



South Cambridgeshire Annual Monitoring Report

Covering the period 1st April 2016 – 31st March 2017

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1. Introduction, Context and Indicators

The Annual Monitoring Report

- 1.1. Monitoring is essential to establish what has been happening in the district, what is happening now, what may happen in the future and what needs to be done to achieve policies and targets.
- 1.2. The Planning and Compulsory Purchase Act 2004 and subsequent regulations introduced the requirement for local planning authorities to produce an Annual Monitoring Report (AMR) which sets out the Council's 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 Plan). The AMR was required to be submitted to the Secretary of State by 31 December each year.
- 1.3. 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, however the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.4. 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.
- 1.5. The Town and Country Planning (Local Planning) (England) Regulations 2012 have also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.
- 1.6. This Annual Monitoring Report covers the period from 1 April 2016 to 31 March 2017. The adopted planning policies for the period covered by this AMR are those contained in the:
 - Local Plan 2004 – adopted in February 2004, however there is now only one remaining saved policy;
 - Core Strategy Development Plan Document (DPD) – adopted in January 2007;
 - Development Control Policies DPD – adopted in July 2007;
 - Northstowe Area Action Plan (AAP) – adopted in July 2007;
 - Cambridge East AAP – adopted in February 2008;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Site Specific Policies DPD – adopted January 2010.

Monitoring in South Cambridgeshire

- 1.7. Monitoring in Cambridgeshire is carried out through a partnership between the Business Intelligence (Research) Team at Cambridgeshire County Council and the Planning departments at the five district councils. The Business Intelligence (Research) 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. An annual 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.
- 1.8. The Business Intelligence (Research) Team then provides the district councils with the necessary results for their AMR output 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: <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning/monitoring-planning-policies/>. **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.**
- 1.9. Data required for the contextual indicators, significant effect indicators and some local output indicators is obtained from various teams at Cambridgeshire County Council and South Cambridgeshire District Council, and other external organisations such as Natural England and the Environment Agency.

Monitoring Progress against the Local Development Scheme and the Performance of Local development Framework Policies

- 1.10. The AMR outlines the progress that the Council has made in producing the documents that will make up its LDF. Chapter 2 reviews progress on the preparation of the LDF / Local Plan and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.
- 1.11. The AMR measures various indicators to assess performance of the individual planning policies but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider effects of the LDF on the district. The different indicators used in this AMR can be grouped into three categories: contextual indicators, output indicators and significant effect indicators. Chapter 3 includes a list of all the Council's output indicators and significant effect indicators.
- 1.12. **Contextual indicators** are those that together provide a general portrait of the social, economic and environmental conditions in the district against which planning policies operate. The data for these indicators is also used for the significant effect indicators.

- 1.13. **Output indicators** include both core output indicators and local output indicators, and provide detailed analysis on how the Council's adopted planning policies have performed. Performance against the Council's core and local output indicators is analysed in Chapter 4.
- 1.14. Core output indicators were originally set by central government. The latest list of core output indicators was included in '**Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 02/2008**' (published in July 2008), however this publication was withdrawn on the 30 March 2011 by the coalition Government. Whilst this monitoring information no longer has to be provided to central Government, these indicators are useful in monitoring adopted planning policies and therefore the Council has continued to monitor them through the AMR.
- 1.15. In addition to the core output indicators, the Council set local output indicators in each of its adopted Development Plan Documents (DPDs) and Area Action Plans (AAPs) that are relevant to the proposals in the document or plan.
- 1.16. In this AMR it has not been possible to provide data on all the local output indicators included in the adopted AAPs. This is because many of the local output indicators included in these plans rely on the major developments at Northstowe, Cambridge East, Cambridge Southern Fringe (Trumpington Meadows) and North West Cambridge having detailed planning permission and the development being under construction or completed.
- 1.17. On 28 March 2014, the Council submitted its new Local Plan to the Secretary of State for examination. Once adopted the new Local Plan will supersede the Local Plan 2004 saved policy, the Core Strategy DPD, the Development Control Policies DPD, the Site Specific Policies DPD, and a number of specific Area Action Plan policies. The new Local Plan includes a set of output indicators that are relevant to the proposals in the plan. Once the Local Plan is adopted, this set of output indicators will replace the majority of the existing core and local output indicators, except for those included in the AAPs and Statement of Community Involvement.
- 1.18. As requested by the Inspectors at the joint hearing session for Matter 5: Infrastructure / Monitoring / Viability, the Councils undertook a review of their monitoring frameworks and requirements in their respective Local Plans to ensure that the monitoring indicators were SMART so that the Local Plans could be found sound in relation to this issue. In July 2017, the Councils submitted to the Inspectors proposed modifications relating to their monitoring indicators.
- 1.19. In this AMR, data has been provided for the new Local Plan indicators where the new planning policy they are monitoring the implementation of is not significantly different from the Council's adopted planning policy. Data for monitoring indicators related to new planning policies has not been collected, as these planning policies will only be implemented following the adoption of the new Local Plan.
- 1.20. **Significant effect indicators** are those indicators based on the objectives set out in the Council's Sustainability Appraisal Scoping Report, and they look at the wider effects of the LDF on the district. The Council has a Sustainability Appraisal Scoping Report (January 2006) that supports the adopted LDF and has produced a revised

