

Cambridge City Council Authority Monitoring Report 2018

Covering the period 1st April 2017 – 31st March 2018

January 2019

List of Abbreviations

Definition	
AAP	Area Action Plan
AMR	Authority 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

Definition	
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
Local Plan Review	The process of the creation of the Local Plan 2018, 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

Contents

List of Abbreviations.....	i
1. Introduction	1
Policy Context	1
Topic Chapters	2
Action taken on Duty to Co-operate	2
The Housing Trajectory	4
2. Cambridge Today	5
3. Designing Cambridge	9
Use of Policies.....	9
Target Based Policies	10
4. Conserving Cambridge	11
Use of Policies.....	11
Issues to Consider.....	12
Target Based Policies	13
5. Living in Cambridge.....	16
Use of Policies.....	16
Housing Supply	17
Housing Completions.....	18
Housing Trajectory and Five Year Housing Land Supply.....	19
Housing Delivery Test	21
6. Enjoying Cambridge	22
Use of Policies.....	22
Hotels.....	22
Other Indicators	23
7. Working and Studying in Cambridge	25
Use of Policies.....	25
Other Indicators	26
8. Connecting and Servicing Cambridge.....	28
Use of Policies.....	28
Target Based Policies	30
Other Indicators	31

9. Implementation.....	32
Use of Policies.....	32
Target Based Policies	32
Community Infrastructure Levy (CIL)	32
Conclusion and Actions	33
10. Local Development Scheme	34
Neighbourhood Development Orders and Neighbourhood Plans	35
11. Development Monitoring Framework	36
Policy Usage.....	37
Policy Monitoring	37
Linkages with other Authorities	38
Conclusion and Actions	38
Appendix A – Contextual Indicators	39
Appendix B – Local Indicators	49
Appendix C – Local Plan Policy Usage	54
Appendix D - Housing Supply in Cambridge	57
Appendix E – Hotel Development	58

1. Introduction

- 1.1 Monitoring is essential to establish what has been happening in Cambridge, what is happening now, what may happen in the future and what needs to be done to achieve planning policies and targets. 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.

Policy Context

- 1.2 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.
- 1.3 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 Planning Inspectorate for Examination in March 2014. This examination was conducted between March 2014 and August 2018.
- 1.4 The Examination in Public hearing sessions for the Local Plan examination concluded in July 2017. Following these hearings, a public consultation on Main Modifications to the Cambridge Local Plan (and associated Sustainability Appraisal of the Main Modifications) was completed in January and February 2018.
- 1.5 The independent Inspectors' Final Reports on the Cambridge and South Cambridgeshire Local Plans were published on Monday 3 September 2018. The Inspectors' Report concluded that, with the recommended main modifications which are set out in their report, both Local Plans satisfied the relevant legal requirements and met the criteria for soundness in the National Planning Policy Framework.
- 1.6 Both Local Plans were adopted by their respective full Council. The South Cambridgeshire Local Plan was adopted 27 September 2018 and the Cambridge Local Plan 18 October 2018. It should however be noted that the Local Plan saved policies 2006 formed part of the Development Plan for the period covered by this Authority Monitoring Report (AMR).
- 1.7 This AMR covers the period 1 April 2017 to 31 March 2018 during which the adopted Local Plan comprised of the 'saved' policies in the Local Plan 2006 and those in the North West Cambridge Area Action Plan (AAP) and the Cambridge East AAP.

Topic Chapters

- 1.8 The AMRs structure is based upon the Local Plan 2006. Contextual and local indicators can also be found in Appendices A and B respectively to enable quick access to these results. Chapter 10 reviews progress on the preparation of the Local Plan and Area Action Plans, and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.

Action taken on Duty to Co-operate

Working with Duty to Co-operate Bodies

- 1.9 Cambridge City and South Cambridgeshire District Councils have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and each with the other Duty to Co-operate bodies to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters. The councils have worked closely throughout the preparation of joint evidence base documents and their respective Local Plans to prepare complementary plans on similar timescales that together set out a clear development strategy for the Greater Cambridge area.
- 1.10 The council produced a Statement of Compliance with the Duty to Co-operate in June 2013 setting out how the Council co-operated with other bodies in preparing the Local Plan. This was updated when the Local Plan was submitted to the Secretary of State in March 2014. This document sets out how the Council engaged extensively with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. This joint working continued through the examination process to assist the Council to respond to questions raised in the Inspector's Matters and in support at hearings.
- 1.11 A [Statement of Co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities](#) (April 2013) set out how the organisations will continue to cooperate.
- 1.12 During the examination process the Council agreed Statements of Common Ground with a number of different organisations relating to issues raised during the hearings. Cambridge City and South Cambridgeshire District Councils agreed a joint statement of common ground with English Heritage relating to the Green Belt.
- 1.13 The Inspectors in their reports on the Local Plans concluded that they were satisfied that where necessary the Council had engaged constructively, actively and on an ongoing basis in the preparation of the Local Plans and that the duty to co-operate had therefore been met.

Memorandum of Co-operation signed by Cambridgeshire authorities, together with Peterborough City Council

- 1.14 The Council co-operated with other local authorities in the preparation of the [Strategic Housing Market Assessment 2013](#) (SHMA) and other evidence base studies. The [Memorandum of Co-operation](#) (May 2013) was agreed by all Cambridgeshire local authorities, together with Peterborough City Council, and includes an agreement on the objectively assessed housing needs for each of the districts in the Cambridge Sub-Region Housing Market Area as part of fulfilling the Duty to Co-operate. Building on a strong legacy of joint working between the local authorities, the Memorandum of Co-operation demonstrates that the full objectively assessed needs of the Cambridge Sub Region housing market area identified in the SHMA will be met. The Council committed to meeting its full objectively assessed need within the district. The Council undertook further work on the assessment of objectively assessed housing need as part of the further work requested by the Inspectors during the examination of the Local Plans.
- 1.15 The Cambridgeshire authorities, together with Peterborough City Council, also agreed the [Strategic Spatial Priorities: Addressing the Duty to Co-operate across Cambridgeshire & Peterborough](#) document that was published in January 2014. This document supplements the Memorandum of Co-operation and provides an overview of strategic spatial issues as they apply to Cambridgeshire and Peterborough as a whole.

Memorandum of Understanding

- 1.16 In September 2014, Cambridge City Council and South Cambridgeshire District Council agreed a [Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory](#). This 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 for calculating five year housing land supply for plan-making and decision-taking.
- 1.17 The Inspectors in their reports on the Local Plans concluded that the Memorandum of Understanding would assist in securing sustainable development and that the use of the joint housing trajectory across the two Local Plans is a reasonable approach.

Transport Issues

- 1.18 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on transport issues as they have prepared their Local Plans and a transport strategy for the Greater Cambridge area. South Cambridgeshire District Council responded to a consultation on this strategy in September 2013. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way.

- 1.19 The Council responded to consultations on the [Cambridgeshire Long Term Transport Strategy](#) and the revisions to the [Local Transport Plan](#) in July 2014 recognising the importance of planning for future transport within the county.
- 1.20 The Council is one of the partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages. More specific details are provided in Chapter 8, Connecting and Servicing Cambridge.

The Housing Trajectory

- 1.21 The Greater Cambridge housing trajectory published in December 2017 (in both the South Cambridgeshire and Cambridge AMRs 2016-2017) shows that it is not anticipated that there will be a surplus in terms of delivery over and above that required to meet the housing requirements in the Local Plans until 2020/2021. Until 2020/2021, affordable homes that are being completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings. The date at which a surplus against the annualised housing requirement is anticipated will be reviewed and updated when the new housing trajectory is published in Spring 2019.

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 2001¹ (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 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).
- 2.7 Statistics from Visit Britain show the number of tourists coming into the city for 'staying visits' rose from 418,000 in 2014 to 519,000 in 2017. The data, based on an International Passenger Survey, Office for National Statistics, ranked Cambridge 9th in the top 20 towns for inbound visitors to Britain in 2017.²
- 2.8 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 826 entries on the National Heritage List for England. 67 are listed as Grade I, 50 are Grade II* and 709 are Grade II. This is a change from the previous year with the Judge Business School being regraded from II to II* and the Katharine Stephen Rare Book Library at Newnham College being added at grade II. 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.

