at Joint Development Control Committee on 19 November 2014 subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. Application 16/0756/REM has also now been submitted and is pending consideration. A further application (16/1181/FUL) has been submitted in tandem to the aforementioned application for 57 residential units and is also currently pending determination. The site is currently being marketed by Weston Homes as the Eastfields development.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Main**

Allocated as site 9.03 in the Cambridge Local Plan 2006 and as site R43 in the Cambridge Local Plan 2014: Proposed Submission, the site is located off Huntingdon Road and Histon Road and has outline planning permission for a mixed use development comprising 1,593 residential units. A housing trajectory return from the agents indicated that the first completions are expected in 2017/18. The Council has taken a cautious approach to the housing completions expected on site and moved completions back two years to allow time for the approval of the reserved matters application.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, 153 of which have been completed. The remaining 34 units are expected to come forward as part of the NIAB Main development. This is due to the phasing plan of the site.

- **Clay Farm**

This parcel of land is allocated as site 9.05 and 9.06 in the 2006 Local Plan and has been allocated as part of R42a in the Cambridge Local Plan 2014: Proposed Submission. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 60 of RD/Strat/130 and page 58 of RD/Strat/140) as sites 9.05 and 9.06. The site was considered developable and deliverable from 2011–2022. There are multiple approved planning applications relating to the site (see housing trajectory spreadsheets).

The site currently has six developers involved in the site: Countryside Properties, Skanska, Bovis, Cambridge City Council, Crest Nicholson and Cala Homes. Currently 833 of the 2,169 units have been built. The whole of Clay Farm now has planning permission. Parcels 19 and 20 were developed by Skanska and completed in the 2014/15 monitoring year.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **North West – Cambridge University**

The site known as the North West Cambridge Development (also referred to as Land between Madingley Road and Huntingdon Road, Cambridge) and identified in the North West Cambridge Area Action Plan (RD/AD/290) is capable of delivery during both Cambridge City Council and South Cambridgeshire District Council plan periods (2011-2031), and has been secured through an outline planning permission in 2013 (Reference 11/1114/OUT and S/1886/11). The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.07. The site was considered developable.

The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway. Numerous planning applications for residential units have been approved on site including 13/1748/REM (for 117 residential units), 13/1827/REM (232 units), 14/0109/REM (73 units) and 14/1722/REM (264 units) and 15/1663/REM (121 units).

The delivery rate across the North West Cambridge Development reflects the nature of the development, which includes 50% key worker housing for the University of Cambridge and 50% market housing and the existing pace of construction.

The site at North West Cambridge will include a range of dwelling types, from apartments through to detached houses. The first phase of development, which the University is currently implementing, is focused on the local centre and is predominantly flats. Flatted schemes are capable of delivering large number of units relatively quickly. Development has commenced and there are multiple contractors on site at the moment working on different residential lots, in addition, a contractor is delivering site-wide infrastructure. Latest information from the University indicates that there are currently 807 units with planning permission.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Trumpington Meadows**

Allocated as site 9.08 (Monsanto) in the Cambridge Local Plan 2006 and as site R42b in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. Current applications for the site include 11/0073/REM and 11/0075/REM, 14/0348/REM, 14/0624/REM, 14/2103/REM and 16/1769/REM (pending consideration). The site is currently under construction and 420 dwellings have been built to date. The developers expect the site to be completed by 2020.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

- **Glebe Farm (Glebe Farm 1)**

This parcel of land is currently allocated as site 9.13 in the 2006 Local Plan and has been allocated as part of R42c in the Cambridge Local Plan 2014: Proposed Submission. Applications 08/0361, 08/0363 and 09/1140/FUL were previously approved on this site. Application 13/0706/FUL amended the number of dwellings on site from 286 to 287 through the erection of four dwellings in lieu of plots 240, 241 and 242. The site was completed in 2015/16 monitoring year.

- **Bell School**

Allocated as site 9.12 in the Cambridge Local Plan 2006 and as site R42d in the Cambridge Local Plan 2014: Proposed Submission. A reserved matters application (13/1786/REM) was approved for 270 dwellings in April 2014. The site is under construction.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

Cambridge Fringe Sites, New Allocations (see table C5)

- **Land North of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB1. This site is situated on Green Belt land and is believed to be capable of providing 200 residential units. The promoters of the site indicated in their response to the housing trajectory that the site could be delivered earlier than indicated in the previous year's trajectory. The Council has noted this response, but has taken a cautious approach.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2018/19. The site is available immediately and it is anticipated that development could be completed by 2020/21. The Council has moved the predicted completions figures back one year to allow time for the Local Plan examination to resolve and planning applications to be submitted.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 167 of RD/Strat/140) as site GB1. The site was considered developable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 55 of RD/Strat/150).

