



Cambridge City Council and South Cambridgeshire District Council

Authority Monitoring Report for Greater Cambridge

Covering the period 1 April 2022 – 31 March 2023

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1. Introduction and Context

A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 small towns, villages and hamlets. Much of the Census 2021 results have been published and these estimate the population of Greater Cambridge to be 307,800. This was divided between 145,700 people in Cambridge and 162,100 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. Greater Cambridge is bordered by a number of market towns, which fall outside the area, including Ely, Newmarket, Haverhill, Royston, St Neots and Huntingdon, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. Greater Cambridge has a reputation for design excellence and has focused on new development that is innovative and promotes the use of sustainable modes of transport. It is also a centre of excellence and world leader in the fields of higher education and research. It has fostered a dynamic and successful knowledge-based economy, while aiming to retain the high quality of life in the city and surrounding villages that underpins that economic success. Cambridge is also an important centre for a wide range of services.

B. The Authority Monitoring Report (AMR)

- 1.3 Local authorities have a statutory duty to publish an Authority Monitoring Report (AMR). The AMR provides an opportunity to monitor recent trends in land use, development, and other issues (such as transport, socio-economic changes and biodiversity), and to consider the effectiveness and appropriateness of current planning policies and targets.
- 1.4 The Planning and Compulsory Purchase Act 2004 and accompanying regulations introduced the requirement for local planning authorities to produce an AMR. The AMR sets out the Councils' progress in producing new planning policy documents against the timetable included in the approved Local Development Scheme and in implementing planning policies included in their Local Development Framework (or Local Plans).

- 1.5 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out revised requirements for monitoring. Local planning authorities are still required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis, although the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.6 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.
- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies. Both Councils publish an annual Infrastructure Spending Statement showing information relating to section 106 contributions secured, allocated, used and retained by the Council.
- 1.8 This AMR covers the period from 1 April 2022 to 31 March 2023. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
- Cambridge Local Plan (2018) - adopted 18 October 2018;
 - South Cambridgeshire Local Plan (2018) – adopted on 27 September 2018;
 - Cambridge East Area Action Plan (AAP) – adopted in February 2008;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Northstowe AAP – adopted in July 2007.

C. Monitoring in Greater Cambridge

- 1.9 Monitoring in Cambridgeshire is currently carried out through a partnership between the Policy & Insight Team at Cambridgeshire County Council and the planning departments at the five district councils. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South Cambridgeshire District Council. The Policy & Insight Team maintains a

database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. A survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.

- 1.10 The Policy & Insight Team provides the district councils with the necessary results for their AMR indicators and a site-by-site list of planning permissions and their status. The Business Intelligence (Research) Team also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Business Intelligence (Research) Team to remove any inaccuracies.
- 1.11 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council (SCDC), and other external organisations such as Natural England and the Environment Agency. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from [Nomis](#), a service provided by the Office for National Statistics.

D. Structure of the document

- 1.12 Chapter 2 of the document provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, updates on neighbourhood planning, the Community Infrastructure Levy and on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as Housing and Employment. It provides textual updates and the headline findings in relation to the monitored indicators. Appendix 1 lists all of the indicators by document. A Red, Amber, and Green (RAG) column is included in the table for each indicator and where the indicator includes a target a colour is assigned to indicate whether the target is on track. Appendix 2 contains tables and charts with data which relate to the indicators listed in Appendix 1 and the commentary in the main report.

2. Commentary

A Progress against the Local Development Scheme

- 2.1 The Councils adopted their current Local Plans in Autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' current adopted Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge City and South Cambridgeshire District Councils for their combined districts (Greater Cambridge).
- 2.3 The Councils are also jointly preparing the North East Cambridge Area Action Plan (NECAAP). Significant government Housing Infrastructure Funding has been secured to facilitate the relocation of the Cambridge Waste Water Treatment Plant which will enable the development of a major brownfield site and comprehensive planning of the North East Cambridge area. A Development Consent Order (DCO) process will be undertaken to enable the relocation. As at December 2023 an application proposing the relocation of the treatment plant has been submitted and is under-going examination which is scheduled to complete by April 2024.
- 2.4 A Local Development Scheme (LDS) was agreed in October 2018 setting out a timetable for the preparation of a Greater Cambridge Local Plan and the NECAAP, and a revised LDS was agreed in July 2020.
- 2.5 The July 2020 LDS added in a Preferred Options stage in Autumn 2021 for the Local Plan to enable public consultation on the emerging preferred approach to key strategic issues, and time for those views to be considered before detailed policies are drafted. It also set out that the future timetable for the Local Plan would be influenced by the decision on whether the Local Plan should progress ahead of or in parallel with the NECAAP.
- 2.6 The latest [LDS](#) became effective on 1 August 2022. This made additional changes to the Local Plan and NECAAP timetables to account in particular for changes in circumstances in relation to:
- evidence to demonstrate an appropriate water supply;
 - a change to the timetable of the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO); and,

- allowing for an appropriate time in the process to deal with the stages following each consultation, noting the complexity of issues and the volume of comments raised by the Local Plan First Proposals (Preferred Options) consultation.

2.7 The changes were as follows:

- An additional stage was proposed to bring a report to members in January 2023 to confirm the Preferred Options for the Greater Cambridge Local Plan strategy and sites.
- Draft Greater Cambridge Local Plan (Regulation 18) consultation to take place in Autumn 2023 (rather than Summer 2022).
- If the CWWTP DCO is approved in Winter (early) 2024 (rather than Autumn 2023), it is anticipated that the Proposed Submission Local Plan and the Proposed Submission NECAAP will be published for consultation in Autumn 2024.
- Both plans could be submitted for Examination in Summer/Autumn 2025 assuming no new issues are raised in representations that would require material changes to be made.
- Following submission of the plans, the timing of the remainder of the plan-making processes are in the hands of the Inspectors, including how the examinations for the separate plans would be sequenced.

2.8 Accounting for comments made to the [Greater Cambridge Local Plan First Proposals \(Preferred Options\) consultation](#) held in late 2021, the [Greater Cambridge Local Plan Development Strategy Update](#) was agreed by both Councils in early 2023. The Development Strategy Update comprised decisions confirming: an updated need for jobs and homes; three key sites - North East Cambridge, Cambridge East, and Cambridge Biomedical Campus – as central building blocks for any development strategy; and the use of the First Proposals development strategy principles to inform identification of further sites in a full development strategy to be confirmed at a later date.

2.9 In addition to the above, the Development Strategy Update identified ongoing uncertainties regarding whether adequate water supply could be provided without unacceptable environmental harm to accommodate a full development strategy. Resolution of the issues is ongoing, including through the work of the Cambridge Water Scarcity Group, established by the government to explore short and long-term issues regarding water availability. Uncertainty regarding water supply, as well as delay to the submission of the CWWTP DCO, prevented progression of the plan to the timings set out at 2.7 above. A revision to the Local Development Scheme will be published in 2024.

- 2.10 Public consultation on the draft NECAAP ran from 27 July to 5 October 2020. The comments received are [published](#) and the Council's responses to them are set out in the [Statement of Consultation](#). The comments received were considered, and along with additional evidence base studies, informed the Proposed Submission version of the NECAAP. The [Proposed Submission NECAAP](#) was considered by councillors through a series of meetings at both Councils between November 2021 and January 2022. As above, progression to Proposed Submission consultation is dependent on a successful outcome to the CWWTP DCO.

B Action taken on Duty to Co-operate

- 2.11 For the joint Greater Cambridge Local Plan and the North East Cambridge Area Action Plan which have been in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all relevant aspects of the plans, including governance, consultation, and evidence gathering.
- 2.12 In terms of governance, to support constructive and ongoing engagement for both plans, a non-statutory Joint Local Planning Advisory Group meets to discuss each plan at key plan-making stages to provide efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to cooperate).
- 2.13 Supporting member engagement for the Local Plan, a Greater Cambridge Local Plan transport sub group - comprising the Councils, County Council, Combined Authority, Greater Cambridge Partnership, National Highways and Network Rail - meets to facilitate the preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan. This group has also addressed transport matters relating to North East Cambridge Area Action Plan. Supporting member engagement for the North East Cambridge Area Action Plan, a Public Partners Stakeholder Group – comprising the Councils, County Council, Combined Authority and Greater Cambridge Partnership - has met regularly throughout preparation of the plan to discuss relevant planning issues, including cross-boundary matters.
- 2.14 In terms of consultation and engagement for the Greater Cambridge Local Plan, officers have engaged with a wide range of relevant bodies to explore substantive issues via Duty to Cooperate roundtable meetings, and via

bilateral meetings, which also addressed duty to cooperate matters relevant to the North East Cambridge Area Action Plan. To support the [Greater Cambridge Local Plan First Proposals consultation](#) in autumn 2021 the Councils published a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#), and offered the opportunity for further meetings with relevant bodies. Ahead of publishing the [Proposed Submission North East Cambridge Area Action Plan](#), the Councils worked with relevant bodies to resolve strategic cross-boundary matters, as documented in a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).

- 2.15 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples for the Greater Cambridge Local Plan include working with the County Council and Combined Authority on the development of the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies on the development of environmental evidence. An example for the North East Cambridge Area Action Plan was engaging with Historic England on the scope and outputs of the North East Cambridge Heritage Impact Assessment.

C Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

- 2.16 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.
- 2.17 Before a neighbourhood plan can be prepared a neighbourhood area must be designated. At December 2023 there were 16 designated neighbourhood areas in South Cambridgeshire:
- Babraham
 - Bassingbourn-cum-Kneesworth
 - Bourn
 - Girton
 - Harston
 - Haslingfield
 - Horseheath
 - Linton and Hildersham – these two parishes have joined together to form a single neighbourhood area
 - Melbourn

- Orwell
- Pampisford
- Sawston
- Stapleford and Great Shelford – these two parishes have joined together to form a single neighbourhood area
- Swavesey
- Thriplow
- Whittlesford

2.18 There is one designated neighbourhood area in Cambridge:

- South Newnham

2.19 The Neighbourhood Forum for South Newnham was originally designated on 22 March 2017 and was re-designated on 21 July 2022 so that it can continue to prepare the plan.

2.20 A total of eight neighbourhood plans have been ‘made’ (adopted) in South Cambridgeshire, following successful referendums. One neighbourhood plan was made in March 2023. Four neighbourhood plans were made in 2021-2022, and two neighbourhood plans were made in Autumn 2022. The full list of neighbourhood plans made in South Cambridgeshire are:

- Great Abington Former LSA Estate Neighbourhood Plan – 21 February 2019
- Cottenham Neighbourhood Plan – 20 May 2021
- Histon & Impington Neighbourhood Plan – 20 May 2021
- Foxton Neighbourhood Plan – 5 August 2021
- Waterbeach Neighbourhood Plan – 23 March 2022
- West Wickham Neighbourhood Plan – 23 September 2022
- Gamlingay Neighbourhood Plan – 24 November 2022
- Fulbourn Neighbourhood Plan – 30 March 2023

2.21 Initial discussions have taken place with several parish councils about whether a neighbourhood plan would be the right tool for them to achieve the aspirations they have for the future of their villages. There is growing interest from parish councils to prepare neighbourhood plans. Further information can be found in relation to neighbourhood planning on the [Greater Cambridge Planning website](#).