¹ <http://cambridgeshireinsight.org.uk/populationanddemographics>

² <https://www.visitbritain.org/town-data>

- 2.9 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.
- 2.10 460 buildings are designated as being of Local Interest; this is an increase of 7 on the previous year's figures. The new additions are Bodyworks (25 Glisson Road), Castle End Mission (Pound Hill), 56 De Freville Avenue, the David Parr House (186 Gwydir Street), 15 Round Church Street, the Great Hall at Homerton College, and the Knight and Mortlock Almshouses in King Street (nos. 117-127). This figure of 460 buildings, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building.
- 2.11 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).
- 2.12 Unemployment levels in Cambridge are relatively low as demonstrated by the Labour Supply figures (July 2017-June 2018). Cambridge had an unemployment rate of 3.40%, this was below both the regional and national averages of 3.4% and 4.2% respectively (ONS: Claimant Count cited in Nomis, [online], 2018). These % figures represent the proportion of those aged 16 and over who are economically active.
- 2.13 Last year's AMR reported on the Department of Work and Pensions' (DWP) statistical dataset 'Working-Age Client Group'. From August 2017, the DWP discontinued this dataset when they changed the way they publish their benefit statistics.
- 2.14 Cambridge provides approximately 103,300 employee jobs (ONS: business register and employment survey 2017 cited in Nomis, [online], 2018), approximately 70,300 (54%) are full-time and 33,000 are part-time (46%). The source of full-time employment is split between the public sector providing 14,300 jobs (20%) of the total and the private sector providing 56,000 jobs (80%). The other 33,000 part-time jobs are split between the public sector providing 5,200 jobs (16%) of the total and the private sector providing 27,800 jobs (84%). Employee jobs exclude self-employed, Government-supported trainees and HM Forces.

- 2.15 Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.29 (ONS: Jobs Density 2016 cited in Nomis, [online], 2018), this is an increase from 1.20 in 2015. In contrast, the jobs density in the Eastern Region is 0.83 and 0.84 across Great Britain.
- 2.16 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 now has two railway stations as the Cambridge North station opened in 2017. The Cambridge North station is on the Fen Line, which runs from Cambridge to King's Lynn. It connects to the Cambridgeshire Guided Busway, and provides an interchange with Park & Ride and local bus services. The Cambridge North Station has three platforms: platform 1 on the eastern side of the station serves southbound fast services to Cambridge and London King's Cross; platform 2 serves northbound services to Ely and Norwich; platform 3 is a south-facing bay serving semi-fast services to London Liverpool Street via Cambridge and Bishop's Stortford, and stopping services to London King's Cross via Cambridge and Stevenage.
- 2.17 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.
- 2.18 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. In order to support the planned growth in Greater Cambridge (Cambridge and South Cambridgeshire), the Greater Cambridge Partnership (GCP) was established. It is the local delivery body for a City Deal agreed with central Government, bringing powers and investment (up to £1 billion over 15 years) for vital improvements to social and transport infrastructure.
- 2.19 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 11.8 in June 2017⁴ which represents a slight dip from the figure of 11.8 in March 2017. The ratio of lower quartile house price to lower quartile earnings was 16.3 in March 2018 compared to 16.4 in March 2017.

³ <http://www.cambridgeairport.com/>

⁴ Cambridgeshire Insight Housing market bulletin April 2018
<https://cambridgeshireinsight.org.uk/Housingmarketbulletin>

- 2.20 Average (mean) house prices, based on sales and valuations are now around £523,193 (April 2018 – all properties), an increase of 5% from April 2017 (£497,415), reflecting a trend amongst regional cities. Over the last 3 years, the average (mean) house price has risen by 18% (April 2015 £442,483). (CCC, [online], 2018).
- 2.21 The number of homelessness decisions was recorded as 67 and the number of accepted as homeless and in priority need was 38 between April 2017 and March 2018 (CCC, [online], 2018). This information can also be found in Appendix A - Contextual Indicators.
- 2.22 Between April 2017 and March 2018, there were 765 recorded instances of rough sleeping in Cambridge and 175 individuals recorded sleeping rough.
- 2.23 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 September 2018 (CCC, [online], 2018).

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 include Policy 3/4 Responding to Context used in 61% of applications as well as Policy 3/14 Extended Buildings used in 37% of applications in 2017/2018. These policies are essential to ensuring that new development is of a high quality of design and has a positive impact on its setting.

3.3 Some policies were used on only a few occasions, Policy 3/8 Open Space and Recreation Provision Through New Development (2), Policy 3/9 Watercourses and other Bodies of Water (2) and 3/13 Tall Buildings and the Skyline (3). Whilst usage of these policies is low, they are particularly important in managing proposals that have the potential to significantly impact sensitive locations and existing city vistas. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

Policy:	Number of times used:	% of times used in applications:
3/1 Sustainable Development	192	12.32%
3/2 Setting of the City	7	0.44%
3/3 Safeguarding Environmental Character	11	0.70%
3/4 Responding to Context	943	60.52%
3/6 Ensuring Coordinated Development	5	0.32%
3/7 Creating Successful Places	340	21.82%
3/8 Open Space and Recreation Provision Through New Development	2	0.12%
3/9 Watercourses and Other Bodies of Water	2	0.12%
3/10 Sub-Division of Existing Plots	117	7.50%
3/11 The Design of External Spaces	224	14.37%
3/12 The Design of New Buildings	300	19.25%

3/13 Tall Buildings and the Skyline	3	0.19%
3/14 Extending Buildings	581	37.29%
3/15 Shopfronts and Signage	81	5.19%

3.4 The Local Plan 2018 has taken account of analysis from previous AMRs to inform the development of new policies. More information on the progress of the Local Plan 2018 can be found in Chapter 11.

3.5 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 Cambridge Local Plan 2018 (see below). Preparation of the SPD is currently underway, and it is anticipated that it will be subject to public consultation in spring 2019. The SPD should be adopted in 2019 and is intended to provide detailed guidance on the application of the following policies:

- Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use;
- Policy 30: Energy-efficiency improvements in existing dwellings;
- Policy 31: Integrated water management and the water cycle – guidance on best practice for green and brown roofs;
- Policy 32: Flood Risk
- 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.

3.6 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, although given the detailed nature of policy 32, some further guidance will be required to supplement the Flood and Water SPD, hence its inclusion in the update of the Sustainable Design and Construction SPD. The Cambridgeshire Flood and Water SPD, which has been produced by Cambridgeshire County Council in conjunction with the Cambridgeshire local planning authorities, was adopted as an SPD following the adoption of the Local Plan 2018.

Target Based Policies

3.7 No policies in this chapter were identified for target based monitoring.

3.8 1,058 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2017/18 year. The average density of these sites was 70.4 dph and 81% of these sites had a density of 50 dph or more. In the previous year, 2016/17, the average density of these sites was 68.0 dph. This indicates that Cambridge continues to make the best use of land for development.

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 826 entries on the National Heritage List for England, which is the same as the previous year's figure. 67 are listed as Grade I, 50 are Grade II* and 709 are Grade II. This is a change from the previous year with the Judge Business School being regraded from II to II* and the Katharine Stephen Rare Book Library at Newnham College being added at 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 4/13 Pollution and Amenity was used on 798 occasions, representing over 50% of all the policies used in this chapter; and Policy 4/11 Conservation Areas which was used 330 times. 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 significantly important part of the planning policy framework of the city.
- 4.4 There has been a decrease in the use of Policy 4/12 Buildings of Local Interest in comparison to the previous monitoring year from 84 (2016/17) to 30 (2017/18). Similar decreases in usage have also occurred with Policy 4/14 Air Quality Management Areas (37 to 16) and 4/15 Lighting, which shows a decrease from 29 applications of the policy in planning decisions to 25. Use of Policy 4/13 Pollution and Amenity has significantly increased from 567 applications to 798. The increase in the application of these policies to inform planning decisions demonstrates the Councils commitment to the conservation of the City, its historic assets and the overarching Council vision⁵ to tackle the local and global threat of climate change. Policies 4/5 Protection of National Nature Conservation Importance, 4/7 Species Protection and 4/16 Development and Flooding expired on 20 July 2009 and therefore their usage is no longer monitored.