- **Land South of Worts' Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB2. This site is situated on Green Belt land and is believed to be capable of providing 230 residential units.

In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF, this site is considered deliverable and developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2018/19. The Council has taken a cautious approach to this information and moved the estimated completions back to 2020/21 allow for the adoption of the Cambridge Local Plan 2014. The site will be available for development within the Council's five year supply.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 166 of

RD/Strat/140) as site GB1. The site was considered developable. The landowners do not anticipate any legal constraints on the site.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 56 of RD/Strat/150) and the landowner's response to the housing trajectory.

- **Glebe Farm 2**

The figure for site R42c Glebe Farm was reduced to 30 units in the housing trajectory from 35 units in 2013 Annual Monitoring Report (RD/AD/350) and remained at 30 units in the 2014 Annual Monitoring Report (RD/AD/360). Application 14/1792/FUL was approved for 30 residential units in February 2016.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

Available - The site is under construction and a recent reply to the housing trajectory survey from the developers anticipates that development could be completed by 2018/19.

Suitable - The site was allocated for development in the adopted Cambridge Local Plan 2006, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (Page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.13. The site was considered deliverable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 62 of RD/Strat/150). The site is deliverable within the next five years and is currently under construction.

Cambridge Windfall: Identified Windfall – Large Sites Over 50 Dwellings (see table C6)

- **Cambridge Water Company, Rustat Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (07/1223/REM) for 143 residential units. A subsequent application (13/6001/S106BA) was approved on 9 December 2013, which changed the market/affordable housing split from that of 60%/40% to 94%/6%. The overall number of residential units remains at 143 and the site is under construction. 65 units have been completed and are occupied (this occurred after 31 March 2016). The remaining units are expected to be completed by Spring 2017.

Cambridge Windfall: Identified Windfall – Small Sites (10 to 49 dwellings) (see table C6)

- **115-119 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0730/FUL) for 12 residential units. The site is under construction and expected to be completed in 2016/17.

- **1 Ditton Walk**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1554/FUL) for 12 residential units. The site was completed after April 2015 and therefore completions have been recorded in the 2015/16 monitoring year.

- **186-189 Histon Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0231/FUL) for 12 residential units. A new application (15/0120/FUL) was approved at Planning Committee on 5 in August 2015, subject to a Section 106 agreement. The application is for the demolition of 2 houses and the erection of 13 flats, which equates to a net of 11 residential units. The developer confirmed that the estimated year of completion is 2017/18.

- **394-398 Mill Road and 8 Montreal Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0195/FUL) for 17 residential units. The application includes the demolition of four residential units; therefore the net total for the site is 13 residential units. An agent on behalf of the landowner confirmed that the development is currently out to tender and that the estimated year of completion is 2018/19.

- **40-64 Colville Road and 1-9 Augers Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1129/FUL) for 33 residential units. The application consists of 18 demolitions and the construction of 33 residential units. 18 demolitions were completed in the 2014/15 monitoring year and are included in the net completions for that year. The site was completed in 2015/16.

- **132-136 Newmarket Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1139/FUL) for 13 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction, completions are expected in the 2016/17 monitoring year.

- **Campkin Court, Cambridge**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1385/FUL) for 33 residential units. The application consists of 48 demolitions and the construction of 33 residential units. 48 demolitions were recorded in the 2014/15 monitoring year. The site was completed in 2015/16.

- **Play Area PL/006 and Garages, Atkins Close**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1741/FUL) for 12 residential units. The site was completed in the 2015/16 monitoring year.

- **6-14 Water Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1386/FUL) for 24 residential units. The application involved the demolition of 24 dwellings, which have been completed and recorded in the net completions for 2015/16, 12 units were also completed in 2015/16, leaving 12 affordable housing units to be built. The housing trajectory return confirms that the site should be completed in the 2016/17 monitoring year.

- **Aylesborough Close**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1405/FUL) for 35 residential units. The application involved the demolition of 24 dwellings, which have been completed and recorded in the net completions for 2015/16. The site is currently under construction. The housing trajectory return confirms that the site should be completed by September 2016.

- **Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane)**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1995/FUL) for 14 residential units. The site is under construction.

- **Land between 60-68 Victoria Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1878/FUL) for 10 residential units. The site is currently under construction. The housing trajectory return confirms that the site should be completed by September 2017.

- **Land at 21-23 Milton Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/0363/FUL) for 10 residential units. The site is under construction.

- **Anstey Hall Farm Barns**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0159/FUL) for 12 residential units. The site is currently under construction. The housing trajectory return confirms that the site should be completed by April 2017.