D Information relating to the Collection and Spending of Community Infrastructure Levy Monies

- 2.22 The Community Infrastructure Levy (CIL) is a charge on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft charging schedules for Examination in 2014. The intention was for these to be examined following the conclusion of the Examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.
- 2.23 The position will be kept under review. The Councils will update the Local Development Scheme if they intend to commence preparation of a CIL scheme.
- 2.24 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments.

E. Greater Cambridge Statement of Community Involvement

- 2.25 The Statement of Community Involvement sets out how and when the councils will involve the community and key stakeholders in preparing, altering, and reviewing our plans and guidance for development in Greater Cambridge. It also explains how the councils will involve the community in planning application stages and includes guidance on neighbourhood plans and neighbourhood development orders. Both councils have jointly prepared a [Statement of Community Involvement](#). This was adopted by SCDC in July 2019 and by Cambridge City Council in June 2019.
- 2.26 In June 2020 both councils jointly issued an [Addendum to the Statement of Community Involvement](#). This addendum was superseded by an [Updated Addendum](#) published in December 2020. The Addenda set out elements impacted by restrictions related to the coronavirus pandemic, and how the Councils will continue to enable full involvement of people in planning matters.
- 2.27 The councils consulted on an updated Statement of Community Involvement in October-November 2023. This update sets out how people can engage in the planning process and how the councils will often go above the minimum consultation requirements in order to widen community participation and achieve the best planning outcomes. It also sets out how developers should seek to carry out effective and easy engagement with local communities to help shape development proposals from an early stage. It is anticipated that

the updated Statement of Community Involvement will be adopted by the councils in spring 2024.

3. Topics

A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan (2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the objectively assessed need. The Cambridge Local Plan (2018) requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Therefore, together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report published in April 2023. This shows that 37,674 dwellings are expected to be delivered between 2011 and 2031 (14,199 in Cambridge and 23,475 in South Cambridgeshire), which is 12% (4,174 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions.
- 3.3 Both 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 S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both 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.
- 3.4 The [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report (published in April 2023) shows that the Councils jointly have 6.1 years of housing land supply for the 2023-2028 five year period, using the Liverpool methodology and applying a 5% buffer. Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.
- 3.5 The most up to date housing trajectory and five year land supply calculations are published on the [Greater Cambridge Shared Planning website](#).

- 3.6 **Housing completions:** Between 2011 and 2023 (the first twelve years of the plan period for both adopted Local Plans), 20,284 net additional dwellings were completed (9,355 dwellings in Cambridge and 10,929 dwellings in South Cambridgeshire). In the 2022-2023 monitoring year, 2,339 net additional dwellings were completed in Greater Cambridge, with 1,500 net additional dwellings in South Cambridgeshire and 839 net additional dwellings in Cambridge. The largest contributions were in: the Cambridge Urban area (589 dwellings) including 172 dwellings at the Timberworks, Cromwell Road; at five year housing land supply sites in rural areas (512 dwellings); and, in new settlements (505 dwellings). Cambourne West (263 dwellings) achieved slightly more completions than Northstowe (237 dwellings).
- 3.7 The combined annual completions in 2022-2023 for Greater Cambridge was 2,339 dwellings. The average annual delivery rate required between 2011 and 2031 to meet the needs identified by the adopted Local Plans is 1,675 dwellings a year.. Updated to include this year, the average annual completions since 2011 is now 1,690 dwellings.
- 3.8 South Cambridgeshire achieved its highest level of completions during the plan period by some margin. This was driven by both new settlements (Cambourne West and Northstowe) and village sites.. In Cambridge completions were some way off their peak but still at their highest level since 2018-19. After the Timberworks (see paragraph 3.6) the next largest scheme contributor was Lot S3 at Eddington (142 dwellings).
- 3.9 Actual net completions in 2022-2023 (2,339 dwellings) were above the anticipated net completions included in the April 2023 housing trajectory (1,742 dwellings). Delivery was above the housing trajectory estimations in both local authorities. However, the largest difference was in South Cambridgeshire where a projection of 1,033 dwellings compared with an actual completion level of 1,500 dwellings. Over half of this difference can be explained by higher than projected completions in Cambourne West and Northstowe.
- 3.10 The **Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period. It is required by the National Planning Policy Framework (NPPF). HDT results are published by the Department for Levelling Up, Housing and Communities (DLUHC) each year.
- 3.11 The most recent results for 2019-2020 to 2021-2022 were published in December 2023 and are 98% for Cambridge and 145% for South Cambridgeshire. There are no consequences from the HDT results published

in December 2023 for Cambridge or South Cambridgeshire. A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#).

- 3.12 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL was higher in 2022-2023 (18.0%) than in 2021-2022 (15.8%) but was still low compared to the early years of the plan period. PDL completions are predominantly occurring, both in actual terms and proportionally, in the villages. In 2022-2023, almost half of all PDL completions were in Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. There was a significant increase in the number of PDL completions on 'five year supply' sites in 2022-2023 due to progress on the Barrington cement works site. In contrast, PDL completions accounted for only 1% of completions in new settlements in 2022-2023. These dwellings were at the Northern Woods parcel at Waterbeach (21/02400/REM).
- 3.13 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan (2018) sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. A review of all applications for subdivision of garden plots over the 2022-2023 monitoring year was carried out. There were a total of 14 permissions granted on garden land. Eleven were considered to be compliant with Policy 52 and were clearly assessed as such in the officer report. A further two were approved on appeal where the Inspector concluded that the proposals were compliant with Policy 52. One scheme was considered to be unacceptable as the proposal did not adhere to the criteria in Policy 52. However, permission was granted as the proposal was considered to be in keeping with the neighbouring areas and provided clear elements of inclusive design (i.e., meeting the needs of disabled people, elderly people, or children), and therefore contributed to the delivery of a successful place as well as providing an adequate level of residential amenity for future occupiers.
- 3.14 **Housing density:** Over the plan period (2011-2023), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year (2022-2023), the average net density was 39.8 dwellings per hectare (DPH) on sites greater than nine dwellings. This is slightly higher than the average of 35.5 DPH over the plan period. The higher density in 2022-2023 was partly due to the completion of a parcel at Trumpington Meadows that achieved a density of 57 DPH.

- 3.15 Density in the city has also fluctuated over the plan period. The average density achieved in 2022-2023 of 112.1 DPH was lower than in 2021-2022 but still significantly higher than plan period average of 79.0 DPH. The largest completion was the Timberworks site (19/0288/FUL) which delivered 295 dwellings at 98.2 DPH. The highest density was achieved at Murdoch House, Station Road (now known as Three and Four Station Square) where 89 dwellings were completed at a density of 436.3 DPH (15/1759/FUL).
- 3.16 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major issue. In Cambridge, the median house price has risen from 8.7 times the median income in 2011 to 12.3 times the median income in 2022. There was a significant increase between 2011 and 2015 with the ratio remaining little changed in recent years. In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 10.4 times the median income in 2022. South Cambridgeshire has experienced a small increase in the ratio in recent years and it is now at its highest level since the Local Plan base date (2011).
- 3.17 The affordable housing policies in South Cambridgeshire Local Plan (2018) require the provision of 40% affordable housing on all developments of 11 or more, or on developments of 10 or less if the total floorspace exceeds 1,000 square metres (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as rural exception sites. Policy H/11 allows consideration to be given to rural exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.18 Similarly, Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 square metres. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) - 14 units and 40% affordable housing required on sites of 15 or more units.
- 3.19 In total, South Cambridgeshire delivered 472 affordable dwellings (net) in 2022-2023. At 32% of all completions this was above the plan period average for the district (27%). Almost 40% of the affordable housing completions in 2022-2023 were delivered through four strategic sites: West Cambourne (87 dwellings); Northstowe (47 dwellings); Marleigh (30 dwellings); and

Trumpington Meadows (20 dwellings). There were 322 affordable dwellings (net) completed in Cambridge. In total, affordable dwellings comprised 38% of all dwellings completed in 2022-2023 which is also above the plan period average of 35% for Cambridge. This is due to delivery on a number of Cambridge Investment Partnership (CIP) schemes which typically deliver very high levels of affordable housing. The biggest contributors (all CIP schemes) in 2022-2023 were: Campkin Road (75 dwellings); Colville Road Phase 2 (69 dwellings); Timberworks (56 dwellings); and Ironworks (45 dwellings). Two edge of Cambridge strategic sites also delivered affordable housing: Darwin Green (32 dwellings) and Trumpington Meadows (26 dwellings)

3.20 A total of 1,740 dwellings were permitted in South Cambridgeshire during the 2022-2023 monitoring year. Permissions in 2022-2023 included 1,311 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 22% are to be affordable dwellings which is well below the policy requirement of 40%. Five permissions for 10 or more dwellings will deliver the 40% affordable housing policy requirement including a rural exception scheme in Fen Drayton which will deliver 100% affordable housing. Five permissions will deliver less than 40% affordable housing and each has been reviewed to understand the reasons:

- Teversham Road, Fulbourn (S/3290/19/RM) was granted planning permission on appeal in June 2022. However, the level of affordable housing (30%) was not contested as the level had been agreed at the outline application stage due to viability issues;
- Bishops site, Impington (21/02902/FUL) will deliver no affordable housing. A previous scheme was permitted with no affordable housing due to viability reasons. A new viability assessment was undertaken for the revised scheme but this confirmed that only a small in lieu financial contribution was possible;
- Land south of Babraham Road, Sawston (21/03955/FUL) will deliver only 27% affordable dwellings. This is due to relevant planning history and material planning reasons which relate to two adjacent rural exception schemes that are considered to deliver part of the affordable housing requirement;
- Lot S1/S2 at North West Cambridge (21/04036/REM) is a Build To Rent scheme of 373 dwellings which will all be private rent. The outline permission for North West Cambridge agrees a tenure split of 50:50 market housing to key worker housing for Cambridge University staff. This scheme provides no key worker housing as this will be delivered elsewhere within the overall development through a series of clusters; and