Sustainability Appraisal Scoping Report (July 2012) to support its new Local Plan. The significant effect indicators from both Sustainability Appraisal Scoping Reports are assessed in Chapter 5.

2. Commentary

a. Progress against the Local Development Scheme

- 2.1. The adopted **Local Development Scheme** (LDS) at the start of the monitoring period (1 April 2016) was the LDS agreed in February 2014, with the accompanying addendum agreed in November 2015. An updated LDS was agreed in December 2016. 'Live' updates to the LDS are published on the Council's website: www.scamb.gov.uk/content/local-development-scheme
- 2.2. The February 2014 LDS sets out the stages in the preparation of the **Local Plan**. The Local Plan incorporates a review of the **Core Strategy, Development Control Policies Development Plan Document (DPD)** and **Site Specific Policies DPD** and also includes the policies and proposals for **Gypsy and Traveller** accommodation as these are no longer to be progressed in a separate DPD.
- 2.3. The February 2014 LDS anticipated that the **Local Plan** would be submitted in Spring 2014, that the examination would be undertaken in Summer / Autumn 2014 and that the Local Plan would be adopted in Spring 2015. The Local Plan examination process has taken longer than originally anticipated and a revised timetable for the preparation of the Local Plan was set out in an addendum to the LDS agreed in November 2015. At that time it was anticipated that the examination would be completed in 2016 and that the Local Plan would be adopted in 2017. A further updated LDS was agreed in December 2016 that anticipated that the examination hearings would be completed in 2017 and that following a modifications consultation, the Local Plan would be adopted in 2017 (subject to progress of the examination).
- 2.4. The Council **submitted** its **Local Plan**, alongside the Cambridge Local Plan, to the Secretary of State on 28 March 2014. A joint **Pre-Hearing Meeting** was held on 11 September 2014 and joint examination **hearing sessions** were held between November 2014 and April 2015 on strategic issues, including housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply.
- 2.5. The Inspectors wrote to the Councils on [20 May 2015](#) in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progressed further. The issues were: Objectively Assessed Need for new housing; overall development strategy; and conformity with revisions to national planning policy since the Local Plans were submitted for examination. The Councils agreed to undertake additional work and the examinations were formally suspended until March 2016.
- 2.6. The additional work undertaken resulted in a small number of proposed modifications to both the Cambridge Local Plan and South Cambridgeshire Local Plan. The modifications were subject to Sustainability Appraisal. Public consultation was carried out (jointly with Cambridge City Council) on these [modifications](#) between 2 December 2015 and 25 January 2016. The results of the consultation were considered by the Councils and the consultation responses, evidence base documents and proposed

modifications were submitted to the Inspectors on 31 March 2016. Joint examination hearing sessions were held in June 2016 on the proposed modifications relating to objectively assessed housing need, the joint housing trajectory and five year housing land supply, and the review of the Green Belt.