- **Land at Former Rosemary Branch Public House, Coldham's Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1970/FUL) for 10 residential units. The public house on the site has been demolished in anticipation of the start of construction.

Cambridge Windfall: Identified Windfall – Very Small Sites (9 dwellings or less) (see table C6)

At 31 March 2016, 123 dwellings (net) had planning permission and were under construction on small sites within Cambridge. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. However, as these small sites are under construction, it is considered reasonable to count all of these dwellings. All of these dwellings are anticipated to be completed within two years.

At 31 March 2016, there were 202 (net) dwellings with planning permission on small sites within Cambridge that are not currently under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to

start on these sites, it is considered necessary to assume that a proportion of these sites may not come forward for development. As such, approximately 10% of the total number of units has been deducted to account for the potential non-implementation of some planning applications. On this basis, 182 dwellings are anticipated to be completed within five years.

Cambridge Windfall: Planning permissions granted between 1 April 2016 and 30 October 2016 (see table C6)

- **Eastfield, Chesterton**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2321/FUL). The decision notice was issued in August 2016 for the erection of 50 new affordable houses, following demolition of 26 existing dwellings, this produces a net increase of 24 residential units. Completions are expected in the 2018/19 monitoring year.

- **Crossway Gardens, Anstey Way**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/2350/FUL) for 10 residential units. Completions are expected in the 2018/19 monitoring year.

- **Hayling House, Fen Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0617/FUL) for 13 residential units (net). The application was approved at Planning Committee on 31 August 2016.

- **68-80 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (16/0641/FUL) for 13 residential units (net). The application was approved at Planning Committee on 5 October 2016.

- **Planning applications for 9 or less dwellings (minus 10%)**

Between 1 April 2016 and 30 October 2016, 72 (net) dwellings were approved at committee or issued with a decision notice for approval of planning permission on small sites within Cambridge. None of these sites are under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of sites may not come forward for development. As such, 10% of the total number of units has been

deducted. On this basis, 65 dwellings are anticipated to be completed within five years, between 2018/19 and 2021/22.

Cambridge Windfall: Windfall Allowance (see table C6)

Paragraph 48 of the National Planning Policy Framework (NPPF) says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Cambridge City Council has taken a measured and robust approach to windfall calculations. Any allowance should have regard to the SHLAA (Strategic Housing Land Availability Assessment), historic windfall delivery rates and expected future trends, and should not include residential gardens. In line with paragraph 48 of the NPPF, the approach taken by the Council excluded garden land, allocated land and any development on sites over 0.5 hectares from the windfall calculations. Based on the Planning Advisory Service's advice, the SHLAA 2012 identified small sites (9 dwellings or less and 0.25 hectares or under in broad locations). These broad locations were identified in lieu of windfall and included in Annex 2 of the 2012 SHLAA (RD/Strat/130). Following the publication of the NPPF, reflecting the requirements of paragraph 48, the Council produced the SHLAA 2013 (RD/Strat/140) which focussed on strategic sites of 0.5ha or more and undertook detailed research on small windfall sites (up to 0.5 hectares).

The methodology for calculating a realistic windfall allowance is set out in the Council's Housing Land Supply Topic Paper (RD/Top/070). In summary, the Council identified past windfall completions from 2002 to 2012 omitting the two highest and lowest years of delivery and calculated an annualised average on the remaining years of data. This resulted in an annualised windfall figure of 123.3 residential units per annum. This figure is reflected in the Council's Windfall Allowance figures.

The Council performed a 'health check' on these calculations in 2014 as part of the Local Plan Examination Hearing Sessions for Matter 8: Housing Land Supply and Delivery⁵⁵. As per the SHLAA methodology, the two highest and lowest years of data were removed to allow for any potential anomalies. The final annualised windfall allowance resulted in a figure of 122.44 residential units per annum. This very small variation is 0.86 units less than the original calculation (123.3). This highlights that the trend for windfall calculations is still consistently available in line with paragraph 48 of the NPPF.

Due to the highly built up nature of the city, the strength of the housing market and the continuing demand for housing, and scope for intensification of sites, the Council considers that windfall sites remain a significant and continuing component of housing supply. In line with paragraph 48 of the NPPF, this provides compelling evidence that such sites become consistently available.