- Lot 4 at North West Cambridge (22/01168/REM) will also deliver no key worker housing as this will be delivered elsewhere within North West Cambridge as agreed through the outline permission.
- 3.21 A total of 876 dwellings were permitted in Cambridge in 2022-2023. This included 731 dwellings within schemes eligible to provide 40% affordable dwellings (that is schemes of 15 dwellings or more). Of these, 45% are to be affordable dwellings, in excess of the policy requirement. This comprised four sites. Two Cambridge Investment Partnership schemes at Aylesborough Close and Colville Road (Phase 3) will deliver 100% and 91% affordable housing respectively. Two parcels at Darwin Green will both deliver 40% affordable housing. One scheme meets the threshold of 25% affordable housing for developments of 10-14 dwellings. Land at Aragon Close and Sackville Close is a Cambridge Investment Partnership scheme which will deliver all 14 dwellings as affordable housing. [Cambridge Investment Partnership](#) is an equal partnership between Cambridge City Council and Hill Investment Partnerships and tends to deliver higher than policy compliant levels of affordable housing on most of its schemes.
- 3.22 **Housing development by settlement category:** Over the plan period so far (2011-2023), the majority of completions across the whole plan area have been in Cambridge Urban Area and on the Edge of Cambridge (4,826 and 5,801 respectively). In the rural area of South Cambridgeshire, 'five year supply sites' (permitted as a departure to the development plan while the Council was unable to demonstrate a five year housing land supply) now account for the largest share of completions (2,210) followed by Rural Centres (1,944), New Settlements (1,749) and Minor Rural Centres (1,393).
- 3.23 **Student Accommodation:** Policy 46 of the Cambridge Local Plan (2018) relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered into with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The policy indicator requires a review of whether applications are built to meet the specific needs of a named institution or institutions.
- 3.24 There were only two permissions related to student accommodation granted in 2022-2023. Both involve the loss of accommodation to office use with the resulting loss of 10 bedrooms.
- 3.25 There was more activity in terms of completions in 2022-2023. In total, four schemes saw an aggregate of 142 new student bedrooms completed.

Another scheme saw the loss of one student bedroom. The largest two schemes accounted for the vast majority of the completions. Lucy Cavendish College completed a development including 72 bedrooms, a college cafe and social learning space (20/03342/FUL) and Emmanuel College completed a development including 50 bedrooms, a student bar, and lecture and education facilities (19/1651/FUL).

- 3.26 There has been a net increase of 4,717 student rooms over the first twelve years of the plan period (2011-2023). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council and is the demand for a ten year period from 2016 to 2026. Since the 2016/2017 monitoring year an additional 2,204 (net) student rooms have been provided.
- 3.27 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.28 The latest housing trajectory (April 2023) shows that 37,674 dwellings are anticipated to be completed in Greater Cambridge between 2011 and 2031, which is 4,174 dwellings more than the housing requirement of 33,500 dwellings. By 2023 it is projected that there will have been 1,190 affordable housing completions on rural exception sites and other schemes outside of village boundaries. Adding these to the 651 affordable dwellings in the pipeline post-2023 gives a total of 1,841 affordable dwellings anticipated by 2031, exceeding the 1,000 dwellings identified in the City Deal.
- 3.29 The methodology, agreed by the Executive Board for monitoring the 1,000 additional homes, means that only once housing delivery exceeds the level needed to meet the Cambridge and South Cambridgeshire Local Plan requirements (33,500 homes between 2011 and 2031) can any affordable homes on eligible sites be counted towards the 1,000 additional new homes.
- 3.30 The Greater Cambridge Housing Trajectory (April 2023) shows that it is 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, in 2024-2025. Until 2024-2025, affordable homes that are being completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings.

- 3.31 On the basis of known rural exception schemes and other sites of 10 or more dwellings with planning permission or planning applications with a resolution to grant planning permission by South Cambridgeshire District Council's Planning Committee, approximately 479 eligible affordable homes are anticipated to be delivered between 2024 and 2031 towards the target of 1,000 by 2031. This figure is lower than 1,841 dwellings referred to in paragraph 3.30 as it excludes all completions before 2024-25 as explained in paragraph 3.32.
- 3.32 There are still a further eight years until 2031 during which affordable homes on other eligible sites will continue to come forward as part of the additional supply, providing additional affordable homes that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly](#)
- 3.33 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment](#) (GTANA) was completed in October 2016 and was used to inform the pitch and plot requirements included in the adopted Local Plans. The GTANA (2016) concluded for South Cambridgeshire that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2022-2023 monitoring year, four plots were delivered in 2016-2017. No gypsy & traveller pitches were completed in 2022-2023 leaving the total at ten since 2016. A new GTANA is being prepared as part of the evidence base for the new Greater Cambridge Local Plan.
- 3.34 **Accessible Homes:** An accessible home supports the changing needs of residents from raising children through to mobility issues faced in old age or through disability. Both Local Plans make provision for accessible dwellings. Policy 51 of the Cambridge Local Plan (2018) requires that:
- a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so, and

- b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations.

There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan, however a review of part b) of the policy has been undertaken. This found four reserved matters or full planning permissions which included more than 20 affordable dwellings.

Two Cambridge Investment Partnership schemes at Aylesborough Close (22/01995/FUL) and Colville Road (21/02759/FUL) were both deemed to meet the policy requirement although less than 5% of affordable homes will meet the M4(3) standard. Both schemes are over-delivering on their affordable housing requirements and would meet the 5% requirement if they only delivered 40% affordable housing.

- 3.35 Two reserved matters applications were permitted at Darwin Green (known as BDW2 and BDW4 – 21/04431/REM and 21/05433/REM). Both permissions related to an outline permission granted before the 2018 Local Plan was adopted and therefore Policy 51 could not be applied. Nevertheless, the planning permissions have secured 5% of affordable dwellings to be built to M4(3) standard on BDW4 and 20 affordable homes and 30 market homes to be built to Lifetime Homes standard on BDW2.
- 3.36 Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations. All developments of 20 or more houses are therefore required to provide an element of accessible dwellings. An evaluation of all of the developments of 20 or more dwellings approved in the 2022-2023 monitoring year was undertaken. Ten permissions were reviewed. Several reserved matters permissions related to existing outline permissions permitted before the 2018 Local Plan was adopted and therefore the policy requirement could not be applied. However, some of these schemes did agree to meet the standard regardless. All permissions where the policy requirement did apply will deliver at least 5% of dwellings to M4(2) standard. Two permissions that form part of the Eddington development (21/04036/REM and 22/01168/REM) plan to deliver 100% of dwellings to this standard. The permissions approved in 2022-2023 should result in almost 500 dwellings built to M4(2) standard in South Cambridgeshire.

B. Employment Monitoring

- 3.37 Cambridge 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 and the clustering of high technology, biotech and research and development industries around Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011 and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Over the plan period (2011-2021) there have been 38,000 additional jobs created across Greater Cambridge: 18,000 in South Cambridgeshire and 20,000 in Cambridge. This data is taken from the ONS Jobs Density data series via NOMIS. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces. It should be noted that this dataset has a significant time lag and can be subject to significant revisions. The release of data for 2021 saw the employment estimate for Cambridge in 2020 revised down from 133,000 to 121,000 jobs.

- 3.38 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan (2018)).
- 3.39 The Cambridge Local Plan supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 square metres of additional B use floorspace. Policy 40 of the Cambridge Local Plan (2018) supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site, and on suitable windfall sites around the city. The loss of B use floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41 which only permits loss of this floorspace where it facilitates modernisation or redevelopment to allow continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.
- 3.40 In the 2022-2023 monitoring year, there was a net loss in business completions of -5,698 square metres/ -1.08 hectares in Cambridge and a net gain of 27,036 square metres/ 12.94 hectares in South Cambridgeshire. The largest completions were 10,974 square metres of new office and technology research facilities at land north of Melbourn Science Park (S/2941/18/FL) and a 9,723 square metres office building at land adjacent to Cambridge North

Station (S/4478/17/FL). The biggest loss saw a 4,564 square metre storage and distribution facility replaced by a builders' merchant in Coldhams Lane (21/01137/FUL). For the whole of the plan period (2011-2023), business completions (net) were 150,007 square metres/ -12.81 hectares in Cambridge and 254,244 square metres/ 124.62 hectares for South Cambridgeshire. In Cambridge 0.21 hectares of employment land was lost in 2022-2023 to other uses on unallocated sites. In South Cambridgeshire 0.88 hectares of employment land was lost to other uses in 2022-2023. However, there remain significant employment land commitments in both Cambridge and South Cambridgeshire. At the end of March 2023 there was 94,930 square metres of employment land with full or reserved matters planning permission either under construction or not started in Cambridge. There was 194,146 square metres of employment land with full or reserved matters planning permission either under construction or not started in South Cambridgeshire.

- 3.41 At the end of the monitoring year, March 2023, there were 2,075 people claiming unemployment related benefits in Cambridge (1.9% of residents aged 16-64). There were 1,755 people claiming unemployment related benefits in South Cambridgeshire (1.8% of residents aged 16-64). Unemployment has fallen significantly post-Covid (and has continued to fall since the end of the monitoring year) but remains higher in both Districts than it was during 2015-2018 when unemployment was at its lowest point during the Local Plan period.
- 3.42 The business population in South Cambridgeshire fell in 2022. Enterprise births were at their lowest level since the data series was revised in 2016. Enterprise deaths were at their highest level. In contrast, the business population in Cambridge was stable in 2022. Although enterprise deaths did increase but these were still marginally lower than enterprise births.

C. Allocations Monitoring

- 3.43 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.
- 3.44 Indicator M34 of the South Cambridge Local Plan (2018) monitors progress on employment sites. The updates are as follows:
- **Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Bus and Cambridge North Station. Early parts of the site were built at low densities and were built forty years ago. The South Cambridgeshire Local Plan identifies the opportunity for their

redevelopment and densification, to make better use of the site. It should be noted that the policy does not allocate a specific amount of floorspace. This area is also included within the Area Action Plan being prepared for North East Cambridge. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the Area Action Plan. Details of completions and commitments in the Science Park are included in tables 58 and 59 of Appendix 2.

- **Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** an extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical/ biotechnology research and development uses, and related higher education and sui-generis medical research institute uses. To date there have been no planning applications for the allocation.
- **Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** a site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application for a total of 56,473 square metres of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution - limited to data centres) uses covering the whole allocation was allowed on appeal in November 2022. An application has been submitted for amendments to the design of the approved buildings (23/03182/S73) and is being considered by the Council.
- **Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning applications have yet been received for the redevelopment of the existing Papworth Hospital site, but pre-application discussions are underway.
- **Histon and Impington Station Area: The Bishops Site, Cambridge Road, Impington:** the site has full planning permission (21/02902/FUL) for the demolition of existing buildings and the erection of 38 dwellings. The site has been cleared, and a material start has been made on the previous full planning permission (S/0671/17/FL) for 35 dwellings so that it will not lapse. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission (S/0783/17/FL) for the restoration and

redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. At March 2021 all 12 dwellings and the commercial unit had been completed. **Station Road Garage, Station Yard, Station Road, Histon:** the site had outline planning permission (S/2010/17/OL) for 32 dwellings and amenity space, however a reserved matters planning application was not submitted within the required time and therefore the outline planning permission has lapsed.