- 2.7. Hearings on matters specific to South Cambridgeshire were held between November 2016 and June 2017, including hearings related to housing policies and village housing allocations, protecting and enhancing the natural and historic environment, building a strong and competitive economy, strategic sites, the rural settlement hierarchy, and village omission sites. Joint hearing sessions on Gypsy & Traveller policies, Green Belt omission sites on the edge of Cambridge, and Transport were held in July 2017. The Inspectors closed the examination hearings in July 2017.
- 2.8. At the time of writing this Annual Monitoring Report, the Inspectors were corresponding¹ with the Councils in relation to the preparation of proposed modifications to the Local Plans for consultation. Once the Inspectors have a schedule of modifications that they consider may be necessary to ensure the Local Plans can be found 'sound', they will write to the Councils and formally request that public consultation on them be undertaken. The consultation will provide the opportunity to comment on the specific detailed modifications put forward by the Inspectors but will not reopen the debate on other matters.
- 2.9. Following the public consultation, the Councils will provide the Inspectors with all the comments received. The Inspectors will consider the representations and decide whether further hearing sessions will be required. Subsequently, the Inspectors will issue a report with their final conclusions on their consideration of the 'soundness' of the Local Plans. If found sound, the Councils would then be able to adopt their Local Plans, with any necessary modifications identified by the Inspectors in their reports.
- 2.10. A timetable for the remainder of the Local Plan examination process is not currently known; however the 'live' LDS on our website (www.scambs.gov.uk/content/local-development-scheme) will be updated as necessary when further information is available.
- 2.11. The February 2014 LDS also sets out the timetable for the preparation of the **Cambridge Northern Fringe East Area Action Plan (AAP)**, **Bourn Airfield New Village AAP** and **Waterbeach New Town AAP**.
- 2.12. The **Cambridge Northern Fringe East AAP** is being prepared jointly with Cambridge City Council and the February 2014 LDS anticipated that public consultation on issues and options would be undertaken in Winter 2014/2015, that consultation on the proposed submission AAP would be undertaken in Autumn 2015, and that the AAP would be submitted to the Secretary of State for examination in Spring 2016. The Councils undertook public consultation on issues and options between December 2014 and February 2015, which is consistent with the LDS. A report setting out the results of the consultation, the proposed way forward to proposed submission, and a revised timetable for the preparation of the AAP was considered by the relevant members of both Councils in November 2015.

¹ [Correspondence with the Inspectors](#)

- 2.13. A revised timetable for the preparation of the **Cambridge Northern Fringe AAP** was set out in an addendum to the LDS agreed in November 2015. At that time it was anticipated that public consultation on proposed submission AAP would be undertaken in January - March 2017, and submission to the Secretary of State for examination would be in June 2017. An updated LDS was agreed in December 2016, which advised that the timetable for the preparation of the **Cambridge Northern Fringe AAP** is under review. The timetable for the preparation of the Cambridge Northern Fringe East AAP is under review and a revised LDS will be considered by the Councils in 2018.
- 2.14. The February 2014 LDS anticipated that the preparation of the **Bourn Airfield New Village** and **Waterbeach New Town AAPs** would begin in Winter 2015/16 and Winter 2017/18 respectively. However, the AAPs were dependent upon the outcome of the Local Plan examination. The Council obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and this advised that the guidance the Council intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, further proposed modifications to the policies for Waterbeach New Town and Bourn Airfield New Village (Policies SS/5 and SS/6) were submitted to the Inspector taking account of this legal advice, and proposing the production of SPDs instead of AAPs and also making other consequential changes to the policy. This change is reflected in an updated LDS agreed in December 2016. The Local Plan Inspectors will reach a view on the proposed modifications in their report.
- 2.15. In view of the legal advice received and in order to enable early progress towards delivery of these strategic sites, the Council has commissioned ARUP to prepare the SPDs, with work starting in parallel with the latter stages of the Local Plan process, pending the receipt of the Inspectors' report. A phased programme is proposed with the Waterbeach SPD being progressed first. Subject to the outcome of the Local Plan process, it is anticipated that the SPDs will be adopted in 2018.

b. Action taken on Duty to Co-operate

Working with Duty to Co-operate Bodies

- 2.16. South Cambridgeshire District and Cambridge City Councils have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and each with the other Duty to Co-operate bodies to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters. The Councils have worked closely throughout the preparation of joint evidence base documents and their respective Local Plans to prepare complementary plans on similar timescales that together set out a clear development strategy for the Greater Cambridge area.
- 2.17. Joint examination hearings on strategic issues for both plans were held between November 2014 and April 2015. The Inspectors wrote to the Councils on [20 May 2015](#) raising some initial queries relating to objectively assessed need for new housing, the development strategy and conformity with national planning policy, and

inviting the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended until March 2016. The Councils carried out additional work to address the issues raised by the Inspectors, and identified a small number of modifications to the Local Plans. A joint [public consultation](#) sought views on the Proposed Modifications which illustrated the close working relationship that has developed between the two Councils; this closed on 25 January 2016. The Council submitted its [Proposed Modifications](#) to the Inspectors on 31 March 2016. Further joint hearings were subsequently held in June 2016 to consider matters arising from the additional work undertaken by the Councils.