As more identified windfall comes through within the five year housing trajectory period (2015/16 to 2019/20) the windfall allowance is reduced to ensure that windfall completions do not exceed

⁵⁵ <https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery>

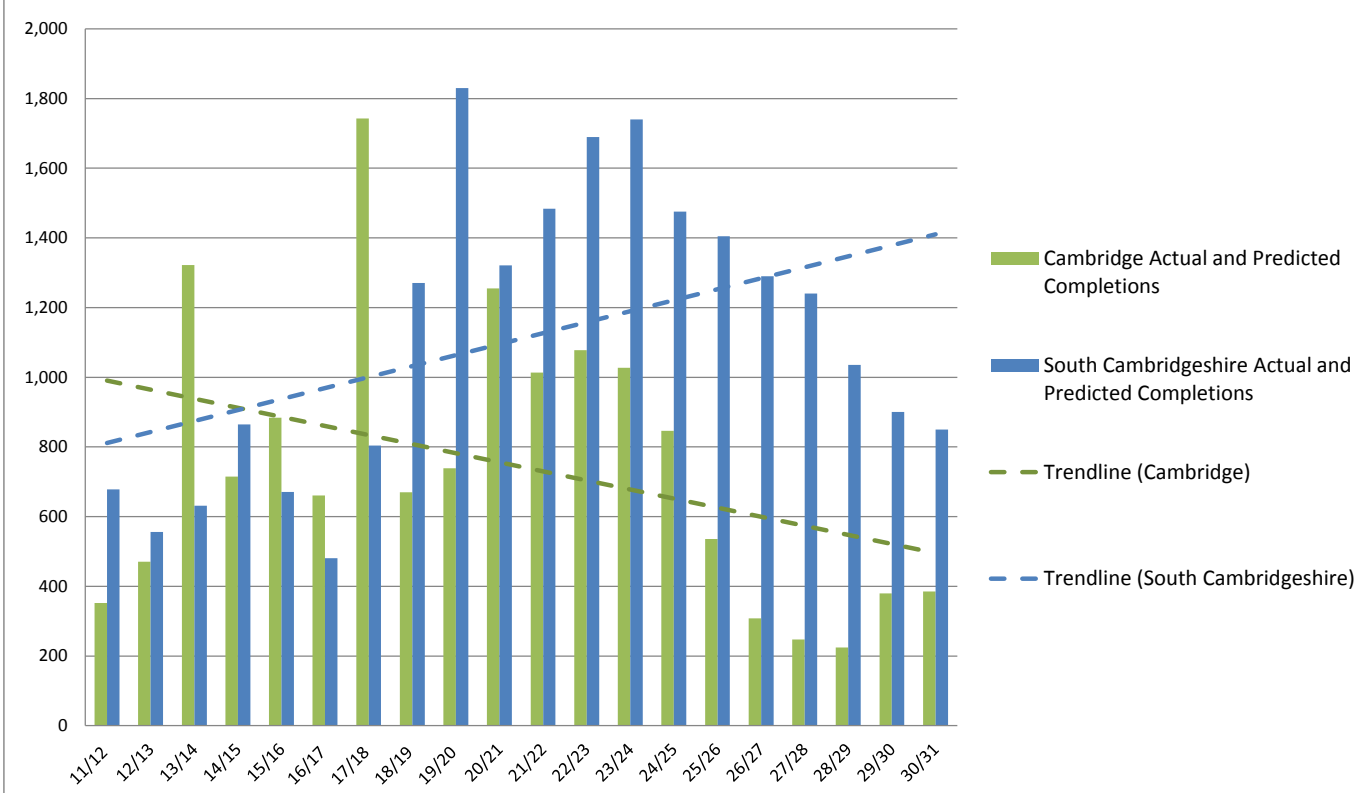
123 dwellings a year if a windfall allowance is included in that year. It is anticipated that unidentified windfall sites will currently deliver 1,356 dwellings by 2031.