- **Bayer CropScience Site (Hauxton):** The site is allocated for housing and B1 employment uses. Outline planning permission was granted for a scheme including up to 380 dwellings, up to 4,000 square metres of B1a use and up to 250 square metres of retail use in February 2010 (which has now lapsed). Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. At February 2020, all 285 dwellings had been completed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use.
- **Papworth Everard West Central: Land south of Church Lane:** The site has reserved matters planning permission for 53 dwellings (S/0307/17/RM) and a full permission for 8 live-work units, or a range of business uses (S/0623/13/FL). At March 2023 all 61 dwellings had been completed. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments (21/01191/AEA). At November 2021, the church had been demolished and the new dwellings completed.
- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission (S/1962/10) for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development. About half of the site was completed by March 2019 but the remainder is unimplemented. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that “given the active commercial interest in the site and recent completions, the residential component is unlikely to

be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework”.

- **Green End Industrial Estate, Gamlingay (Policy H/1f):** the site is 4.09 hectares of mixed B1/B2/B8, which is proposed for residential led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, therefore resulting in a loss of around 3 hectares. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016 and reserved matters planning permission was approved in June 2020. The planning permission covers approximately 75% of the site. The site is currently under construction and, as at March 2023, 23 dwellings had been completed.

3.45 Indicator M7 of the South Cambridgeshire Local Plan monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.
 - **Parcel L2:** the site has full planning permission for 75 dwellings (20/03802/FUL). The site is being brought forward by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council) and construction commenced in December 2021. At March 2023 all 75 dwellings were under construction.
 - **Parcel Com4:** The western part of the allocated site has full planning permission (S/4191/19/FL) for 80 dwellings, which was approved in August 2020. A variation of conditions application (22/03407/S73) to remove the basement parking to make the scheme viable was refused by South Cambridgeshire District Council's planning committee on 13 September 2023. On the eastern part of the allocated site a planning application (22/01632/FUL) for an 80 room aparthotel and 137 room hotel with the addition of mixed-use facilities, the erection of a building above a basement, car parking, landscaping, and other associated works is being considered by the Council. The application is anticipated to go to South Cambridgeshire District Council's planning committee with a recommendation of approval either in December 2023 or

January 2024, subject to drainage issues being resolved with the Lead Local Flood Authority (LLFA).

- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**
 - **NIAB frontage site:** the site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and a planning permission for a non-residential development on the site of the remaining 34 dwellings has now been completed, such that the remaining 34 dwellings can no longer be delivered.
 - **NIAB Main (Darwin Green 1):** The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013 (07/0003/OUT).
 - Parcel **BDW1** (16/0208/REM, 173 dwellings) has been completed.
 - **The Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. At October 2023, the scheme had been completed and occupied apart from the internal fit out of the library and medical centre. No commercial units have been let out.
 - Parcels **BDW5 & BDW6** have detailed planning permission for 410 dwellings, allotments and public open space (21/03619/REM), which was approved in December 2021. Construction commenced in Autumn 2022 and by October 2023 the first 21 occupations had taken place.
 - Parcel **BDW2** has detailed planning permission for 323 dwellings and public open space (21/04431/REM) and pre-commencement conditions have been discharged. Construction commenced in Autumn 2022 but was put on hold when faults with foundation slabs were found. Demolition of 86 structures including 33 completed houses is due to commence in December 2023 with construction re-commencing 12 weeks later.
 - Parcel **BDW3** has detailed planning permission for 210 dwellings and public open space (21/05434/REM), which was approved in April 2023.
 - Parcel **BDW4** has detailed planning permission for 342 dwellings and public open space (21/05433/REM), which was approved in December 2022.
 - **NIAB 2 & 3 (Darwin Green 2 & 3):** The Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a

sustainable housing-led urban extension to Cambridge, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school. An outline planning application (22/02528/OUT) for up to 1,000 dwellings, secondary school, primary school, community facilities, retail uses, open space and infrastructure works, was submitted in May 2022 and is being considered by the Council. However, the applicant has appealed the application on the grounds of non-determination. The Council's position, as agreed by the Joint Development Control Committee on 30 October 2023, is that it would have refused the application on the grounds of conflict with planning policies which require development to demonstrate that the quality of water bodies will not be harmed. The Environment Agency has also objected to this application and will be a participant at the public inquiry for the appeal which is scheduled to take place in January 2024.

- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh) / Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline permission was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities (S/2682/13/OL).
 - **Phase 1a** (S/1096/19/RM) has detailed planning permission for 239 dwellings and non-residential floorspace including the 'Market Square'. At March 2023, 203 dwellings had been completed and 36 dwellings had not been started. The first phase of development includes a mix of non-residential uses including a local centre/community building with offices above and sports facilities and buildings. As at March 2023, completions included a primary school, community hall, café and 963 square metre convenience store.
 - **Phase 1b** (20/02569/REM) has detailed planning permission for 308 dwellings, non-residential floorspace, and the laying out of playing fields, open space and allotments. At March 2023, 50 dwellings had been completed, 38 dwellings were under construction and 220 dwellings had not been started.
 - **Phase 2** (21/02450/REM) has detailed planning permission for 421 dwellings. At March 2023, 30 dwellings had been completed, 173 dwellings were under construction and 218 dwellings had not been started.
 - **Phase 3:** a Planning Performance Agreement was signed with Hill/Marshall in August 2022 for the last phase. Planning applications for Phase 3 are expected to be submitted in late 2023, including a reserved matters application to cover the remaining 332

units pursuant to the outline and a full application seeking an uplift of about 90 dwellings as part of the Phase 3 development.

- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018.
 - An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. Enabling works have been undertaken and a Section 73 variation to the outline planning permission was approved in September 2022 to make minor material amendments to the outline parameter plans. The design code (Condition 78) and the phasing plan (Condition 8) of the outline consent were both approved in October 2022.
 - Reserved matters applications (22/03137/REM & 22/03140/REM) for phase 1 site-wide infrastructure including details of internal roads, footpaths, cycle paths, market square, village green, other key public open spaces, landscaping and associated infrastructure were approved in April 2023 and conditions are currently being discharged.
 - Detailed planning permissions (22/04037/REM and 22/04102/REM) for 9 show homes and a temporary marketing suite building were approved in December 2022 and as at March 2023 were under construction.
 - The Councils' Joint Development Control Committee in April 2023 approved reserved matters planning applications (22/05037/REM and 22/05018/REM) for the first phase of 351 dwellings. The agent has advised that approximately 150 dwellings are in Cambridge and 201 dwellings are in South Cambridgeshire. A number of discharge of condition applications are being considered.
 - A further reserved matters planning application has now been submitted (23/03347/REM) for a further 136 dwellings. The dwellings are within Cambridge. The application is currently going through the consultation process and due for determination in winter 2023-2024.

- **Cambridge Northern Fringe East:** The Councils are preparing an Area Action Plan (AAP) for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The Proposed Submission AAP was considered by Cambridge City and South Cambridgeshire District councillors through their respective committee processes in late 2021/early 2022. Prior to formal public consultation on the [Proposed Submission AAP](#), the Councils have paused the AAP process until a decision has been made on the separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant. This is because the AAP is being prepared on the basis that the existing Waste Water Treatment Plant will be relocated off-site, which will enable this new district to come forward, and the Development Consent Order is an important part of showing that the AAP can be delivered. Therefore, it is currently expected that the consultation period on the Proposed Submission AAP will take place around 2024. The comments received at this stage would be submitted to the Secretary of State alongside the AAP for consideration by the independent Planning Inspector as part of the examination of the AAP.
 - A hybrid planning application was submitted in June 2022 for proposed development on part of the Chesterton Sidings parcel (to the north of Cambridge North Station) for up to 425 residential units (Build to Rent and market housing) and commercial development (22/02771/OUT). The applicant appealed the application on the grounds of non-determination and a public inquiry was held in June 2023. As a called in appeal the final decision will be issued by the secretary of state.

- **Northstowe:** Northstowe is a new settlement to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
 - **Phase 1:** Outline planning permission for up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings

and structures was granted in April 2014. A temporary community building (23/00113/FUL) was completed and occupied in 2023. The dwellings on phase 1 are being delivered by five housebuilders. As at March 2023, 1,388 dwellings had been completed. All residential parcels have received reserved matters consent. The primary school is completed and occupied.

- **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. The first phase (2a) including 406 dwellings, non-residential floorspace and open space was granted reserved matters approval in February 2020. At March 2023, 43 dwellings had been completed. Further progress has been delayed by Homes England having to seek a new development partner for this phase. A variation of conditions application (21/02585/S73) to make design amendments to the age restricted accommodation (60 dwellings) was permitted in November 2021. Phase 2b has detailed planning permission (21/02310/REM) for 300 dwellings, non-residential floorspace and open space, which was approved in October 2021. At March 2023, all 300 dwellings had not been started but the ground had been cleared. All pre-commencement conditions have been discharged. A reserved matters application for the sports pavilion (21/03350/REM) was also permitted in November 2021. The first phase of the education campus within Phase 2 has been completed – a new secondary school and an area special school.
- **Phase 3:** Outline planning applications for phase 3a (4,000 dwellings / 20/02171/OUT) and phase 3b (1,000 dwellings / 20/02142/OUT) were permitted in March 2022. Some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and this includes the central primary access road, dedicated bus only route, and southern access road west that connects Northstowe to the B1050. These works are complete.
- **Land west of Station Road:** Outline planning permission (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses was granted in July 2022. The developer has advised in early 2023 that the site had been marketed, and was in the process being sold to a housebuilder.
- **Digital Park:** Outline planning permission (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was granted in June 2023.

- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provision of access to local jobs, and support for continued development of the economy of the Cambridge area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate phased timescales during the life of the development.
 - **Urban & Civic (the western part of the site):** Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was granted in September 2019 (S/0559/17/OL). Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for Key Phase 1 North (KP1N) was approved in August 2020 and the majority of this infrastructure is in place. The first phase Design Code was approved in June 2020. Northern Woods (21/02400/REM) was granted detailed planning permission for 89 dwellings in July 2021. At March 2023, 5 dwellings had been completed and the remaining 84 dwellings were under construction. Eastern Woods (21/03866/REM) was granted detailed planning permission for 111 dwellings in December 2021. At March 2023, 45 dwellings were under construction.
 - **RLW Estates (the eastern part of the site):** An outline planning application (S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces was considered by South Cambridgeshire District Council's planning committee in January 2021 where it was resolved to grant outline planning permission subject to completion of a s106 agreement. The draft planning conditions include a Grampian condition requiring connection to/from the A10 and the opening of the relocated railway station prior to any residential occupations. However, the issuing of the s106 agreement has been delayed by discussions with the Environment Agency (EA). Greater Cambridge Shared Planning has been taking a cautious approach to major applications for Environmental Impact Assessment (EIA)

development where we are either in receipt of an objection from the EA, or the EA have advised that they have an intention to object, albeit haven't formalised this position. The EA's concerns are focused on water supply as it affects larger planning applications for housing and employment proposals that require an Environmental Statement. The Councils are continuing to engage with the water companies, the EA and DEFRA as well as with the Government's Cambridge 2040 Water Scarcity Group to understand and explore ways in which the water supply situation can be addressed as quickly and effectively as possible. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020. The agent (on behalf of RLW Estates) advised in early 2023 that the s106 agreement is almost finalised with only the County Council items to be agreed. The agent also advised in early 2023 that a material start had been made on the full planning permission for the relocated railway station so that the planning permission will not lapse.