- 2.18. The Council produced a **Statement of Compliance with the Duty to Co-operate** in June 2013 setting out how the Council has co-operated with other bodies in preparing the Local Plan. This was updated when the Local Plan was submitted to the Secretary of State in March 2014². This document sets out how the Council has engaged extensively with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. This joint working has continued through the examination process to assist the Council to respond to questions raised in the Inspector's Matters and in support at hearings.
- 2.19. Statements of Common Ground have been agreed with Uttlesford District Council, North Hertfordshire District Council and Hertfordshire County Council as part of confirming the Council's compliance with the duty to cooperate for the Local Plan examination process.
- 2.20. A [Statement of Co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities](#) (April 2013) sets out how the organisations will continue to cooperate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced a [Joint Position Statement on Foul Water and Environmental Capacity](#) (January 2014) which sets out the current understanding of the waste water treatment issues within South Cambridgeshire and its associated environmental implications.
- 2.21. During the examination process the Council has agreed Statements of Common Ground with a number of different organisations relating to issues raised during the hearings. South Cambridgeshire District Council and Cambridge City Council have agreed a joint statement of common ground with English Heritage relating to the Green Belt³. South Cambridgeshire District Council has also agreed a statement of common ground with the Environment Agency in respect of policies relating to Climate Change⁴ and Sport England⁵ in respect of policies relating to sports and recreation provision.

² [Statement of Compliance with Duty to Co-operate \(March 2014\)](#)

³ [Statement of Common Ground with English Heritage relating to the Green Belt](#)

⁴ [Statement of Common Ground with the Environment Agency relating to Climate Change policies](#)

⁵ [Statement of Common Ground with Sport England relating to sports and recreation provision](#)

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

- 2.22. The Council co-operated with other local authorities in the preparation of the [Strategic Housing Market Assessment 2013 \(SHMA\)](#) and other evidence base studies. The [Memorandum of Co-operation](#) (May 2013) was agreed by all Cambridgeshire local authorities, together with Peterborough City Council, and includes an agreement on the objectively assessed housing needs for each of the districts in the Cambridge Sub-Region Housing Market Area as part of fulfilling the Duty to Co-operate. Building on a strong legacy of joint working between the local authorities, the Memorandum of Co-operation demonstrates that the full objectively assessed needs of the Cambridge Sub Region housing market area identified in the SHMA will be met. The Council committed to meeting its full objectively assessed need within the district. The Council has undertaken further work on the assessment of objectively assessed housing need as part of the further work requested by the Inspectors.
- 2.23. The Memorandum of Co-operation has already been subject to scrutiny through the examinations of the Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan. The Fenland Inspector's Report and East Cambridgeshire Inspector's Report both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
- 2.24. The Cambridgeshire authorities, together with Peterborough City Council, have also agreed the [Strategic Spatial Priorities: Addressing the Duty to Co-operate across Cambridgeshire & Peterborough](#) document that was published in January 2014. This document supplements the Memorandum of Co-operation and provides an overview of strategic spatial issues as they apply to Cambridgeshire and Peterborough as a whole.

Memorandum of Understanding

- 2.25. In September 2014, Cambridge City Council and South Cambridgeshire District Council also agreed a [Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory](#). This confirms the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The merits of the Memorandum of Understanding were considered during the examination hearing sessions for Matter 8: Housing Land Supply and Delivery in March 2015.
- 2.26. The Councils asked the Inspectors in September 2015 whether they would consider issuing a view on the principle of the joint housing trajectory given the five year housing land supply issues in South Cambridgeshire. The Inspectors responded that they did not consider it appropriate to reach any conclusions on the principle of the joint housing trajectory in advance of knowing the outcome of the further work that the Councils have since undertaken whilst the examinations were suspended. The Councils submitted the results of the additional work to the Inspectors in March 2016, including a small number of Proposed Modifications, and a further joint hearing was

held in June 2016 (Matter PM1B: Five Year Housing Land Supply and Proposed Joint Housing Trajectory).