Greater Cambridge Housing Trajectory 2011-2031

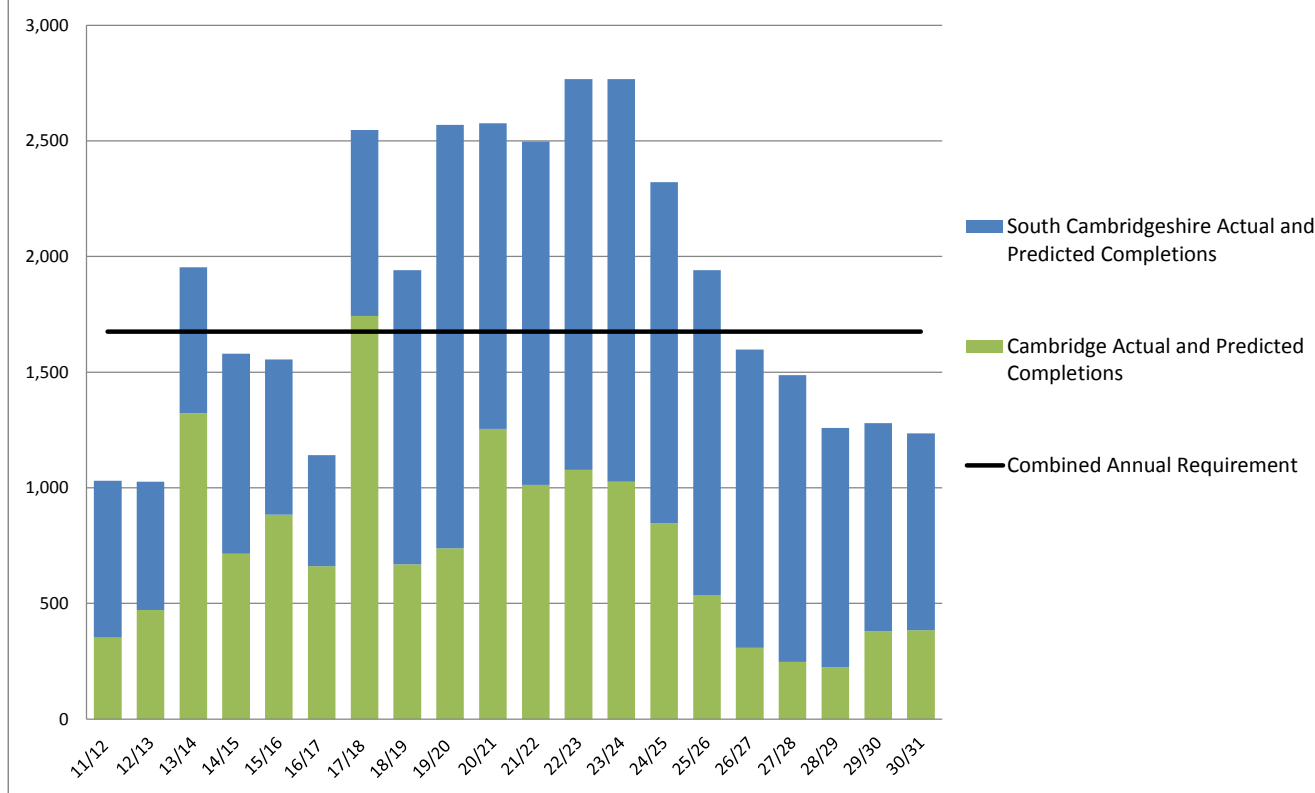
																								Totals	
		For more detail, see:	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2015-2020
Completions	Actual Completions																								
	Cambridge	Table C1	352	471	1,322	715	884																	3,744	0
	South Cambridgeshire	Table SC1a	678	556	631	865	671																	3,401	0
Allocations	Cambridge Urban Area																								
	Cambridge - existing allocations	Table C2						119	12	107	93	151	78	78	104	83	40	55	0	0	96	115	0	1,131	482
	Cambridge - new allocations	Table C3						0	0	0	35	35	50	167	190	170	143	87	90	100	160	146	0	1,373	70
	South Cambridgeshire - existing allocations	Table SC2						30	42	15	42	0	0	0	0	0	0	0	0	0	0	0	0	129	129
	South Cambridgeshire - new allocations	Table SC2						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Cambridge Fringe Sites																								
	Cambridge - existing allocations	Table C4						332	1,443	433	428	819	645	660	560	440	230	43	34	0	0	0	0	6,067	3,455
	Cambridge - new allocations	Table C5						0	30	0	60	130	110	50	50	30	0	0	0	0	0	0	0	460	220
	South Cambridgeshire - existing allocations	Table SC3						77	154	229	506	329	380	535	590	475	405	290	290	185	0	0	0	4,445	1,295
	South Cambridgeshire - new allocations	Table SC3						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	New Settlements																								
	South Cambridgeshire - existing allocations	Table SC4						1	194	250	250	250	250	250	250	250	250	250	250	250	250	250	6,555	3,445	945
	South Cambridgeshire - new allocations	Table SC4						0	0	0	0	0	160	300	400	400	400	400	400	400	400	400	7,840	3,660	0
	Rural Area																								
	South Cambridgeshire - existing allocations	Table SC5						97	118	255	116	28	50	50	50	0	0	0	0	0	50	0	0	814	614
	South Cambridgeshire - new allocations	Table SC5						7	36	51	409	341	310	250	200	150	150	150	100	0	0	0	0	2,154	844
Windfalls	Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																								
	Cambridge	Table C6						210	258	130	62	58	7	0	0	0	0	0	0	0	0	0	0	725	718
	South Cambridgeshire	Table SC6						269	260	471	407	223	184	154	50	0	0	0	0	0	0	0	0	2,018	1,630
	Windfall Allowance																								
	Cambridge	Table C6						0	0	0	61	62	123	123	123	123	123	123	123	124	124	124	0	1,356	123
	South Cambridgeshire	Table SC6						0	0	0	100	150	150	150	200	200	200	200	200	200	200	200	0	2,150	250
Totals			1,030	1,027	1,953	1,580	1,555	1,142	2,547	1,941	2,569	2,576	2,497	2,767	2,767	2,321	1,941	1,598	1,487	1,259	1,280	1,235	14,395	37,072	10,775
								10,775																	