- **Bourn Airfield New Village (Policy SS/7):** The site is allocated for a new village of approximately 3,500 dwellings. In addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site which adjoins the new village site, the new village will incorporate employment opportunities which are outlined in the Bourn Airfield New Village SPD (adopted in 2019). An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space was considered by South Cambridgeshire District Council's planning committee in February 2021 where it was resolved to grant planning permission subject to completion of a s106 agreement. The issuing of the s106 agreement has been delayed by discussions with the Environment Agency (EA). Greater Cambridge Shared Planning has been taking a cautious approach to major applications for Environmental Impact Assessment (EIA) development where we are either in receipt of an objection from the EA, or the EA have advised that they have an intention to object, albeit haven't formalised this position. The EA's concerns are focused on water supply as it affects larger planning applications for housing and employment proposals that require an Environmental Statement. The Councils are continuing to engage with the water companies, the EA and DEFRA as well as with the Government's Cambridge 2040 Water Scarcity Group to understand and explore ways in which the water supply situation can be addressed as quickly and effectively as possible.

- An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp Factory site for up to 26,757 square metres of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL). Phase 1 has been completed. A full application for phase 2 was approved in January 2023 (22/03561/FUL). This will increase the initial proposed commercial floorspace from 26,757 square metres to 31,130 square metres and will include use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution.
- **Cambourne West (Policy SS/8):** the site is allocated for a fourth linked village at Cambourne, and also seeks to relocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site.
 - **Land north west of Lower Cambourne (West Cambourne):** Outline planning permission for Cambourne West was granted in December 2017 for up to 2,350 dwellings and a mix of retail, employment, community & leisure and educational uses (S/2903/14/OL). The outline planning permission covers a larger site than the allocation in the South Cambridgeshire Local Plan 2018.
 - **Parcels 1.1a & 1.1b** (S/4537/19/RM) have detailed planning permission for 200 dwellings. At March 2023, 87 dwellings had been completed, 25 dwellings were under construction and 88 dwellings had not been started.
 - **Parcel 1.2** (20/01536/REM) has detailed planning permission for 190 dwellings. At March 2023, 144 dwellings had been completed, 21 dwellings were under construction and 25 dwellings had not been started.
 - **Parcels 1.3a & 1.3d** (20/02543/REM) have detailed planning permission for 150 dwellings. At September 2023, 13 dwellings were built, 47 dwellings were under construction and 90 dwellings had not been started.
 - **Parcels 1.3b, 1.3c, 1.3e, 1.4a & 1.4b** (20/01640/REM) have detailed planning permission for 286 dwellings. At March 2023, 112 dwellings were completed, 16 dwellings were under construction and 158 dwellings had not been started.
 - **Parcel 1.5** (22/04745/REM) for 41 dwellings was granted reserved matters permission in May 2023.
 - **Parcel 2.1** (22/04785/REM) for 118 dwellings was granted reserved matters permission in July 2023.

- **Land within the Business Park:** The South Cambridgeshire Investment Partnership undertook a consultation exercise in Summer 2022 concerning their proposals for a sustainable neighbourhood including up to 260 dwellings. Subsequently, a full planning application (23/00123/FUL) for 256 dwellings and change of use of the existing marketing suite to café was submitted in January 2023 and is being considered by the Council. Following consultation on the application, further information has been requested from the applicants, and once received, this additional information will need to be subject to consultation.

3.46 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals:** Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and the first phase of demolition has been completed (S/4469/18/PN). Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019 (S/0670/17/OL). A reserved matters application for 203 dwellings and land for community provision was permitted in April 2022 (20/05199/REM). At November 2023 conditions were still being discharged.
- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). At March 2023, all 158 dwellings had been completed.
- **Land South of Babraham Road (Sawston):** A full application for 280 dwellings (21/03955/FUL) was approved in August 2022. At March 2023, 23 dwellings were under construction and the remainder were not started.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. All dwellings were completed in 2020-2021.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has been developed in two parts, with 69 dwellings completed on land south west of Victoria Way and 22 dwellings and open space

following the demolition of an existing dwelling completed on land at 36 New Road. At March 2022, the whole allocation had been completed.

- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station (S/0122/18/RM). The planning permission covers a larger site than the allocation. At January 2022, the development had been completed.
- **Land at Bennell Farm, Comberton: East of the access road:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). At March 2023, the development had been completed. **West of the access road:** A second full permission was allowed on appeal in September 2022 for 41 dwellings (20/01992/FUL). This proposal results in additional dwellings on land allocated in the adopted South Cambridgeshire Local Plan on a part of the site that was originally intended for other uses. At March 2023, development had not started.

3.47 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan (2018) monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan (2018) and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:**
 - Two hybrid applications (21/02326/FUL and 21/05476/FUL) both proposing a mix of commercial development and a range of landscaping and ecological enhancements were submitted and then subsequently withdrawn, the latter most recently withdrawn in March 2023. The land is now in mixed ownership with Mission Street owning Parcel A and the Anderson Group owning Parcels B and C and a new hybrid application is proposed. A Planning Performance Agreement (PPA) was originally agreed between the applicants and GCSP in February 2023 and has been updated since to reflect the need for further discussions. A presentation was made by the applicants to the City Council Pre-Application Developers Presentations meeting on 9 October 2023. Current proposals envisage a maximum of 93,000 square metres of research and development/office space on Parcel A and enablement of managed public access into both Parcels B and C for leisure and wildlife/nature purposes. The detailed element of the future application will include the first building plots on Parcel A (3

buildings) and new public access points into Parcels B and C which will be retained and managed in perpetuity for community open recreation and nature/wildlife reserves. The application is expected to be submitted in the last quarter of 2023.

- **Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and 16/0176/OUT and completion of the development. Cambridge Biomedical Campus:**
 - An application by Astra Zeneca (20/05027/REM – Phase 1b) which included an office building of 13,502 sqm; a Hive of 3,593 sqm; associated car, motorbike and cycle parking including a Travel Hub of 2,970 sqm; a temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure was approved in June 2021. This superseded a previous application (19/1970/REM). As at May 2023 the multi-storey car park was nearing completion, but work was yet to commence on the office and hub buildings.
 - A new reserved matters application for the proposed Cambridge Children's Hospital was approved in March 2021 (21/04336/REM).
 - Outline planning permission (16/0176/OUT) for phase 2 (covering 7 parcels) was granted in September 2017. Full permission has been granted for the Abcam building (parcel 1) and is now (largely) built and occupied (16/0165/FUL). Reserved matters permission has been granted for 1000 Discovery Drive (parcel 2) including the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM) and this building is nearing completion.
 - An application for a Cambridge Cancer Research Hospital was submitted in January 2023 (23/00240/FUL). A screening direction has confirmed that the proposals are Environmental Impact Assessment (EIA) development and an Environmental Statement on water resources is required. Greater Cambridge Shared Planning has been taking a cautious approach to major applications for EIA development where we are either in receipt of an objection from the Environment Agency (EA), or the EA have advised that they have an intention to object, albeit haven't formalised this position. The EA's concerns are focused on water supply as it affects larger planning applications for housing and employment proposals that require an Environmental Statement. The Councils are continuing to engage with the water companies, the EA and DEFRA as well as with the Government's Cambridge 2040 Water Scarcity Group to understand and explore ways in which the water

supply situation can be addressed as quickly and effectively as possible.

- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm, up to 600 dwellings at Trumpington Meadows, 286 dwellings at Glebe Farm, and up to 347 dwellings at the Bell School Site):
 - The **R42a** allocation covers Clay Farm. All 2,188 dwellings with detailed planning permission and all non-residential development (schools, community buildings and a local centre) with detailed planning permission have been completed.
 - The Trumpington Meadows housing development makes up allocation **R42b**. Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire. By March 2023 there were only 38 dwellings still to be built within the Cambridge part of this site (12 dwellings on Lots 1-5 and 26 dwellings on Lots 10&11) and these were all under construction.
 - The Glebe Farm housing development is built on allocation **R42c** and was completed in 2015-2016.
 - The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019-2020 monitoring year. The remainder of the site has extant detailed planning permission for student accommodation.
- Delivery of the **M13 allocation at West Cambridge**: A full application (19/1763/FUL) for the extension of the Whittle Laboratory, including a new National Centre for Propulsion and Power (4,251 square metres of Academic (D1) Floorspace), demolition of 1,149 square metres of D1 floorspace and all associated infrastructure including landscaping, drainage, substation and car and cycle parking was permitted in July 2021. All pre-commencement conditions have now been discharged. A larger outline application for the site (16/1134/OUT) which seeks outline permission for up to 383,300 square metres of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) was considered by Cambridge City Council's Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and the completion of a s106

agreement. However, although the s106 agreement has been completed the issuing of the decision notice has been delayed by discussions with the Environment Agency (EA). Greater Cambridge Shared Planning has been taking a cautious approach to major applications for Environmental Impact Assessment (EIA) development where we are either in receipt of an objection from the Environment Agency (EA), or the EA have advised that they have an intention to object, albeit haven't formalised this position. The EA's concerns are focused on water supply as it affects larger planning applications for housing and employment proposals that require an Environmental Statement. The Councils are continuing to engage with the water companies, the EA and DEFRA as well as with the Government's Cambridge 2040 Water Scarcity Group to understand and explore ways in which the water supply situation can be addressed as quickly and effectively as possible.

- Delivery of progress on mixed use developments at **Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2):**

- At **M14**, an outline planning permission (08/0266/OUT) granted in April 2010 provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, and a new multi storey cycle and car park. This outline planning permission has now lapsed, however, much of the scheme has been completed.

The following blocks were completed in 2022-2023:

- Block I1 (office floorspace, retail / cafe/ restaurant floorspace and 65 residential units) (15/1759/FUL)

The current status of outstanding blocks is:

- Block J4 - under construction (office space) (15/2271/FUL).
- A full planning application for Blocks B2 (aparthotel) and F2 (office space) was permitted in April 2022 (21/00264/FUL). However, a revised full application for Blocks B2 and F2 was approved by Cambridge City Council's planning committee on 5 July 2023 subject to the completion of a s106 agreement (23/01474/FUL). This revised full application changes the previously consented aparthotel into an office use for Block B2.