Transport Issues

- 2.27. Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on transport issues as they have prepared their Local Plans and a transport strategy for the Greater Cambridge area. South Cambridgeshire District Council responded to a consultation on this strategy in September 2013. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way.
- 2.28. The Council responded to consultations on the [Cambridgeshire Long Term Transport Strategy](#) and the revisions to the [Local Transport Plan](#) in July 2014 recognising the importance of planning for future transport within the county.
- 2.29. The Council has also worked closely with Highways England (formerly the Highways Agency) as the **A14 Cambridge to Huntingdon Scheme** has progressed by formally responding to consultations in February and May 2014. Highways England submitted its Development Consent Order application to the Secretary of State in December 2014 and the Council participated in the examination which was held between May and November 2015. The Examining Authority published its report and recommendations to the Secretary of State in February 2016 and the Secretary of State issued its decision on 11 May 2016⁶, giving the go ahead. Work started on the construction of the scheme in late 2016 and the road will be open to traffic in 2020.
- 2.30. The Council is one of the partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.
- 2.31. In the [Road Investment Strategy](#) the Government announced funding for upgrading the A428 between the Caxton Gibbet and A1 (Black Cat junction) as part of an expressway standard link between Cambridge and Oxford. The Council is working closely with Highways England and the Department for Transport to develop the scheme⁷. Highways England will submit the Development Consent Order application

⁶ [Secretary of State for Transport decision on A14 improvement scheme](#)

⁷ [Highways England A428 Black Cat to Caxton Gibbet Scheme](#)

to the Secretary of State in 2018 and, subject to approval, construction could begin in 2020.

Working with other Adjacent Local Planning Authorities

- 2.32. The Council has submitted representations to a number of consultations by neighbouring planning authorities to ensure that joint issues that impact on South Cambridgeshire continue to be considered. These include responding to:
- Cambridge City Council in September 2013;
 - Central Bedfordshire Council in June 2013, March 2014, August 2016 and August 2017;
 - East Cambridgeshire District Council in November 2013, May 2014, March 2016 and February 2017;
 - Uttlesford District Council in May 2014, February 2015, December 2015 and August 2017;
 - Braintree District Council in May 2014;
 - Forest Heath District Council in March 2017; and
 - Huntingdonshire District Council in August 2017.
- 2.33. A number of Duty to Co-operate meetings have been held with neighbouring authorities including with Uttlesford District Council, North Hertfordshire District Council and Central Bedfordshire Council regarding their emerging Local Plan proposals.

c. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

- 2.34. There was initially limited interest shown by Parish Councils in preparing a **Neighbourhood Plan**, as the Council had offered them the opportunity to put forward proposals within their area through the Local Plan process as an alternative to the preparation of Neighbourhood Plans. Some Parish Council proposals have as a result been included in the **Local Plan** (submitted in March 2014), or recommended as main modifications to it, but only where there has been clear local support. Since the Local Plan was submitted for examination there has been a steady increase in interest from Parish Councils considering preparing Neighbourhood Plans for their areas.
- 2.35. Before a Neighbourhood Plan can be prepared a **neighbourhood area** must be designated. There are currently fourteen designated neighbourhood areas in South Cambridgeshire and these Parish Councils are making progress in their plan-making:
- **Linton and Hildersham** – these two parishes have joined together to form a single neighbourhood area that was approved in May 2014;
 - **Histon & Impington** – this covers the area of the parish to the north of the A14 and was approved in September 2014;
 - **Gamlingay** – this covers the whole parish and was approved in February 2015;
 - **Waterbeach** – this covers the whole parish and was approved in August 2015 with South Cambridgeshire District Council and Waterbeach Parish Council agreeing a framework as to how they will work together;

- **Cottenham** – this covers the whole parish and was approved in November 2015;
- **Foxton** – this covers the whole parish and was approved in November 2015;
- **West Wickham** – this covers the whole parish and was approved in November 2015;
- **Melbourn** – this covers the whole parish and was approved in May 2016;
- **Whittlesford** – this covers the whole parish and was approved in August 2016;
- **Great Abington Former Land Settlement Association Estate** – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington and was approved in September 2016;
- **Stapleford and Great Shelford** – these two parishes have joined together to form a single neighbourhood area that was approved in November 2016;
- **Swavesey** – this covers the whole parish and was approved in November 2016;
- **Thriplow** – this covers the whole parish and was approved in August 2017; and
- **Bassingbourn-cum-Kneesworth** – this covers the whole parish and was approved in December 2017.

2.36. Initial discussions have taken place with an increasing number of other Parish Councils about neighbourhood planning and whether a Neighbourhood Plan would be the right tool for them to achieve the aspirations they have for the future in their villages. Some Parish Councils are considering preparing Neighbourhood Plans jointly with their surrounding parishes as they have common issues and wish to pool their resources.