⁵ <https://www.cambridge.gov.uk/vision-statement>

Policy:	Number of times used:	% of times used in applications:
4/1 Green Belt	6	0.38%
4/2 Protection of Open Space	10	0.64%
4/3 Safeguarding Features of Amenity or Nature Conservation Value	27	1.73%
4/4 Trees	92	5.90%
4/6 Protection of Sites of Local Nature Conservation Importance	15	0.96%
4/8 Local Biodiversity Action Plans	4	0.25%
4/9 Scheduled Ancient Monuments/Archaeological Areas	25	1.60%
4/10 Listed Buildings	183	11.74%
4/11 Conservation Areas	330	21.18%
4/12 Buildings of Local Interest	30	1.92%
4/13 Pollution and Amenity	798	51.21%
4/14 Air Quality Management Areas	16	1.02%
4/15 Lighting	25	1.60%

Issues to Consider

- 4.5 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.
- 4.6 The Storey's Way Conservation Area appraisal was reviewed in 2017 and the results of the public consultation considered. The updated document was published online this year. The Conservation Area includes Storey's Way, All Souls Lane, and the Ascension Parish Burial Ground, a designated City Wildlife Site. The major arterial routes of Huntingdon Road, Maddingley Road, the A14, and the M11 surround the area. It is almost completely encircled by University buildings and Colleges, and grounds. Beyond these spaces to the north, is the wide arc of the A14 dual carriageway.
- 4.7 460 buildings are designated as being of Local Interest; this is an increase of 7 on the previous year's figures. The new additions are Bodyworks (25 Glisson Road), Castle End Mission (Pound Hill), 56 De Freville Avenue, the David Parr House (186 Gwydir Street), 15 Round Church Street, the Great Hall at Homerton College, and the Knight and Mortlock Almshouses in King Street (nos. 117-127). This figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building.

Target Based Policies

- 4.8 No policies have been identified for target based monitoring at present.
- 4.9 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 1: 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 2017/18
i	0
ii	0

(Source: Environment Agency, [online] 2018)

- 4.10 No planning applications were granted planning permission which the Environment Agency had objected to on the grounds of flooding. There were six instances where the Environment Agency did object to an application. Of these, two applications (17/1611/ & 17/1611) were refused planning permission, one application (17/1484/OUT) was undetermined by the planning authority and another was withdrawn (17/0525/FUL). Two objections were resolved; applications 17/1864/FUL and 17/1865/FUL⁶ were initially objected to by the Environment Agency due to the absence of an acceptable Flood Risk Assessment. Their initial objections for both applications related to the absence of a Flood Risk Assessment (FRA). The Environment Agency was re-consulted with an FRA for each application.
- 4.11 No planning applications were objected to by the Environment Agency on the grounds of water quality.
- 4.12 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 2: Change in Areas of Biodiversity Importance

E2	Change in areas of biodiversity importance 2017/18
	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 (2016/17). 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 2015/16.

⁶ For the erection of 14 flats and associated bin and cycle stores at Hayling House, Fen Road.

E2	Change in areas of biodiversity importance 2017/18																																							
	<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 0.62 hectares of Local Nature Reserve per 1,000 people as of 2016/17. There has been an increase in the population in Cambridge and no change in the area of land designated as LNR during 2017/18.</p> <p>No new County Wildlife Sites have been selected in the period 2017/18. Five County Wildlife Sites have had their boundaries amended in the period 2017/18. No County Wildlife Sites have been deselected in the period 2017/18. There have been no changes to the boundaries or numbers of City Wildlife Sites in 2017/18. 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 (CiWS) are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. Preparatory works for the Chisholm Trail cycle route affected Barnwell Pit, Barnwell Junction Pastures, Barnwell Junction Disused Railway and Ditton Meadows City Wildlife Sites in 2017/18. This has included the removal of trees and scrub in some areas. These works are thought to have had a relatively minor impact on the integrity of these sites as yet. Further works are expected in future years, including plans for ecological mitigation.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented during the last five years shows that 44 out of 67 sites (65.7%) demonstrate positive conservation management. This represents a 3.0% increase on last year's figures.</p> <p>Local Geological Sites in Cambridgeshire and Peterborough are now designated at CWS Panel meetings in line with the procedures for County Wildlife Sites. There were no changes to the boundaries or numbers of Local Geological Sites in Cambridge City in 2017/18, totalling 9.26ha.</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
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West Pit	3.03	3.03																																						

Source: CPERC 2018

- 4.13 Contextual indicator E2 found in Table 2 (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.

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 2015⁷.
- 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 The most used policies were 5/2 Conversion of Large Properties and 5/7 Supported Housing/Housing in Multiple Occupation. Both were used 23 times.
- 5.6 Policy 5/8 Travellers was not used this year, and had in fact not been used since the 2007/08 monitoring year. However, this policy is required in order to deal with any planning applications for temporary stopping places that may arise.

⁷ The council's housing target and evidence has been a matter of discussion at the Local Plan examination hearings sessions.

Policy:	Number of times used:	% of times used in applications:
5/1 Housing Provision	13	0.83%
5/2 Conversion of Large Properties	23	1.47%
5/3 Housing Lost to Other Uses	0	0%
5/4 Loss of Housing	3	0.19%
5/5 Meeting Housing Needs	2	0.12%
5/7 Supported Housing/Housing in Multiple Occupation	23	1.47%
5/8 Travellers	0	0%
5/9 Housing for People with Disabilities	1	0.06%
5/10 Dwelling Mix	0	0%
5/11 Protection of Existing Facilities	3	0.19%
5/12 New Community Facilities	1	0.06%
5/13 Community Facilities in the Areas of Major Change	0	0%
5/14 Provision of Community Facilities Through New Development	1	0.06%
5/15 Addenbrooke's	1	0.06%

Housing Supply

Table 3: Housing Supply Indicators

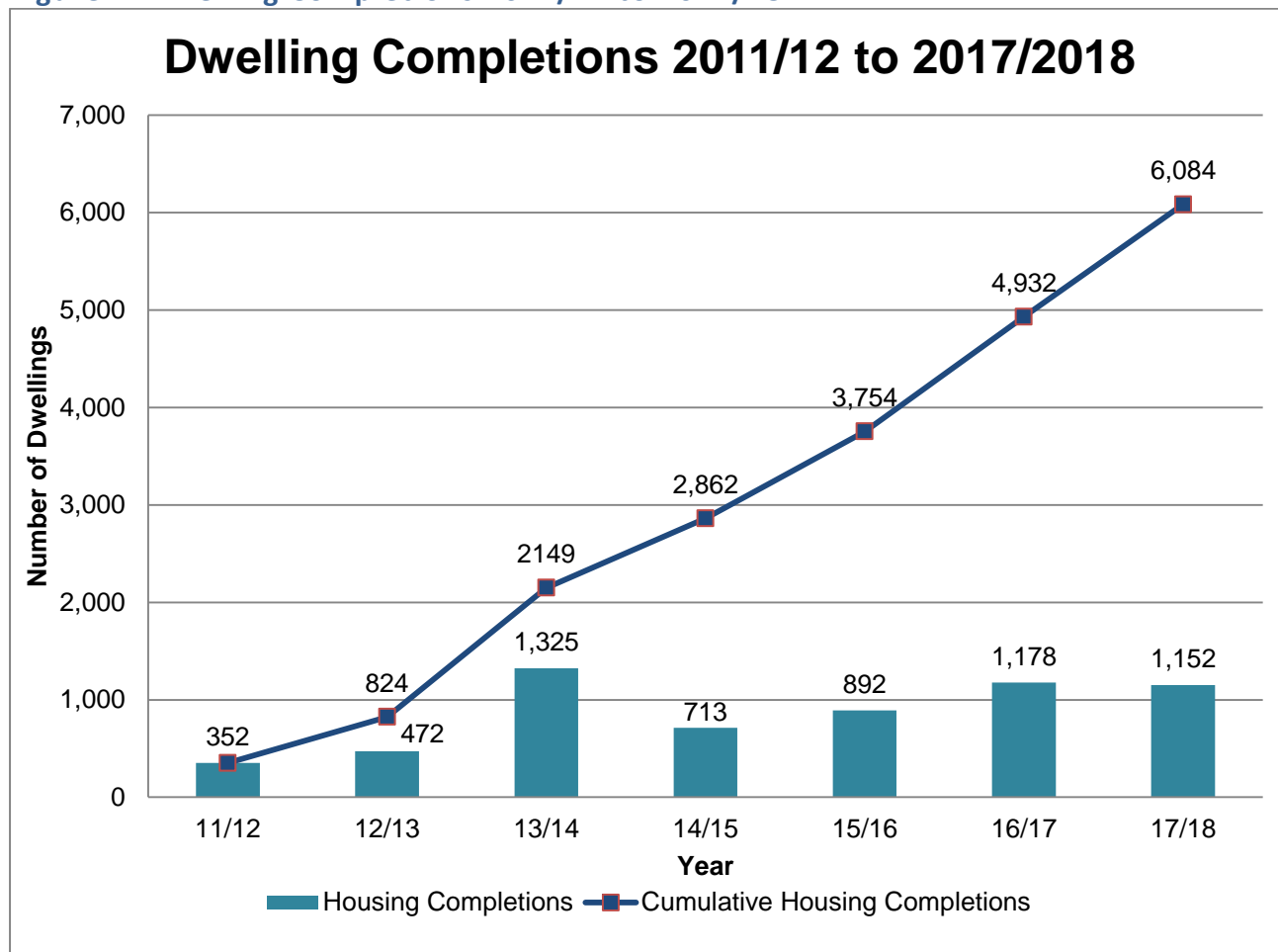
H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2018: 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500.
H2 (a)	Net additional dwellings in previous years
	See Appendix D
H2 (b)	Net additional dwellings 2017-2018
	1,152 dwellings
H2(c)	Net additional dwellings in future years
	See Appendix D (AMR 2016-17)
H2 (d)	Managed delivery target
	See Appendix D (Table C1 - AMR 2016-17)
H3	New and converted dwellings – on previously developed land (Gross) 2017-2018
	244
H4	Net additional pitches (Gypsy and Travellers) 2017-2018
	0
H5 (a)	Gross affordable housing completions 2017-2018
	677.
H5 (b)	Net affordable housing completions 2017-2018
	667