- G1 & G2 do not have detailed planning permission.
- At **M44**, a planning application (20/03429/FUL) proposing 26,674 square metres of commercial office floorspace as well as 1,566 square metres of flexible use on the ground floor for retail/restaurant/café use was allowed on appeal in March 2022. As at March 2023 a section 73 application (23/02071/S73) to make various alterations to the scheme was awaiting determination and other conditions were being discharged. There also remains an extant permission for a mixed use scheme including 156 dwellings which is only partially completed.
- At **M2**, the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space. However, to date there have been no planning applications for the redevelopment of the site.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space. However, in the planning statement submitted with the planning application for extensions to the building it refers to the site being allocated for residential development, and highlights that the proposed extensions do not preclude the site from coming forward for residential development in the future. No planning applications have been submitted for the redevelopment of the site as proposed through its allocation.
- To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
 - **R9 (Travis Perkins, Devonshire Road)**: The site is currently occupied by Travis Perkins. An application for the demolition of existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace with associated plant and cycle parking, two new residential buildings comprising 70 residential units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F.1 / F.2), hard and soft landscaping and

associated access was granted in May 2023 (22/01982/FUL). Pre application discussions for alterations to the full planning consent are currently underway.

- **R10 (Mill Road Depot, Mill Road):** Following the grant of permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL), the site has approved plans for 236 dwellings. By 31 January 2023 the development had been completed.
 - **R21 (315-349 Mill Road and Brookfields):** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL) which was allowed on appeal. No planning applications have been submitted for the redevelopment of the remainder of the site as proposed through its allocation.
- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at Cambridge Station, Hills Road Corridor and City Centre opportunity area:
 - **M5 (82-88 Hills Road and 57-63 Bateman Street):** The landowner of M5 has indicated that the site will be available before 2031. The site has been proposed through the Call for Sites as part of the emerging Greater Cambridge Local Plan with the landowner requesting that an adjacent site – 90 Hills Road – be added to the allocation.
 - **E5 (1 and 7-11 Hills Road):** No planning applications have been submitted for the redevelopment of the site as proposed through its allocation.
 - To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 square metres of college offices, 1,773 square metres of teaching space, 1,004 square metres college leisure and community space, and 363 square metres of A1/A2/A3/A4 uses) was granted in March 2021 (18/1930/FUL). As at May 2023 demolition works had been completed and construction of new buildings had reached roof level. This application relates to the southern part of the allocation. No planning applications have been submitted for the redevelopment of the northern part of the allocation.
 - To deliver progress on **GB3 & 4** (25,193 square metres employment land): a full planning application on **GB3** for the erection of a new building comprising 9,976 square metres of E(g) floorspace was permitted in August 2022 (20/05040/FUL). An amendment (23/00159/S73) was granted in April 2023 and work has commenced on site. The redevelopment of **GB4** was completed in 2017-2018.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway:
 - **GB1 (north of Wort's Causeway)**: Outline planning permission for up to 200 dwellings and public open space was approved in January 2022 (20/01972/OUT). A reserved matters application addressing layout, scale, appearance and landscaping issues was submitted in November 2023 (23/04191/REM).
 - **GB2 (south of Wort's Causeway)**: An outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. A reserved matters application for phase 1 – infrastructure delivery – (21/04186/REM) was permitted in October 2022. A second reserved matters application for 80 dwellings – phase 2 (22/02646/REM) was granted permission in August 2023.
- Indicator **M29** of the South Cambridge Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential moorings on the allocation associated with Policy **H/7** (SCDC) and allocation **RM1** (Cambridge): No relevant planning applications have been submitted.

3.48 **The North West Cambridge Area Action Plan** allocates land within both Cambridge and South Cambridgeshire to meet the development needs of Cambridge University. The area is now known as Eddington.

- Indicator NWC01 within the Area Action Plan monitors a target to provide an adequate supply of land for housing for development including (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings.
- Indicator NWC04 within the Area Action Plan monitors a target to provide (1) 100,000 square metres of employment and academic development; and (2) approximately 60,000 square metres of higher education uses, including academic faculty development and a university conference centre, within Use Class D1.
- Outline planning permission for 3,000 dwellings, 2,000 student bedspaces, up to 40,000 square metres of commercial floorspace, 60,000 square metres of academic floorspace, 5,300 square metres of retail floorspace, 6,500 square metres of senior living floorspaces, and other uses was approved in February 2013 (S/1886/11 & 11/1114/OUT). These permissions were amended by applications S/2036/13/VC & 13/1402/S73 which were approved in November 2013.

- Construction of Lots M1/M2 (15/1663/REM & S/2219/15/RM) for 249 dwellings is nearing completion – 206 dwellings had been completed by March 2023 with a further 29 under construction. Only 14 dwellings remained not started. Lot S3 (18/1195/REM) for 186 dwellings made significant progress in 2022-23 with 142 completions, leaving the remaining 44 dwellings under construction. A material start has been made on Lot M3 (17/0285/REM) for 106 dwellings and commercial space (use class D1) and therefore the planning permission remains extant. Approval was given for Lot 4 (22/01168/REM) for 88 dwellings in June 2022 and by March 2023 construction had started on all dwellings. Approval was given for Lots S1/S2 (21/04036/REM) for 373 dwellings in October 2022 and by March 2023 construction had still to start. In total, as of March 2023 there had been 1,034 dwellings completed across the Area Action Plan.
- There had also been 325 student bedrooms completed in 2016-17.
- There were no non-residential completions in 2022-2023. However, at March 2023 the following non-residential uses had been completed:
 - o 2, 200 square metres of B1(a) offices;
 - o 2,410 square metres of D1 community facilities;
 - o a 150 room hotel and 180 room aparthotel;
 - o 1,322 square metres of restaurant and pub uses (A3/A4); and
 - o 3,472 square metres of retail space.
- The University of Cambridge has advised that phase 1 of the development has been delivered through the outline planning permissions approved in February 2013, but that they plan to bring forward new outline planning applications for phases 2 and 3.

D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring

3.49 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan (2018) monitor the progress on the production of SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high level vision for Central Cambridge and identified a number of key aims, objectives and strategies that would help deliver the vision. The preparation of the document and wider Making Space for People project is on-going to take into account the representations received from the consultation, the coronavirus recovery

measures that have since been introduced across the City and feedback from the Planning and Transportation Scrutiny Committee on 12 January 2021. The ideas and approaches identified in the Making Space for People work have been fed into wider GCP City Centre Access workstreams (now called 'Making Connections') which includes on-going GCP and Cambridgeshire County Council consultation on the Cambridge Sustainable Travel Zone and Road Network Hierarchy Review and Bus Strategy. The Councils will continue to work with key partners, such as the GCP and Cambridgeshire County Council, on embedding place making, pedestrian priority and high-quality public realm into their workstreams and will review whether a spatially specific 'Making Space for People' SPD is needed to support the delivery of GCP partner projects.

- Production of the Grafton Area Supplementary Planning Document: **The Grafton Area Masterplan and Guidance SPD** covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street/Burleigh Street/ Grafton Area of Major Change). The SPD was adopted in October 2018.
- Adoption of Cambridge East – Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council produced the **Land North of Cherry Hinton SPD** in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted: **The Mitcham's Corner Development Framework** was adopted in January 2017.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted. The **Mill Road Depot Development Framework SPD** was adopted in December 2018. The first planning application on the site was submitted in December 2017 and determined on 11 June 2018.
- Approval of **Old Press/Mill Lane masterplan/outline planning permission** by 31 March 2021: An application for the redevelopment of the Mill Lane area was submitted in January 2019 (18/1930/FUL). This was considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. S106 discussions delayed the permission but a decision

notice was issued on 19 March 2021. The permission allows for the redevelopment of the site to form an expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising: 94 student residential units; 1478 square metres B1 College office floorspace; 1773 square metres D1 teaching space; 1004 square metres D2 College leisure and community floorspace; 363 square metres commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street, highways, vehicular and cycle parking, and associated works and infrastructure.

- The adoption of a Flooding and Water SPD: The [Cambridgeshire Flood and Water SPD](#) was adopted by South Cambridgeshire District Council in November 2018 and adopted by Cambridge City Council in December 2018.
- Production of Sustainable Design and Construction SPD including water efficiency guidance: The [Greater Cambridge Sustainable Design and Construction SPD](#) was adopted by both councils in January 2020.
- The [Biodiversity SPD](#) was adopted by South Cambridgeshire District Council on 7 February 2022 and by Cambridge City Council on 11 January 2022. The adopted SPD takes into consideration comments received during public consultation, which took place between 23 July and 17 September 2021. The [Statement of Consultation](#) includes a summary of representations and the councils' response.
- The [Little Shelford Village Design Guide Supplementary Planning Document](#) was adopted on 1 January 2022. The adopted SPD takes into consideration comments received during public consultation, which took place between 27 September and 25 October 2021. The [Statement of Consultation](#) includes a summary of comments and the councils' response.

E. Climate Change, Sustainability Measures and Pollution

- 3.50 **Climate change and sustainability:** In 2019 both Councils declared a Climate Change Emergency. The Councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources.

- 3.51 The South Cambridgeshire Local Plan (2018) requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (Policy CC/1). The South Cambridgeshire Local Plan (2018) also includes Policy CC/2 that sets out guidance for proposals to generate energy from renewable sources and Policy CC/3 that requires all development proposals for new dwellings or 1,000 square metres of floorspace to include renewable or low carbon energy technologies that will reduce carbon emissions by a minimum of 10% compared to Building Regulations. Policy CC/4 requires that all residential developments achieve a minimum water efficiency of 110 litres per person per day and that non-residential schemes be accompanied by a water conservation strategy to demonstrate a minimum water efficiency equivalent to 2 credits in the BREEAM standard. The Cambridge Local Plan (2018) includes Policy 28 which states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. All new developments are required to achieve a 44% reduction in carbon emissions relative to Part L of 2006 Building Regulations and water efficiency rate of 110 litres per person per day. Non-residential developments are expected to meet BREEAM 'Excellent'.
- 3.52 From 2011-2021 the mean level of household consumption of gas has decreased in Cambridge and South Cambridgeshire. In the same period, the mean level of household consumption of electricity has decreased in South Cambridgeshire and slightly increased in Cambridge. The generating potential of renewable energy sources in Greater Cambridge has increased between 2011-2021. In 2022-2023 there were small increases in the generating potential of renewable energy sources in Cambridge and South Cambridgeshire. In Cambridge this was the result of an increased capacity in photovoltaic energy. In South Cambridgeshire there were increases in capacity in both photovoltaic and biomass energy.
- 3.53 A review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies 28 and CC/4 of the adopted Local Plans 2018 and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020). This involved reviewing whether a condition relating to water efficiency measures had been included on the decision notice of the eligible permissions as required by the policies in each plan. The review found that for 2022-2023 in South Cambridgeshire 98% of eligible residential permissions included a condition relating to water efficiency and in Cambridge 100% of eligible residential permissions included a condition relating to water efficiency. For Cambridge, this is an increase

from 2021-2022 of 25% in the use of a condition to secure water efficiency measures.