Five Year Supply	Supply in Years	% of Supply
Liverpool Method 5%	5.8	117%
Liverpool Method 20%	5.1	102%
Sedgefield Method 5%	5.3	107%
Sedgefield Method 20%	4.7	93%

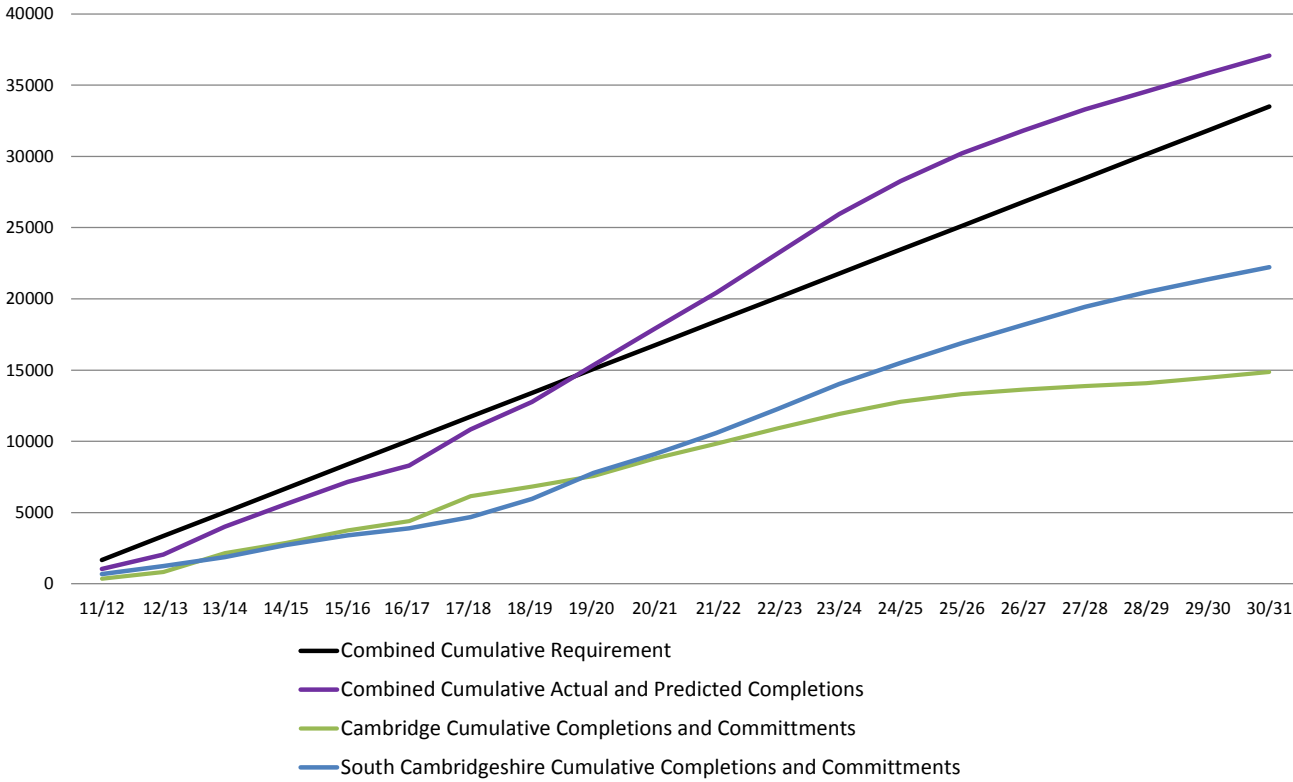
Cambridge and South Cambridgeshire Joint Housing Trajectory



Cambridge and South Cambridgeshire Joint Housing Trajectory



Greater Cambridge Housing Trajectory
(Cambridge and South Cambridgeshire)



Appendix E – Cambridge East Indicators (Taken from Cambridge East Area Action Plan)

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and non-motorised modes of transport.

Indicator Number	Indicator	Type of Indicator	Related Chapter Objectives	Related Policies	Targets
CE01	Total Housing Completions / Annual Rate	Core	D3/a	CE/7	To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE02	Housing Density	Core	D3/b	CE/7	At least 50 dwellings per hectare
CE03	Housing Mix	Core	D3/c	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.
CE04	Employment Land Supply by type	Core	D4/a, D4/b	CE/8	Equivalent of 20-25 hectares of employment land.
CE05	Distance to Public Transport	Local	D6/d, D7/l	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE06	Distance to public Open Space	Local	D10/b	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.
CE07	Renewable energy installed by type	Core	D13/e	CE/24	Renewable energy to provide at least 10% of predicted energy requirements
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D5/c	CE/35, CE/9	Targets to be detailed through s.106 agreement or planning obligations.