(Cambridgeshire County Council, [online], 2018)

- 5.7 The Local Plan (2006) makes provision for 12,500 new homes in the city during the period 1999 to 2016. The development strategy focussed a large proportion of these new homes in sustainable locations comprising of housing allocations and urban extensions.
- 5.8 The recently adopted Cambridge Local Plan (October 2018, which supersedes the 'saved' policies in the Local Plan 2006) makes provision for 14,000 dwellings in the city during the period 2011 to 2031 to meet the current objectively assessed need.
- 5.9 Figure 1 below shows the actual dwelling completion figures for the years 2011/12 to 2017/18. To date, 6,084 dwellings (net) have been completed between 2011/12 and 2017/18. 1,152 dwellings (net) were completed in the last monitoring year (2017/18). This is above the Local Plan annual requirement of 700 dwellings per year.

Housing Completions

Figure 1: Dwelling Completions 2011/12 to 2017/18



(Cambridgeshire County Council [online] 2018b)

Housing Trajectory and Five Year Housing Land Supply

- 5.10 Housing trajectories are used by the Council to demonstrate that anticipated housing delivery will meet or exceed the housing requirement set out in its Local Development Framework (or Local Plan), and also to calculate its five year housing land supply.
- 5.11 The government through the **National Planning Policy Framework (NPPF)** requires that all local planning authorities identify sufficient specific deliverable sites to deliver a minimum of five years worth of housing against their requirement set out in their adopted development plan (or against local housing need where their requirement is more than five years old). The **NPPF** also sets out a requirement to provide an additional buffer of 5%, 10% or 20% depending on specific circumstances.
- 5.12 The new **NPPF** (published in July 2018) introduces the potential for the five year supply to be established for a year through a recently adopted Local Plan or Annual Position Statement. Further detail is set out in National Planning Practice Guidance (NPPG) published in September 2018.

Future Housing Trajectories and Five Year Housing Land Supply Calculations

- 5.13 The Councils have established their five year housing land supply in their recently adopted Local Plans. As confirmed by the Inspectors in their Reports, the five year supply is calculated on the basis of a joint housing trajectory reflecting the joint development strategy across the two Local Plans, a 20% buffer and the Liverpool methodology, whereby any undersupply since the beginning of the plan period is made up during the remaining years of the plan period. As such, the Councils have not reviewed and updated the Greater Cambridge housing trajectory for inclusion in this AMR.
- 5.14 In future, the Councils have the option to seek to confirm their five year supply through an Annual Position Statement, which is a formal process judged by the Planning Inspectorate (PINs) that results in the five year supply being established for a twelve month period starting from October each year. There is a specified process and timetable for the preparation of an Annual Position Statement, which is set out in NPPG.
- 5.15 If the Councils decide to produce an Annual Position Statement in future, this will follow a different timetable and separate process to the production of the AMR. As a result, the housing trajectory and five year supply calculations may no longer be published in the AMR, other than the conclusions.
- 5.16 The Councils anticipate that a new housing trajectory and five year supply calculations for the period 2019-2024 will be published in 2019.

Greater Cambridge Housing Requirements

- 5.17 The recently adopted **Cambridge Local Plan** (October 2018) includes in **Policy 3** that provision is made for 14,000 dwellings in the city during the period 2011 to 2031 to meet the current objectively assessed need (**Indicator H1**). This supersedes the previously adopted housing requirement as set out in ‘saved’ **Policy 5/1** of the **Cambridge Local Plan** (adopted in July 2006) which had already been determined to be out of date.
- 5.18 The recently adopted **South Cambridgeshire Local Plan** (September 2018) includes in **Policy S/5** that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. This supersedes the previously adopted housing requirement as set out in **Policy ST/2** of the **Core Strategy** (adopted in January 2007).
- 5.19 Against the Cambridge Local Plan, the housing trajectory published in the AMR 2016-2017 (published in December 2017) shows that 14,494 dwellings are expected to be delivered between 2011 and 2031. Together with the recently adopted South Cambridgeshire Local Plan, the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The housing trajectory published in the AMR 2016-2017 (published in December 2017) shows that 38,080 dwellings are expected to be delivered between 2011 and 2031.

Greater Cambridge Five Year Housing Land Supply

- 5.20 Both Cambridge and South Cambridgeshire Local Plans set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Authority Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy 3 of the Cambridge Local Plan and Policy S/12 of the South Cambridgeshire Local Plan). The recently adopted Local Plans also establish that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”.
- 5.21 The Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply. The Councils jointly have 5.8 years of housing land supply for the 2018-2023 five year period (Indicators CO-H2c and M1).
- 5.22 The Councils consider that the Inspectors’ conclusions on the Councils’ five year housing land supply set out in their reports on the Local Plans, and the inclusion within the adopted Local Plans of statements on five year housing land supply, satisfies the requirements set out in the NPPF 2018 and NPPG for their five year land supply to be established in a recently adopted Local Plan.

Housing Delivery Test

- 5.23 The National Planning Policy Framework (NPPF, July 2018) introduces the Housing Delivery Test (HDT) which is an annual assessment of the previous three years of housing delivery against the housing requirement for Cambridge for that same period. The results of the HDT will be published by the Ministry of Housing, Communities and Local Government (MHCLG) each November.
- 5.24 The housing delivery for the district is taken from annual statistical returns to MHCLG, and the housing requirement is either taken from the latest adopted Local Plan (where this is less than five years old) or by calculating the local housing need for the district using the standard methodology as set out in National Planning Practice Guidance (NPPG) once the Local Plan is more than five years old.
- 5.25 It was anticipated that the first HDT results would have been published in November 2018. For this first assessment that looks at the three year period from 2015-2018 there are transitional arrangements relating to the housing requirement such that it is based on household projection figures. The results have not yet been published (as at 15 January 2019).
- 5.26 National planning policy sets out the consequences of different results of the HDT, and they are as follows:

A HDT result of ...	Consequences
Less than 95%	An Action Plan is required which should assess the causes of under delivery and identify actions to increase delivery in future years. An Action Plan should be published within 6 months of the HDT results being published.
Less than 85%	A buffer of 20% should be applied to the five year supply calculations. A buffer of 20% is already being applied to the Greater Cambridge five year supply calculations as set out in the recently adopted Local Plans.
Less than 25% ⁸	A presumption in favour of sustainable development applies – in the same way as if you cannot demonstrate a five year supply.

- 5.27 When MHCLG have published the results, a statement setting out the results and the implications for the Council will be published on the Council's Annual Monitoring Report webpage (<https://www.cambridge.gov.uk/annual-monitoring-reports>).

⁸ For the HDT results published in November 2019, the percentage at which this consequence applies increases to 'less than 45%', and from November 2020 onwards, the percentage increases to 'less than 75%'.

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 (16 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. While Policy 6/4 Visitor Attractions was not used this year, Policy 6/3 Tourist Accommodation was the second most used policy – it was used 3 times. This reflects the rising interest in Cambridge for new visitor accommodation investment.