- 3.54 The review of non-residential permissions found that for 2022-2023 in South Cambridgeshire 88% of eligible permissions included a condition relating to BREEAM and water efficiency and in Cambridge 100% of eligible permissions included a condition. For some non-residential schemes, different bespoke approaches may be allowed as an alternative to BREEAM, including Passivhaus, approaches using the Royal Institute of British Architects (RIBA) 2030 climate challenge, or London Energy Transformation Initiative (LETI) targets but any conditions relating to these have not been counted within the figures.
- 3.55 Using the same methodology as the review of water conditions, eligible permissions were reviewed to check for a condition requiring carbon reduction, low carbon technologies or renewable energy in line with Policy CC/3 and Policy 28. In Cambridge 98% of residential permissions and 100% on non-residential permissions included a condition requiring carbon reduction measures. In South Cambridgeshire 98% of eligible residential permissions and 75% of non-residential permissions included a condition requiring renewable or low carbon technologies.
- 3.56 Officers are reviewing the way these policies are monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency or carbon reduction measures as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.
- 3.57 **Flood risk:** The NPPF requires a risk based sequential approach to flood risk that avoids development being permitted in high risk areas and steers development to areas with a lower risk from flooding. Policy CC/9 of the South Cambridgeshire Local Plan (2018) and Policy 32 of the Cambridge Local Plan (2018) state that development will only be permitted where: the sequential and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included in the proposal; and there would be no increase in flood risk elsewhere. Measures to address flooding could mean avoiding development within the area at flood risk within the site boundary, taking a sequential approach within the site such as putting uses that are not sensitive to flooding (like open space) in these areas, or taking measures to ensure development was safe. Policy 31 of the Cambridge Local Plan (2018) requires an integrated approach to Water Management including a requirement for all

flat roofs to be green or brown and all surfaces to be permeable. In 2022-2023 there were 31 developments completed where the site outline included land within Flood Zone 2 or 3 in Greater Cambridge: 18 in South Cambridgeshire and 13 in Cambridge. In total, 21 were residential developments and 10 were business or mixed use schemes. For all of these developments, flood risk was considered in detail as part of the determination of the planning application, with Flood Risk Assessments submitted, consultation undertaken with Environment Agency and Lead Local Flood Authority, and conditions applied to the planning permissions where necessary. In 2022-2023, no planning permissions were granted contrary to the advice of the Environment Agency on either flooding defence or water quality grounds.

- 3.58 **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per dwelling from domestic sources, has shown a reduction over the Local Plan period. The rate of carbon dioxide from industrial and commercial emissions has also decreased during the Local Plan period.
- 3.59 South Cambridgeshire's only Air Quality Management Area (AQMA) was declared along the A14 between Bar Hill and Milton in 2008, but this was revoked in 2022 owing to consistent air quality improvements in that area. However, there are still air quality monitoring points in South Cambridgeshire, and in 2022 concentrations of nitrogen dioxide and the particulate PM₁₀ slightly increased compared to the previous year. Overall, levels of all measured pollutants are currently below their respective national air quality objectives levels. There has been a significant decrease in concentrations of nitrogen dioxide and the particulate PM₁₀ at all monitoring locations compared to 2011.
- 3.60 The centre of Cambridge has been in an AQMA since 2004. In the 2022 monitoring year, there was an increase in concentrations of the particulate PM₁₀ at monitoring stations in Cambridge compared to the previous year. It is less clear how concentrations of nitrogen dioxide have changed within this monitoring year because some monitoring stations levels have stayed the same, some have slightly increased, and one has slightly decreased. Overall, levels of all measured pollutants are currently below their respective national air quality objectives levels. There has been a significant decrease in concentrations of nitrogen dioxide and the particulate PM₁₀ at all monitoring locations compared to 2011.

F. Biodiversity Monitoring

- 3.61 Both Councils are committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore, or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan (2018) states that planning permission for development which would adversely impact on the population or conservation status of protected species, priority species or habitat, unless the impact could be adequately mitigated or compensated for, should be refused. Policy 70 of the Cambridge Local Plan (2018) seeks to protect and enhance priority species and habitat and states that development which will cause significant harm to a protected species, priority species or priority habitat, without adequate mitigation, should be refused.
- 3.62 The Greater Cambridge Biodiversity Supplementary Planning Document was adopted in 2022 and is a material planning consideration in determining planning applications in Cambridge and South Cambridgeshire. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity.
- 3.63 The protection and enhancement of sites of internationally and nationally important nature conservation areas must be balanced with the need for development and in some instances the Councils may allow sensitively located and carefully designed developments (see South Cambridgeshire Local Plan (2018) Policy NH/5 and Cambridge Local Plan (2018) Policy 69). National planning policy also provides tiered protection for sites of biodiversity or geological importance.
- 3.64 In Cambridge during the monitoring year (2022-2023), the size and number of Local Geological Sites (LGS), Local Nature Reserves (LNR), County Wildlife Sites (CWS) and the City Wildlife Sites (CiWS) has remained at the same level as the previous year. The size and quality of Special Sites of Scientific Interest (SSSI) has also remained at the same level as the previous year.
- 3.65 In South Cambridgeshire during the monitoring year (2022-2023), the size and number of LNR's and Special Areas of Conservation (SAC) remained the same. However, the number and size of LGS increased significantly due to the designation of three new sites at Fowlmere Springs, Heydon Chalk Pit and Stapleford Parish Pit. The overall size of CWS also increased during the monitoring period, as one new CWS has been designated at Croft Close Set-aside. The size of SSSIs in South Cambridgeshire has not changed in the monitoring year, but there was a slight increase in the quality of SSSIs.

- 3.66 **Development in locations of environmental importance:** In 2022-2023 there were seven applications in Cambridge for residential or business use permitted that were either in or adjacent to County Wildlife Sites, City Wildlife Sites, Local Nature Reserves or Sites of Special Scientific Interest. All were assessed against the Cambridge Local Plan policies concerned with protecting and enhancing the character of the city, in particular, 'Policy 69 Protection of sites of biodiversity and geodiversity importance' and were considered to be acceptable.
- 3.67 In 2022-2023 there was one application in South Cambridgeshire for residential or business use permitted that was in a County Wildlife Site. The development was assessed as being acceptable.

G. Community, Leisure, Open Space and Green Belt Monitoring

(i) Recreational facilities, Open Space and Green Belt

- 3.68 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Both Councils therefore require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan (2018) and Policy 68 of the Cambridge Local Plan (2018) set requirements for open space in new developments.
- 3.69 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the current quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan (2018) carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1). The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge. A joint updated open space strategy will be prepared by both Councils in the future.

- 3.70 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports Facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for both the provision of grass and artificial pitches in future, and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports Facility Strategy assesses the need for future provision of facilities to serve existing and new communities, and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision. The Councils have begun the process of updating the Playing Pitch and Indoor Sports Facility Strategies along with an Outdoor Courts and Rink Strategy. These will support the Councils' adopted and emerging Local Plans.
- 3.71 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). During 2022-2023, there were no developments granted permission within the Green Belt, in either Cambridge or South Cambridgeshire, that were considered to be inappropriate.
- 3.72 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise the purpose of an Important Countryside Frontage (ICF), which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. In 2022-2023 one development was completed adjacent to an Important Countryside Frontage. The development at Impington (two residential dwellings) was considered to be acceptable as it does not compromise the ICF and is therefore in accordance with Policy NH/13.
- 3.73 Policy NH/11 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were four developments completed within or partly within a designated PVAA during 2022-2023. Each of these developments were considered to be compatible with their locations and to accord with the requirements of Policy NH/11. Two

developments were completed adjacent to a PVAA during the monitoring year. In all these cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable, in accordance with adopted policies.

- 3.74 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely impact on their character and particular local significance. In 2022-2023 there were no developments completed adjoining or within a Local Green Space (LGS).
- 3.75 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments completed in 2022-2023 that resulted in the loss of recreation areas, allotments, or community orchards.

(ii) Community and Leisure Facilities and Local Services

- 3.76 **Community and leisure facilities:** The Cambridge Local Plan (2018) supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test as set out in the NPPF. The loss of community and leisure facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). In the 2022-2023 monitoring year, there has been a net increase of 39,500 square metres of D1 (community use) floorspace and a net increase of 1,570 square metres of D2 (recreation and leisure use) floorspace in Cambridge. The significant increase in D1 floorspace is largely due to the development of academic facilities (that also fall with the D1 use class), and includes 35,200 square metres of academic floorspace to accommodate the relocation of the Cavendish Laboratory as part of the University of Cambridge West Cambridge development (17/1799/FUL). However, the figures do also include the redevelopment of the Meadows Community Centre (19/1756/FUL) and new community facilities as part of Darwin Green (15/1670/REM) and at the Timber Works scheme at Cromwell Road (19/0288/FUL). There remain significant commitments, particularly for D1 uses, in the pipeline.
- 3.77 **Public Houses:** The Cambridge Local Plan (2018) (see Policy 76) seeks to protect the loss of Safeguarded Public Houses unless they have been

demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge Local Plan (2018) includes a list of Safeguarded Public Houses in Cambridge; there are a total of 102 public houses on the list. This list will be reviewed and where necessary updated as part of the preparation of the Greater Cambridge Local Plan. In 2022-2023 Little Rose in Trumpington Street returned to use as a public house from its previous use as a Loch Fyne seafood restaurant (22/03083/FUL). Full planning permission was also granted for a mixed scheme including ground floor use as either class E or a pub (22/00278/FUL) on the former Jenny Wren site, where the pub on this site was demolished in 2019.

- 3.78 **Retail:** South Cambridgeshire District Council seeks to encourage the provision and retention of village services and facilities within villages. The South Cambridgeshire Local Plan (2018) seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of preferred locations and be in scale with the proposed location's position in the hierarchy. An additional 966 square metres (net) of retail floorspace was completed in South Cambridgeshire in 2022-2023, with a further 52,796 square metres (net) committed at March 2023 through allocations and planning permissions, including provision within the new settlements. This includes over 39,000 square metres of floorspace with outline planning permission within the different phases of Northstowe (20/02171/OUT, S/2011/14/OL and S/0388/12/OL).
- 3.79 Policy 6 of the Cambridge Local Plan (2018) sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the NPPF, retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500 square metres or at a lower threshold where the proposal could have a cumulative impact.
- 3.80 The Cambridge Local Plan (2018) identifies capacity to support 14,141 square metres (net) of comparison retail floorspace in Cambridge between 2011 and 2022. This was intended to be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. Between 2011 and 2022 there had been a net loss of 7,707 square metres of all types of retail space. However, within this period there had been 25,220 square metres of all types of retail floorspace completed. A planning application has been submitted to redevelop the Grafton Centre

(23/02685/FUL), with a proposed net increase of 13,852 square metres of Class E floorspace (which covers a range of uses). However, this includes a net decrease in retail counter-balanced by more than 35,000 square metres of life science floorspace supporting a range of scientific specialisms.