Appendix F – North West Cambridge Indicators (Taken From North West Cambridge Area Action Plan)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings. <i>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each council's Annual Monitoring Report.</i>
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is Affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College key workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m ² of employment and academic development; (2) Approximately 60,000m ² of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local centre in units not exceeding 300m ² .
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2 of the North West Cambridge AAP.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

Appendix F – North West Cambridge Indicators

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC09	Sustainable Development	Local	NW24	<p>Amount of Residential development designed in line with the Code for Sustainable Homes:</p> <p>(1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings;</p> <p>(2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.</p> <p>Amount of Non-residential development designed in line with BREEAM:</p> <p>(1) Percentage approved designed to “Excellent” standards.</p>
NWC10	Renewable energy installed by type	Core	NW24	<p>(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable);</p> <p>(2) Percentage of the development served by a Combined Heat and Power (CHP) plant or a District Heating Scheme fuelled by renewable energy sources.</p>
NWC11	Water Conservation	Local	NW24	<p>(1) Percentage of residential development approved pm before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and</p> <p>(2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.</p>
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Targets points set out in S106 agreements or planning obligations.

Appendix G – Use Classes Order

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 came into force on 6th April 2010 and puts uses of land and buildings into various categories known as 'Use Classes'.

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure residential institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 Dwellinghouses	This class is formed of 3 parts:
C3 (a)	covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

Use Class	Description
C3 (b)	up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
C3(c)	allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation	small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Appendix H – Advice Note – Deleted Local Plan Policies

Whilst we are preparing Cambridge's Local Development Framework, which will incrementally replace the Cambridge Local Plan 2006 in due course, the Planning and Compulsory Purchase Act 2004 makes provision for councils to retain their local plan policies by application to the Secretary of State. In the light of this, the City Council made an application to the Secretary of State in January 2009.

We have received the Secretary of State's direction, which confirms that the vast majority of the Cambridge Local Plan's policies will remain in force from 20th July 2009. However, eight policies will expire on 20th July 2009. The table below sets out the reason for their deletion and policy alternatives, where relevant. Please note that the Local Plan Appendices and Proposals Map (February 2008) remain unchanged.

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
3/5 Mixed Use Development	<p>This policy expected mixed-use development to be sustainable via the inclusion of appropriate community and retail facilities within residential schemes and elements of residential development within larger non-residential sites.</p> <p>This policy was deleted as it simply repeated national and regional policy. It was redundant given the references to the mix of development that supports the creation of sustainable and accessible communities in Planning Policy Statement 1 Delivering Sustainable Development (paragraph 27).</p>
4/5 Protection of Sites of National Nature Conservation Importance	<p>This policy stated that development will not be allowed which has a detrimental effect on a Site of Special Scientific Interest. (SSSI)</p> <p>This policy was deleted as it simply repeated national and regional policy. SSSIs are protected by Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraphs 7 and 8) and are defined and designated by Natural England in accordance with the Wildlife and Countryside Act 1981 (as amended).</p>
4/7 Species Protection	<p>This policy precluded development affecting protected species unless the need for the development outweighs nature conservation importance.</p> <p>This policy was deleted as it simply repeated national and regional policy contained in Policy ENV3 of the RSS for the East of England, paragraphs 1, 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation, Department for Communities and Local</p>

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.
4/16 Development and Flooding	<p>This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems.</p> <p>This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the RSS for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy.</p> <p>In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test.</p> <p>In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems.</p> <p>In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.</p> <p>The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).</p>