Policy:	Number of times used:	% of times used in applications:
6/1 Protection of Leisure Facilities	2	0.12%
6/2 New Leisure Facilities	3	0.19%
6/3 Tourist Accommodation	3	0.19%
6/4 Visitor Attractions	0	0%
6/6 Change of Use in the City Centre	2	0.12%
6/7 Shopping Development and Change of Use in the District and Local Centres	1	0.06%
6/8 Convenience Shopping	1	0.06%
6/9 Retail Warehouses	1	0.06%
6/10 Food and Drink Outlets	16	1.02%

Hotels

- 6.5 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 2018.

- 6.6 In recent years, many of the proposed hotel developments have been in areas where significant mixed use urban development has been expected. In March 2018, the 235 hotel rooms were under construction and expected to be completed by the end of 2018, a further 298 rooms have planning consent and there is a prospect of an additional 75 rooms at Mill Lane, 130 at North West Cambridge and for two new hotels in the Grafton Area of Major Change. The proposed Crowne Plaza at Cambridge Biomedical Campus and Addenbrooke's hospital has yet to start construction.
- 6.7 Close by in South Cambridgeshire, a hotel with 217 rooms and a conference centre have been approved at land adjacent to Cambridge North Station. Further details regarding hotel development can be found in Appendix E.

Other Indicators

Table 4: Contextual Indicator BD4 Amount of completed floorspace (sqm) 2017/18 in Cambridge

BD4		Amount of completed floorspace (sqm) 2017/18 in Cambridge			
		A1	A2	B1 (a)	D2
Town Centre	Gains	34	0	0	0
	Losses	-984	0	0	0
	Net	-950	0	0	0
Local Authority Area	Gains	2,467	163	71,787	2,200
	Losses	-1,627	0	-8,654	-282
	Net	840	163	63,133	1,918

(Cambridgeshire County Council [online], 2018b)

- 6.8 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, but no losses for A2, B1(a) and D2.
- 6.9 For the whole of the Local Authority Area, there is a sharp rise in new B1(a) office completions. These include new office completions at Peterhouse Technology Park on Fulbourn Road and on land that was previously Cambridge University Press's Edinburgh Building on Shaftesbury Road.
- 6.10 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'. These are listed overleaf for information.

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.
B1(a) Offices	Offices (other than those that fall within A2)
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).

- 6.11 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 5: 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)

- 6.12 Despite the downturn in retail development in the city centre, there remains strong interest in developing new visitor accommodation developments which should help ensure Cambridge's city centre locations remain vibrant and continue to serve not just the needs of local residents but that of the many visitors and students who come to stay in the city.

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 2016/17 year (most recent figures available), 19,529 people studied at the University of Cambridge in comparison to 19,320 in 2015/16. Anglia Ruskin University has however seen a decline in its student population, from 11,397 in 2016/17 to 9,425 in 2017/18 (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 7/7 College and University of Cambridge Staff and Student Housing was used 5 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. Policy 7/2 Selective Management of the Economy which was intended to nurture Cambridge's developing high technology cluster, has not been used as it is now considered too restrictive to support the continued development of high technology research and development clusters. The removal of this restriction should help Cambridge rebalance towards outward looking high-tech and knowledge based activity such as high value manufacturing, and headquarters functions.
- 7.6 Policies 7/4, 7/5 and 7/9 were used 4, 7 and 4 times in the previous monitoring year neither of these policies used in the current monitoring year. This is perhaps a reflection of the development stage the related sites have reached. Construction at the Cambridge Biomedical Campus and on the New Museum Site continues while the development of student accommodation for ARU students focuses on sites elsewhere than those listed in Policy 7/8.

Policy:	Number of times used:	% of times used in applications:
7/1 Employment Provision	1	0.06%
7/2 Selective Management of the Economy	0	0%
7/3 Protection of Industrial and Storage Space	1	0.06%
7/4 Promotion of Cluster Development	0	0%
7/5 Faculty Development in the Central Area, University of Cambridge	0	0%
7/6 West Cambridge, South of Madingley Road	1	0.06%
7/7 College and University of Cambridge Staff and Student Housing	5	0.32%
7/8 Anglia Ruskin University East Road Campus	1	0.06%
7/9 Student Hostels for Anglia Ruskin University	0	0%
7/10 Speculative Student Hostel Accommodation	2	0.12%
7/11 Language Schools	0	0%

Other Indicators

Table 6: Business Completions 2017/18

Employment Type	BD1				BD2	BD3
	Gains		Losses		Floorspace gains on PDL (sqm)	Land available (ha)
	Floorspace (sqm)	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	0	0	-6,526	-0.59	0	-0.61
B1a	71,787	9.58	-8,654	-1.06	71,347	-0.12
B1b	24,539	1.83	-977	-1.28	6,539	28.31
B1c	0	0	0	0	0	-0.62
B2	3,843	0.55	-5,176	-0.91	2,869	-4.72
B8	2,787	0.45	-3,486	-1.01	2,787	-0.13
Total	102,956	12.4	-24,819	-4.9	83,542	22.12

BD2: Additional employment floorspace on PDL (sqm)	83,542
Additional employment floorspace on PDL (%)	81

Employment land lost to residential B1-B8 (ha)	0.64
Land lost in Employment/Regeneration areas B1-B8 (ha)	0

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.
Data spans 01/04/2017 to 31/03/2018

(Cambridgeshire County Council [online], 2018b)

- 7.7 Overall there have been gains in employment floorspace of 102,956 sqm this year (2017/18) and losses of 24,819 sqm. Most development has taken place on previously developed land.
- 7.8 The net increase of new employment floorspace, 78,137 sqm represents a five-fold increase compared to last year's (2016/17) figure of 15,100 sqm. While a significant proportion of this net increase was for B1(a) office use, 23,562 sqm of net floorspace for B1(b) research and development use was also provided, of which 18,000 sqm was completed as part of a new laboratory building on Puddicombe Way just north of Addenbrookes' Hospital.
- 7.9 Investigation into the future provision of employment floorspace identifies that 103,515 sqm of B1 to B8 employment land is under construction. There is a net loss of 7,485 sqm of B1 to B8 employment land with either full or reserved matters planning applications, where construction has not commenced. This loss is attributed to a number of planning applications involving the loss of business space for new residential units. These include Murdoch House on Station Road (15/1759/FUL), Mill Road Depot (17/2192/FUL) and approximately 3,600 sqm lost through various smaller permissions. However, 172,832 sqm of B1 to B8 development has outline planning permission, which is currently not under construction. These figures are all net.

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 (170 uses), Policy 8/6 Cycle Parking (127 uses) and Policy 8/10 Off Street Parking (39 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.

8.3 Policies 8/7 and 8/8 were not used in this monitoring year, they were only used 5 and 4 times, respectively in the last monitoring year which reflects their limited policy usage. Similarly, policies 8/13, 8/14 and 8/17 were not used in this monitoring year, they were only used 2, 4 and 6 times, respectively in the last monitoring year which reflects their limited policy usage.

8.4 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. As no development applications have come forward that could potentially affect the Observatory and therefore the policy has not been used.

Policy:	Number of times used:	% of times used in applications:
8/1 Spatial Location of Development	1	0.06%
8/2 Transport Impact	170	10.91%
8/3 Mitigating Measures	10	0.64%
8/4 Walking and Cycling Accessibility	18	1.15%
8/5 Pedestrian and Cycle Network	2	0.12%
8/6 Cycle Parking	127	8.15%
8/7 Public Transport Accessibility	0	0%
8/8 Land for Public Transport	0	0%
8/9 Commercial Vehicles and Servicing	7	0.44%
8/10 Off-Street Car Parking	39	2.50%
8/11 New Roads	3	0.19%
8/12 Cambridge Airport	1	0.06%

8/13 Cambridge Airport Public Safety Zone	0	0%
8/14 Telecommunications Development	0	0%
8/15 Mullard Radio Astronomy Observatory, Lord's Bridge	0	0%
8/16 Renewable Energy in Major New Developments	19	1.21%
8/17 Renewable Energy	0	0%
8/18 Water, Sewerage and Drainage Infrastructure	10	0.64%

- 8.5 Cambridge North railway station opened in May 2017. The station is a new railway station in the north of Cambridge, providing links to transport routes for cyclists, pedestrians and bus users.
- 8.6 The major A14 improvements between Cambridge and Huntingdon continue to progress with completion expected in 2020.
- 8.7 In November 2017, the National Infrastructure Commission published its final report on the Oxford-Milton Keynes-Cambridge growth corridor, in which it identifies a vision for one million new homes and jobs in the area by 2050. Key recommendations to support this goal include creating well-designed, well-connected new communities while respecting the natural environment, delivering a new East-West Rail line connecting Oxford and Cambridge by 2030, and accelerating development and construction of the Oxford-Cambridge Expressway.
- 8.8 For the East-West Rail project, plans are well advanced for the section between Oxford, Milton Keynes and Bedford. For the section between Bedford and Cambridge, a consultation on route options is due to begin in early 2019. On a related note, the Autumn statement 2017 confirmed central funding for a study to accelerate the scheme for a third railway station for Cambridge, as part of the wider east-west rail link.
- 8.9 The Oxford-Cambridge Expressway will in great part follow existing routes, including along the A428 dual carriageway in South Cambridgeshire. A formal Government announcement is awaited on where the route will go for the outstanding section between Caxton Gibbet and Black Cat roundabouts.
- 8.10 The Greater Cambridge Partnership (GCP) is the programme delivery body for the Greater Cambridge City Deal. GCP aims to grow and share prosperity and improve quality of life in the area, leading delivery of a wide variety of projects under the themes of housing, skills, 'smart' places, and transport. Whether directly or indirectly, all GCP projects will support delivery of the development strategy in the Cambridge Local Plan 2018.