- 3.81 Since the start of the plan period (2011), due to loss of retail floorspace, overall there has been a net decrease of 8,168 square metres of retail in Cambridge. There was also a net decrease in the monitoring year (2022-2023) of 461 square metres. The largest single gain in 2022-2023 was 513 square metres as part of the Darwin Green development (15/1670/REM). The majority of losses were the result of changes of use to Class E which does include retail but offers a greater degree of flexibility. There is still a further 11,982 square metres (net) retail floorspace committed at March 2023 through allocations and planning permissions. Much of this is accounted for by the Cambridge University development at West Cambridge (C/97/0961).
- 3.82 District Centres are important in providing for the day-to-day needs close to where people live and work. The indicator associated with Policy 72 of the Cambridge Local Plan (2018) monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. In 2013 only one of the six District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three District Centres in 2019 (the first survey since 2013) but fell back to two centres in 2020 due to an increase in vacant units from the previous year, likely as a result of the COVID-19 pandemic. The Autumn 2021 survey found four of the District Centres met the 55% target, the greatest increase in A1 use since the 2013 baseline survey. The Autumn 2023 survey also found that four District Centres met the 55% target.
- 3.83 Historically, the District Centre at Cherry Hinton High Street (DC3) has not been meeting the 55% A1 unit use as there are a higher proportion of other uses such as betting shops, a laundrette, restaurants and public houses, and takeaway units. In autumn 2023, the survey recorded a further loss of retail units in this District Centre as three A1 units have temporarily relocated whilst construction takes place.
- 3.84 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan (2018) states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links. Policy E/20 of the South Cambridgeshire Local Plan (2018) does not identify any specific sites for new hotel accommodation. However, it does support tourist accommodation within development frameworks where the scale and type of development is directly related to the role and function of the centre.

- 3.85 There were no new hotels completed in Cambridge in 2022-2023. However, a couple of completed schemes did result in a net loss of hotel accommodation in Cambridge. The Regent Hotel has been converted from a hotel to serviced apartments, and in planning terms this is a change from the C1 (Hotels) use class to a sui generis use class (21/01297/FUL). However, in practice the result has been a small increase in visitor accommodation (from 22 to 26 units). A nine bedroom guest house has also been converted to a House in Multiple Occupation (19/1506/FUL).
- 3.86 At 31 March 2023 there remained substantial commitments in Cambridge: 45,616 square metres (net) of hotel floorspace. This included 25,480 square metres under construction. Hotels under construction at 31 March 2023 were the 56 bedroom Hobson boutique hotel (18/1876/FUL), a 125 bedroom Premier Inn at Lion Yard (18/0829/FUL) and a 229 room aparthotel at the former Park Street multistorey car park (19/1159/FUL).

H. Design and Conservation Monitoring

- 3.87 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the Cambridge Local Plan (2018) outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as buildings of local interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.
- 3.88 Cambridge has six Scheduled Monuments, 12 Historic Parks and Gardens, and there are 17 Conservation Areas designated in the city. This represents 23.7% of the city's area. The total area has not changed in this monitoring year, and it totals 965 hectares.
- 3.89 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed for a number of years. The 465 buildings, like the number of entries on the National Heritage List for England, in some cases uses a single entry to cover more than one building so the actual total of individual properties is greater. The identification of buildings and structures worthy of identifying as being of local interest is supported by Historic England. As a result, a process for identifying and adopting locally listed

buildings (BLIs) in South Cambridgeshire District has been agreed. The drawing up of that list is imminent and will be published, likely in early 2024.

- 3.90 Cambridge has 833 listed building entries on the National Heritage List for England. This is a net increase of two entries since the last report with three new entries being added, and one entry being de-listed. The three new entries are Robinson College – grade II*, the Rayne Building at Darwin College – grade II, and the Dining Room at Darwin College – grade II. Newnham Grange at Darwin College – grade II – has been de-listed.
- 3.91 There are 67 grade I listed buildings in the city of Cambridge. This is an increase of one since the last report with The Church of Our Lady the Assumption and the English Martyrs (the Catholic Church) being regraded from grade II* to grade I. The II* buildings remain at 54 as reported last year, with the addition of Robinson College which is a new entry. There are now 712 grade II listed buildings with the changes as noted above at Darwin College. As has been stated before, for the size of the city, Cambridge has a greater than average number of higher grade listed buildings. Some of the entries, such as those for the colleges or terraced houses include more than one building or property; therefore the overall number of buildings is considerably higher.
- 3.92 Cambridge has two entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, and the Church of St Andrew the Less on Newmarket Road. This has not changed from the previous year's list.
- 3.93 Policy NH/14 of the South Cambridgeshire Local Plan (2018) supports development proposals when they sustain and enhance the significance of heritage assets. There are 2,694 listed buildings in South Cambridgeshire. This is a reduction of two since the last report with the grade II* Tannery at Sawston and the grade II Rectory Cottage at Conington both being removed from the National Heritage List for England. There are currently 49 buildings at grade I, 172 at grade II* and 2,472 at grade II on the list. Of these 2,694, only four are on the Historic England Heritage at Risk register which is a reduction of one on last year's report. The grade I listed Bourn Mill has been repaired and has now been removed from the at risk list.
- 3.94 There are 108 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire which is no change since last year. The district has a total of 85 Conservation Areas which typically cover the core of the historic buildings in the towns and villages. These numbers have not changed over recent years with five of them still remaining on the Heritage at Risk Register.

I. Transport Monitoring

- 3.95 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared the Cambridge Local Plan 2018 and South Cambridgeshire Local Plan 2018 and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#), adopted in March 2014, identifies transport schemes required to support the development in the now adopted plans for each district. 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. The Cambridgeshire and Peterborough Combined Authority are now the Local Transport Authority for the area and a new [Local Transport & Connectivity Plan](#) was adopted on 30 November 2023.
- 3.96 Both Councils are 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 seeking to deliver a range of transport schemes, particularly focused on public transport, cycling and walking opportunities for Cambridge and the surrounding network of towns and villages. These schemes include those identified as required to support the allocations set out in the adopted plans, as well as additional schemes to address wider transport challenges within Greater Cambridge.
- 3.97 The Greater Cambridge Partnership (GCP) transport programme includes the following:
- Public transport schemes
 - Cambourne to Cambridge
 - Cambridge South East Transport
 - Waterbeach to Cambridge
 - Cambridge Eastern Access
 - City Access programme
 - Active travel projects
 - Other transport schemes, including Waterbeach station relocation
- Full details regarding each project and its current status can be found on the [Greater Cambridge Partnership](#) website.

- 3.98 In relation to other key transport projects affecting Greater Cambridge, a Transport and Works Act Order for **Cambridge South Station** was approved by the Secretary of State for Transport in December 2022. Enabling works started in 2023, with a target of the station opening in 2025.
- 3.99 **East West Rail** is a proposed scheme to re-establish a rail link between Oxford and Cambridge, including a new rail line between Bedford and Cambridge. Following review of feedback from previous consultations, East West Rail Co announced [a route update](#) in May 2023 confirming the preferred Bedford-Cambridge route, and a preference for stations at Tempsford and north of the A428 at Cambourne. A statutory consultation (a legal requirement of the application process for a Development Consent Order (DCO)) is currently planned for the first half of 2024.
- 3.100 The Secretary of State for Transport granted the application for the dualling of **A428 between the Caxton Gibbet and A1 (Black Cat junction)** in 2022. Early works for construction started in September 2023, and it is anticipated that the road will open in 2027.

J. Health, Wellbeing, and Inclusive Communities Monitoring

- 3.101 Good health both for individuals and communities is related to a wide range of planning issues, including good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, opportunities to experience leisure and cultural services and activities, and green and open space. The Sustainability Appraisal which accompanies the South Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.
- 3.102 The latest Public Health data suggest there has been a marginal fall in life expectancy rates both locally and nationally over the last few years. The life expectancy for those born in 2021 is little different now to those born in the 2010-12 period. However, the data does show that for those born in 2021, the life expectancy for males in Cambridge (80.6) and South Cambridgeshire (82.6) is higher than in England (78.7). The gap in life expectancy for females between Cambridge (84.0) and South Cambridgeshire (85.7), and England (82.8) is equally marked.
- 3.103 Residents are also likely to lead their lives in relatively good health. Only 15% of all usual residents in South Cambridgeshire and 17% in Cambridge have a disability under the Equality Act compared with 18% in England when measured on an age standardised basis.

- 3.104 The percentage of adults who are physically active in Cambridge is higher than in the East of England. South Cambridgeshire has similar physical activity levels. For 2021-2022, the latest data available, the respective figures were 81.1% in Cambridge, 68.9% in South Cambridgeshire and 68.0% in East of England.
- 3.105 Crime rates rose in 2022 in both Cambridge and South Cambridgeshire. There was also an increase nationally. Recorded crimes per 1,000 population in South Cambridgeshire (49.4) were at their highest level experienced since the Local Plan base date (2011) but have remained well below national rates over this period. England recorded 84.2 crimes per 1,000 population in 2022. In contrast, Cambridge continues to experience crime rates (113.5 per 1,000 population) well above the England rate.

K. Developer Contributions Monitoring

- 3.106 New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan (2018) Policy TI/8 and Cambridge Local Plan (2018) Policy 85).
- 3.107 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority, and other relevant parties, as a result of negotiations on a planning application.
- 3.108 In 2022-2023 for developments in Cambridge, a total of £740,079 was secured and £2,949,447 was received by both Cambridge City Council and Cambridgeshire County Council. In 2022-2023 for developments in South Cambridgeshire, a total of £6,006,109 was secured and £22,837,746 was received by both South Cambridgeshire District Council and Cambridgeshire County Council.
- 3.109 In 2022-2023, no additional money was secured through the signing of section 106 agreements to accompany new planning permissions at the strategic sites of Cambridge Southern Fringe, Northstowe, North West Cambridge, Cambridge East, West Cambridge or Darwin Green. However, in

2022-2023, Cambridgeshire County Council received £1,525,148 from these developments, and Cambridge City Council and South Cambridgeshire District Council received £3,134,621 from these developments.

- 3.110 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#) publish individual Infrastructure Funding Statements that provide further details on developer contributions secured and received.