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
5/6 Meeting Housing Needs From Employment Development	<p>This policy set out the requirement for proposals for employment development, which impact on the demand for affordable housing, to provide affordable housing on-site; contributions towards of-site housing or by means of key worker housing provision.</p> <p>This policy was deleted because it was recognised at the Examination in Public for the RSS for the East of England that there was an absence of convincing evidence that specific local circumstances existed to justify the imposition of the requirement as referred to in the council's Affordable Housing Supplementary Planning Document (SPD). The Affordable Housing SPD does not provide any further detail in taking this policy forward. The RSS for the East of England does not make specific reference to the need for employment development to provide for affordable housing and Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003 was not saved.</p>
6/5 Shopping Development in the City Centre	<p>This policy stated that retail proposals in the City Centre would only be permitted where they maintained and enhanced the vitality and viability of the City Centre and which were of an appropriate nature and scale.</p> <p>This policy was deleted because it reiterated national guidance in paragraphs 3.13 – 3.19 of Planning Policy Statement 6: Planning for Town Centres that require the application of sequential testing and proof that the development is of appropriate nature and scale. Additionally, paragraphs 3.20 - 3.23 of Planning Policy Statement 6 cover the need to consider the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development, including the likely cumulative effect of recent permissions, developments under construction and completed developments. It clarifies that the identification of need does not necessarily indicate that there will be no negative impact.</p>
9/4 East Cambridge	<p>This policy set out the criteria for development at East Cambridge.</p> <p>This policy was deleted because it has been superseded by the Cambridge East, which was adopted by both Cambridge City Council and South Cambridgeshire District Council in February 2008.</p>
10/2 Monitoring and Review	<p>This policy set out the monitoring process for the local plan and identified review work and actions, which would be brought into play in the event that the local plan policies and development plan allocations were not being</p>

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	<p>met.</p> <p>This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.</p> <p>Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.</p>

The North West Cambridge AAP was adopted in October 2009. As a result, the following local plan Policy and allocations were superseded:

- Policy 9/7 – Land between Madingley Road and Huntingdon Road
- Proposal Site 9.07 – Madingley Road/Huntingdon Road
- Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm

Appendix I - Housing Supply in Cambridge

The below table shows completions against the targets set out in the Local Plan 2006 and the draft Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13*	13/14*	14/15	15/16
Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715	884
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736
Local Plan 2014 targets	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	700	700	700	700	700

*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.

Appendix J – Hotel Development

Table H1 – Hotels: Built

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
CB1: Cambridge Station	Ibis	Budget	231	Hotel being progressed as part of the CB1 city quarter mixed-use office, apartment, retail, leisure and transport interchange development Opened Sept 2016
Total Hotel Rooms Built (net)			231	

Table H2 – Hotels: Under construction

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
Regent Street	University Arms	5 star	71	A major redevelopment and expansion of this hotel is currently underway to deliver a landmark (possible 5 star) hotel with an additional 71 bedrooms, a new destination restaurant, conference facilities and a gym.
Red House Station Road	O'Callaghan Hotel	4 star	155	Planning permission granted October 2013 for a hotel with bar, restaurant, meeting rooms and gym.
Milton Road	Proposed hotel	Aparthotel	133	Plans for this aparthotel were approved at appeal in June 2015.
The Forum Addenbrooke's	Crowne Plaza	4 star	212	Planning permission granted in 2014 as part of The Forum development at Addenbrooke's and the new Cambridge Biomedical Campus. Other elements of the scheme include a private hospital, 800-seat conference centre and postgraduate medical education centre
Total Hotel Rooms Under Construction (net)			571	

Table H3 – Hotels: Unimplemented

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
With Planning Permission				
Gonville Place	Gonville Hotel	4 star	31	Planning permission granted for extensions to provide an additional 31 bedrooms and a gym and spa facility Not started
Coldham's Business Park	Holiday Inn Express	Upper-Tier Budget 3+star	67 (49+18)	Proposed hotel extension. Not started
Chesterton Road	Ashley Hotel	Boutique	19	Planning permission granted for an additional 19 bedrooms and underground car parking. It is understood that the owners are planning to progress the extension as part of a scheme to reposition the entire hotel as 35-bedroom boutique hotel Not started
Total Hotel Rooms with Planning Consent but not Under Construction			117	
Without Planning Permission				
Mill Lane			75	Old Press/Mill Lane SPD, p38
NW Cambridge			130	NW Cambridge AAP
Total New Hotel Rooms without Planning Consent			205	

Table H4 – Planned hotels in South Cambridgeshire, close to Cambridge

Location / Site	No. Rooms (net)	Status
Radisson Blu Cambridge Science Park	296	Site has been cleared but no further progress
Orchard Park apart/hotel development	82	APP/W0530/W/15/3095195 ref.
Total New Hotel Rooms	378	

Appendix K – Greater Cambridge Rolling Five-Year Supply

The below table shows the rolling five-year supply for Greater Cambridge based on the ‘Sedgefield’ methodology and a 20% buffer. This is based on the number of years of housing supply that the Councils’ have according to their estimated completions from their housing trajectory.

	2016-2021	2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Cambridge	6.5	6.9	8.8	9.3	9.7	11.1	11.5	12.4	13.4	13.5	9.4
South Cambs	3.7	4.1	4.5	5.0	5.5	5.9	6.3	6.9	7.6	8.1	8.5
Greater Cambridge (Cambridge & South Cambridgeshire)	4.7	5.0	5.6	6.1	6.7	7.1	7.4	8.0	8.5	8.9	8.7

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