- 8.11 Regarding GCP transport projects in particular, while some ongoing schemes connect Cambridge to settlements in South Cambridgeshire, a number are located solely within Cambridge. These include projects on the main roads into the city including on Milton and Histon roads, the City Access Programme and the Cross City Cycling Scheme.
- 8.12 The Milton Road scheme looks to implement public transport, walking and cycling improvements along Milton Road between the Guided Busway intersection and Mitchams Corner, including in particular comprehensive priority for buses in both directions wherever practicable and safer and more convenient routes for cycling and walking. The programme looks to commence detailed design in spring 2019 with construction starting in mid-2020. The Histon Road scheme includes similar aims to the Milton Road scheme, albeit the detailed delivery issues are different. Construction is due to begin in 2019.
- 8.13 The City Access programme includes a package of eight measures to tackle congestion in the city centre, improve public transport, cycling and walking, and significantly improve air quality in Cambridge. The measures include: cycling provision; improved public space and air quality; better bus services and expanded use of Park & Ride; travel planning; smart technology; traffic management; workplace parking levy; and on-street parking controls (including Controlled Parking Zones). Projects relating to these measures are at different stages of development.
- 8.14 The Cross City Cycling Scheme includes five projects aiming to improve walking and cycling links to schools and employment centres. The projects include: Ditton Lane & Links to East Cambridge; Fulbourn/Cherry Hinton Eastern Access; Arbury Road; Hills Road & Addenbrooke's Route; and Links to Cambridge North & Science Park. All of these projects are due for completion by June 2019. Further information on all GCP schemes is available at the Greater Cambridge Partnership website: <https://www.greatercambridge.org.uk/>.

Target Based Policies

- 8.15 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 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.

Other Indicators

Table 7: Renewable Energy Generation

Environmental Quality		
E3	Renewable energy generation	
	Installed Capacity (MW) 2017/18	Potential Sites - Installed capacity (MW) at 31/03/2018
Wind	0	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0546	0.015
Hydro-power	0	0

(Source: Cambridgeshire County Council, [online], 2018)

- 8.16 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.
- 8.10 Significant investment continues in and around Cambridge, with the new railway station in May 2017, the various cycle link projects underway and the on-going improvements to the A14. The planning for a third station to the south of Cambridge will help advance proposals for completing the East-west rail link between Oxford and Cambridge.

9. Implementation

- 9.1 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.
- 9.2 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.
- 9.3 This chapter provides an update of the progress on the Community Infrastructure Levy (CIL).

Use of Policies

- 9.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 70 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.

Policy:	Number of times used:	% of times used in applications:
10/1 Infrastructure Improvements	5	0.32%

Target Based Policies

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

Community Infrastructure Levy (CIL)

- 9.6 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. However, because of the time that elapsed since submission and the changes in circumstances during that time, on 3 October 2017 the City Council took the decision, in accordance with Regulation 18 of the Community Infrastructure Levy Regulations 2010 (amended), to withdraw the draft Charging Schedule from Examination. The Council will review the situation in 2019 taking account of matters including:
- The revised NPPF, published 2018;

- The government's proposed review of the CIL regulations;
- The emergence of the Cambridge and Peterborough Combined Authority.

9.7 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.

Conclusion and Actions

9.8 In 2019, the Council will confirm when it will undertake to review CIL and the Planning Obligations SPD to ensure it remains relevant and contain the correct references to the new policies in the Local Plan and progress on CIL.

10. Local Development Scheme

- 10.1 The adopted **Local Development Scheme** (LDS) at the start of the monitoring period (1 April 2017) was the LDS agreed in November 2015. Updates to the LDS are published on the Council's website as necessary: <https://www.cambridge.gov.uk/about-the-local-development-scheme-latest-information-and-timetables>.
- 10.2 The November 2015 LDS sets out the stages in the preparation of the **Local Plan**. The Local Plan incorporates a review of the **Cambridge Local Plan 2006**, and policies CE/3 and CE/35 of the **Cambridge East Area Action Plan**.
- 10.3 The November 2015 LDS recorded that the **Cambridge Local Plan** was submitted in March 2014, and that the examination hearings (including further public consultation) would be completed in 2016. The December 2016 LDS also anticipated that following a modifications consultation, the Local Plan would be adopted in 2017 (subject to progress of the examination).
- 10.4 The Inspectors closed the examination hearings in July 2017. Public consultation on Main Modifications to the Cambridge and South Cambridgeshire Local Plans that the Inspectors considered might be necessary in order for the Local Plans to be found 'sound' was undertaken in January-February 2018. All the representations received were submitted to the Inspectors in March 2018. The Inspectors' Reports on the two Local Plans were issued in August 2018. The Inspectors concluded that the Local Plans are sound and provide an appropriate basis for the planning of the area, provided that a number of main modifications are made, which are detailed in their reports. The **Cambridge Local Plan** was adopted on 18 October 2018 and the South Cambridgeshire Local Plan was adopted on 27 September 2018.
- 10.5 The November 2015 LDS also sets out the timetable for the preparation of the **Cambridge Northern Fringe East Area Action Plan (AAP)**. The Cambridge Northern Fringe East AAP is being prepared jointly with South Cambridgeshire District Council and public consultation on issues and options was undertaken between December 2014 and February 2015. The November 2015 LDS advised that the timetable for the preparation of the **Cambridge Northern Fringe East AAP** was under review.
- 10.6 Since the end of the monitoring period, a revised LDS for Greater Cambridge, covering the Local Planning Authorities of Cambridge City Council and South Cambridgeshire District Council was adopted by both Councils in October 2018. The LDS sets out the broad timetable for the preparation of the **Greater Cambridge Local Plan** and the **Cambridge Northern Fringe Area Action Plan**. It is proposed that the Issues & Options consultation for the **Greater Cambridge Local Plan** will take place in Autumn 2019, in accordance with the timetable agreed in the recently adopted Local Plans. A second Issues & Options consultation on the **Cambridge**

Northern Fringe Area Action Plan will take place in Spring 2019. The LDS proposes that the Cambridge Northern Fringe AAP covers a wider area than just Cambridge Northern Fringe East by including the Cambridge Science Park, and this approach will be subject to public consultation as part of the second Issues & Options consultation.

- 10.7 The Council has recently completed, or is currently preparing a number of Supplementary Planning Documents (SPD), and key dates are shown in the table below:

Table 8: Supplementary Planning Documents Adoption Progress

Title	Key Stage
The New Museums Site Development Framework SPD	Adopted December 2018
Ridgeons site Planning and Development Brief SPD	Adopted December 2018
Cambridgeshire Flood and Water SPD	Adopted December 2018
Mitcham's Corner Development Framework SPD	Adopted December 2018
Mill Road Deport Planning and Development Brief SPD	Adopted December 2018
Land North of Cherry Hinton SPD	Adopted December 2018
Grafton Area of Major Change – Masterplan and Guidance SPD	Adopted December 2018
Sustainable Design & Construction SPD	Consultation on Draft SPD anticipated Spring 2019
Making Spaces for People SPD	Consultation on Draft SPD anticipated Summer 2019

Neighbourhood Development Orders and Neighbourhood Plans

- 10.8 The introduction of neighbourhood planning through the 2011 Localism Act has, to date, resulted in one community group in the City coming forward to prepare a neighbourhood plan. The South Newnham Neighbourhood Area and the Neighbourhood Forum were designated on 22 March 2017. A draft Neighbourhood Plan for South Newnham has not yet been submitted to the Council. More information can be found on the Council's Neighbourhood Planning pages: <https://www.cambridge.gov.uk/neighbourhood-planning>.

11. Development Monitoring Framework

- 11.1 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.
- 11.2 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.
- 11.3 Monitoring will be crucial to the successful delivery and implementation of the Cambridge Local Plan 2018, 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.
- 11.4 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.
- 11.5 Local planning authorities must publish information at least annually that shows progress with Local Plan preparation, reports any activity relating to the duty to cooperate and shows how the implementation of policies in the Local Plan is progressing and are encouraged to report as frequently as possible on planning matters to communities. This is important to enable communities and interested parties to be aware of progress. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force, and to determine whether there is a need to undertake a partial or full review of the Local Plan.
- 11.6 This information should be made available publicly. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain, although there is other useful information that can be set out. In particular, the reports can highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used.

Policy Usage

- 11.7 The use of policies by Development Management is monitored each year through the Authority Monitoring Report. All information gathered over the years has helped to inform the creation of new policies in the Cambridge Local Plan 2018. Information on Policy usage can be found in Appendix C.
- 11.8 Policy usage monitoring for the Cambridge Local Plan 2018 will also be monitored to analyse the effectiveness of the new policies once the document is adopted.

Policy Monitoring

- 11.9 Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2018. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 11.10 At the joint examination hearing session for Matter 5: Infrastructure / Monitoring / Viability in November 2014, the Inspectors had asked Cambridge City Council and South Cambridgeshire District Councils to review the monitoring framework and requirements set out in their respective Local Plans to ensure that the monitoring indicators were SMART (specific, measurable, achievable, relevant, and time-bound). All 85 policies were specifically identified within the submitted Cambridge Local Plan Appendix M: Monitoring & Implementation as requiring assessment. The Indicators were reviewed and approved at Development Plan Scrutiny Sub Committee on 27 July 2017 before being submitted to the Planning Inspectors for consideration⁹.
- 11.11 At present, all policies within the Cambridge Local Plan 2006 are monitored by counting how many times officers have used specific policies to inform planning application decisions. After data is gathered, annual meetings are held with Development Management to discuss if the usage of these policies appears reasonable and correct. Policies solely requiring monitoring via the above methodology are not considered SMART due to the lack of specific policy targets and triggers (to action a review of the policy due to under-performance) and were therefore removed from Appendix M. The Councils worked together to review their monitoring requirements and indicators, and where appropriate have made their requirements and indicators consistent. Modifications were proposed in order to make the plan sound.
- 11.12 While the Local Plan 2018 has been adopted, this AMR's monitoring period applies only to those targets outlined in the then adopted Local Plan 2006. The new targets in Appendix M will be reported back through the council's 2018/2019 AMR.

⁹ The document is referenced as RD/Strat/530 in the Councils' Reference Documents Library: <https://www.cambridge.gov.uk/local-plan-core-documents-library>

Linkages with other Authorities

- 11.13 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. The planning departments of both councils are now part of the Greater Cambridge Shared Planning service and will jointly prepare a Local Plan for both Cambridge and South Cambridgeshire.
- 11.14 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 (AMR 2016-17 Appendix E) and North West Cambridge (AMR 2016-17 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

- 11.15 New indicators have been developed to monitor the effectiveness of planning policies in the Local Plan 2018, and once the plan is adopted, these indicators will be reported in subsequent AMRs.
- 11.16 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	19,529 (18,474 Full Time and 1,055 Part Time)	Count	2016/17	University of Cambridge.
	Anglia Ruskin University	9,425 ¹⁰ (86% full time, 11% part time and 3% other) at December 2017	Count	2017/18	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		

¹⁰ Full Time, Part-time and Distance Learning

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Household Characteristics					
	Total Households	46,700	Count	2011	Census 2011 (ONS [online], 2011).
	Average Household Size	2.3	Count		
	Communal Establishment Residents	16,500	Count		
	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).

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	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] 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		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Average House Price	Average ¹¹	523,193	Price £	March 2018	Source: Hometrack Automated Valuation Model. From sales and valuations. Reported in Cambridge sub-regional Housing Market bulletins: https://cambridgeshireinsight.org.uk/wp-content/uploads/2018/06/hmb-edition-37.pdf
Homelessness	Number of homelessness decisions	67	Count	2017/18	(Cambridgeshire Insight [online], 2018) https://data.cambridgeshireinsight.org.uk/dataset/homelessness-england
	Number of accepted as homeless and in priority need.	38	Count		
	Number of recorded instances of rough sleeping	765	Count		

¹¹ 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 individuals sleeping rough	175	Count		Cambridge City Council (CCC) Key Statistics September 2018 – Strategic Housing [online]. Available at: https://www.cambridge.gov.uk/housing-research
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 ¹²	Count	2011	(Cambridgeshire County Council [online], 2011).

¹² “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
	Estimated Need for Travellers' pitches	1	Pitch	2021-2026	Need identified for one pitch between 2021 and 2026. (Cambridgeshire County Council, [online], 2011).
	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)

Economic Characteristics

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	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) ¹³	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		
	Small (10 to 49)	1,105	Count		

¹³ 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
	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 ¹⁴	Local Authority Average Score ¹⁵	13.75	Rank	2015	The English Indices of Deprivation 2015 – (CLG [online], 2015).
	Local Authority Rank Of Average Score ¹⁶	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	%		
Environmental Characteristics					

¹⁴ 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%);

¹⁵ Where 41.99 is the worst and 5.009 the best.

¹⁶ Where 326 is the best and 1 is the worst.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent Street (exceedences hourly average)	32 (0)	ug/m ³	2016	Cambridge City Council & Ricardo AEA
	Montague Road (exceedences hourly average)	27(0)			
	Gonville Place (exceedences hourly average)	36 (2)			
	Parker Street (exceedences hourly average)	41 (0)			
	Newmarket Road (exceedences hourly average)	24 (0)			
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	22 (2)			
	Gonville Place (exceedences daily average)	20 (1)			
	Parker Street (exceedences daily average)	22 (4)			
Annual Average Fine Particles (PM2.5)	Newmarket Road	11			
	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		2018 (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 2017-18
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

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	Amount of completed floorspace (sqm) 2017/18 in Cambridge

Employment Type	BD1				BD2	BD3
	Gains		Losses		Floorspace gains on PDL (sqm)	Land available (ha)
	Floorspace (sqm)	Land (ha)	Floorspace (sqm)	Land (ha)		
B1 (unspecified)	0	0	-6,526	-0.59	0	-0.61
B1a	71,787	9.58	-8,654	-1.06	71,347	-0.12
B1b	24,539	1.83	-977	-1.28	6,539	28.31
B1c	0	0	0	0	0	-0.62
B2	3,843	0.55	-5,176	-0.91	2,869	-4.72
B8	2,787	0.45	-3,486	-1.01	2,787	-0.13
Total	102,956	12.4	-24,819	-4.9	83,542	22.12

BD2: Additional employment floorspace on PDL (sqm)	83,542
Additional employment floorspace on PDL (%)	81

Employment land lost to residential B1-B8 (ha)	0.64
Land lost in Employment/Regeneration areas B1-B8 (ha)	0

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.
Data spans 01/04/2017 to 31/03/2018

BD4	Amount of completed floorspace (sqm) 2017/18 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	34	0	0	0
	Losses	-984	0	0	0
	Net	-950	0	0	0
Local Authority Area	Gains	2,467	163	71,787	2,200
	Losses	-1,627	0	-8,654	-282
	Net	840	163	63,133	1,918

(Cambridgeshire County Council [online], 2018)

H1	Plan period and housing targets
	<ul style="list-style-type: none"> Local Plan 2018: 2011 to 2031: 14,000 dwellings. Local Plan 2006 Target 1999 to 2016: 12,500.
H2 (a)	Net additional dwellings in previous years
	See Appendix D
H2 (b)	Net additional dwellings 2017-2018
	1,152 dwellings
H2(c)	Net additional dwellings in future years
	See Appendix D (AMR 2016-17)
H2 (d)	Managed delivery target
	See Appendix D (Table C1 - AMR 2016-17)
H3	New and converted dwellings – on previously developed land (Gross) 2017-2018
	244
H4	Net additional pitches (Gypsy and Travellers) 2017-2018
	0
H5 (a)	Gross affordable housing completions 2017-2018
	676
H5 (b)	Net affordable housing completions 2017-2018
	667

(Cambridgeshire County Council, [online], 2018)

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2017/18
i	0
ii	0

(Source: Environment Agency, [online] 2018)

*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 2017/18
	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 (2017/18). 36.1% of SSSI land area in the city remains in favourable condition, 57.4% of

E2	Change in areas of biodiversity importance 2017/18																																							
	<p>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 2015/16.</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 0.62 hectares of Local Nature Reserve per 1,000 people as of 2016/17. There has been an increase in the population in Cambridge and no change in the area of land designated as LNR during 2017/18.</p> <p>No new County Wildlife Sites have been selected in the period 2017/18. Five County Wildlife Sites have had their boundaries amended in the period 2017/18. No County Wildlife Sites have been deselected in the period 2017/18. There have been no changes to the boundaries or numbers of City Wildlife Sites in 2017/18. 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 (CiWS) are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. Preparatory works for the Chisholm Trail cycle route affected Barnwell Pit, Barnwell Junction Pastures, Barnwell Junction Disused Railway and Ditton Meadows City Wildlife Sites in 2017/18. This has included the removal of trees and scrub in some areas. These works are thought to have had a relatively minor impact on the integrity of these sites as yet. Further works are expected in future years, including plans for ecological mitigation.</p> <p>The proportion of local sites where positive conservation management has</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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E2	Change in areas of biodiversity importance 2017/18
	<p>been or is being implemented during the last five years shows that 44 out of 67 sites (65.7%) demonstrate positive conservation management. This represents a 3.0% increase on last year's figures.</p> <p>Local Geological Sites in Cambridgeshire and Peterborough are now designated at CWS Panel meetings in line with the procedures for County Wildlife Sites. There were no changes to the boundaries or numbers of Local Geological Sites in Cambridge City in 2017/18, totalling 9.26ha.</p> <p style="text-align: right;">Source: CPERC 2018</p>

Environmental Quality		
E3	Renewable energy generation*	
	Installed Capacity (MW) 2017/18	Potential Sites - Installed capacity (MW) at 31/03/2018
Wind	0	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0546	0.015
Hydro-power	0	0

(Source: Cambridgeshire County Council, [online], 2018)

* 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.

Other Indicators
Density range of completed dwellings on sites greater than nine dwellings 2017/18

Density	Percentage
<30 DPH	1.3%
30 – 50 DPH	18.3%
>50 DPH	80.4%

(Cambridgeshire County Council, [online], 2018)

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2018/19
Designing Cambridge		
3/1	Sustainable Development	192
3/2	Setting of the City	7
3/3	Safeguarding Environmental Character	11
3/4	Responding to Context	943
3/6	Ensuring Coordinated Development	5
3/7	Creating Successful Places	340
3/8	Open Space and Recreation Provision through New Development	2
3/9	Watercourses and Other bodies of Water	2
3/10	Sub-division of Existing Plots	117
3/11	The Design of External Spaces	224
3/12	The Design of New Buildings	300
3/13	Tall Buildings and the Sky Line	3
3/14	Extending Buildings	581
3/15	Shop fronts and Signage	81
Conserving Cambridge		
4/1	Green Belt	6
4/2	Protection of Open Space	10
4/3	Safeguarding Features of Amenity or Nature Conservation Value	27
4/4	Trees	92
4/6	Protection of Sites of Local Nature Conservation Importance	15
4/8	Local Biodiversity Action Plans	4
4/9	Scheduled Ancient Monuments/Archaeological Areas	25
4/10	Listed Buildings	183
4/11	Conservation Areas	330
4/12	Buildings of Local Interest	30
4/13	Pollution and Amenity	798
4/14	Air Quality Management Areas	16
4/15	Lighting	25

Policy	Title	Uses Recorded 2018/19
Living in Cambridge		
5/1	Housing Provision	13
5/2	Conversion of Large Properties	23
5/3	Housing Lost to Other Uses	0
5/4	Loss of Housing	3
5/5	Meeting Housing Needs	2
5/7	Supported Housing/Housing in Multiple Occupation	23
5/8	Travellers	0
5/9	Housing for People with Disabilities	1
5/10	Dwelling Mix	0
5/11	Protection of Existing Facilities	3
5/12	New Community Facilities	1
5/13	Community Facilities in the Areas of Major Change	0
5/14	Provision of Community Facilities through New Development	1
5/15	Addenbrooke's	1
Enjoying Cambridge		
6/1	Protection of leisure Facilities	2
6/2	New Leisure Facilities	3
6/3	Tourist Accommodation	3
6/4	Visitor Attractions	0
6/6	Change of Use in the City Centre	2
6/7	Shopping Development and Change of Use in District and Local Centres	1
6/8	Convenience Shopping	1
6/9	Retail Warehouses	4
6/10	Food and Drink Outlets	16
Working and Studying in Cambridge		
7/1	Employment Provision	1
7/2	Selective Management of the Economy	0
7/3	Protection of Industrial and Storage Space	1
7/4	Promotion of Cluster Development	0
7/5	Faculty development in the Central Area, University of Cambridge	0
7/6	West Cambridge, South of Maddingley Road	1
7/7	College and University of Cambridge Staff and Student Housing	5
7/8	Anglia Ruskin University East Road Campus	1
7/9	Student Hostels for Anglia Ruskin University	0
7/10	Speculative Student Hostel Accommodation	2
7/11	Language Schools	0

Policy	Title	Uses Recorded 2018/19
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	1
8/2	Transport Impact	170
8/3	Mitigating Measures	10
8/4	Walking and Cycling Accessibility	18
8/5	Pedestrian and Cycle Network	2
8/6	Cycle Parking	127
8/7	Public Transport Accessibility	0
8/8	Land for Public Transport	0
8/9	Commercial Vehicles and Servicing	7
8/10	Off-Street Car Parking	39
8/11	New Roads	3
8/12	Cambridge Airport	1
8/13	Cambridge Airport Public Safety Zone	0
8/14	Telecommunications Development	0
8/15	Mullard Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	19
8/17	Renewable Energy	0
8/18	Water, Sewerage and Drainage Infrastructure	10
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	0
9/2	Phasing of Areas of Major Change	0
9/3	Development in the Urban extensions	7
9/5	Southern Fringe	4
9/6	Northern Fringe	0
9/7	Land between Madingley Road and Huntingdon Road	0
9/8	Land between Huntingdon Road and Histon Road	3
9/9	Station Area	0
Implementation		
10/1	Infrastructure Improvements	5

Appendix D - Housing Supply in Cambridge

The below table shows completions against the targets set out in the Local Plan 2006 and the adopted Local Plan 2018.

	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*	16/17	17/18
Completions	325		159	287	505	601	731	638	521	588	287	390	352	472	1,325	713	892	1,178	1,152
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736	N/A	N/A
Local Plan 2018 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	700	700

*The number of dwellings completed in previous years have 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 E – Hotel Development

Table E1 –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. Planning permission granted (Ref. 13/1087/FUL)
Milton Road	Proposed hotel	Aparthotel	133	Plans for this aparthotel were approved at appeal in June 2015. Planning Ref. 14/0052/FUL
Gonville Place	Gonville Hotel	4 star	31	Planning permission granted (Ref. 15/1200/FUL) for extensions to provide an additional 31 bedrooms and a gym and spa facility.
Total Hotel Rooms Under Construction (net)			235	

Table E2 – Hotels: Unimplemented

Location / Site	Planned Hotel/s	Type	No. Rooms (net)	Status
With Planning Permission				
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

Appendix E – Hotel Development

Coldham's Business Park	Holiday Inn Express	Upper-Tier Budget 3+star	67 (49 +18)	Planning permission granted (Ref. 15/0057/FUL) Proposed hotel extension.
Chesterton Road	Ashley Hotel	Boutique	19	Planning permission granted (Ref. 14/1111/FUL) 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.
Total Hotel Rooms with Planning Consent but not Under Construction			298	

Table E3 – Hotels: Identified areas without planning permission

Location / Site	No. Rooms (net)	Policy Document
Without Planning Permission		
Mill Lane	75	Local Plan: Policy 26: Old Press/Mill Lane Opportunity Area
NW Cambridge	130	NW Cambridge AAP
Grafton Area	unknown	Two potential sites indicated in Grafton Area of Major Change SPD
Total New Hotel Rooms without Planning Consent	205	

Table E4 – 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
Land adjacent to Cambridge North Station, Milton Avenue	217	Approved 17/1231/CTY S/2372/FL - (Hotel)
Total New Hotel Rooms	513	