2.37. The Council has been considering over that last year how it can carry out its duty to support Parish Councils undertaking Neighbourhood Plans and how to make best use of the resources available. A Task and Finish Group was set up comprising of both district and parish councillors, parish clerks, and officers so that the Council could work with its local communities to consider these issues. From the work of this group the Council has produced a suite of guidance documents which all Parish Councils had an opportunity to make comments on in September - October 2017. The guidance documents are published on the Council's website (www.scambs.gov.uk/npguidance) and consist of:

- **Support Offer and Memorandum of Understanding:** The Support Offer sets out clearly how South Cambridgeshire District Council will support Parish Councils preparing neighbourhood plans at the different stages in the plan making process. The Memorandum of Understanding is an agreement that can be signed up to by both the Council and a Parish Council to show how they will work together on a Neighbourhood Plan.
- **Neighbourhood Planning Toolkit:** The toolkit includes a range of guidance notes about how to prepare a neighbourhood plan from getting a neighbourhood area designated to how to carry out site assessments. It includes information specific to South Cambridgeshire. Parish Councils can use this guidance to help them to decide whether to opt to prepare a plan and if they do how to go about this process.

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

- 2.38. The Council submitted its Community Infrastructure Levy (CIL) draft Charging Schedule for independent examination on 6 October 2014. Given the close relationship between the proposed rates in the CIL Charging Schedule and the Local Plan, the CIL examination has not been able to take place until the Local Plan has been examined. On 16 November 2017, the Council's [Cabinet](#) resolved to withdraw the draft Charging Schedule that had been submitted for examination with a view to updating the viability and infrastructure evidence with Cambridge City Council ahead of the production, consultation and submission of a new draft Charging Schedule. Until the Council has an adopted CIL Charging Schedule it cannot collect any CIL monies.
- 2.39. Further details relating to the Council's CIL draft Charging Schedule are available on the Council's website: www.scambs.gov.uk/content/examination-draft-charging-schedule.

e. Monitoring the Local Development Framework policies and Sustainability Appraisal objectives

- 2.40. A complete list of indicators is included in Chapter 3, the data for all indicators is included in Chapters 4 and 5, and the commentary is set out in this chapter. The commentary highlights the key messages from the data collected and identifies any areas where policies are not being implemented.

Housing

- 2.41. **Housing completions:** The development strategy for South Cambridgeshire is one of supporting 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.
- 2.42. In the last monitoring year (2016-2017), 543 net additional dwellings were completed in South Cambridgeshire; this is 62 dwellings more than the number predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016. This is a small decrease compared to the previous monitoring year but is comparable to the last eight monitoring years, where annual net housing completions have been consistently around 600 dwellings, except for 2014-2015 in which 867 dwellings were completed. This level of housing completions reflects the slowdown in the housing market and that the developments coming forward on the edge of Cambridge were building out on the Cambridge side of the administrative boundary. Between 2011 and 2017 (the first six years of the plan period for the new **Local Plan**, submitted in March 2014), 3,970 net additional dwellings have been completed.
- 2.43. **Delivering housing requirements:** The housing trajectory identifies predicted annual housing completions from existing and proposed allocations, planning permissions granted or with resolution to grant, and predicted windfalls. The new **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made

for 19,000 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. Joint examination hearing sessions with Cambridge City Council were held between November 2014 and April 2015 covering strategic issues, including housing and employment needs. The **Inspectors** wrote to the Councils in [May 2015](#) setting out their initial findings and inviting the Councils to undertake additional work, including in relation to objectively assessed need for new housing. The additional work undertaken relating to calculating the objectively assessed need⁸ for the district has resulted in the Council concluding that provision should be made for 19,500 dwellings in the district during the plan period from 2011 to 2031. In March 2016, the Council therefore submitted a **proposed modification**⁹ to **Policy S/5** to increase the housing requirement from 19,000 dwellings to 19,500 dwellings.

- 2.44. Against the **Local Plan**, the housing trajectory shows that 23,586 dwellings are expected to be delivered, this is 21% (4,086 dwellings) more than the revised requirement and allows flexibility to respond to changing conditions as required in the **National Planning Policy Framework (NPPF)**.
- 2.45. Against the **Core Strategy** (January 2007) which required 20,000 dwellings to be provided between 1999 and 2016, the housing trajectory shows that 12,668 dwellings were delivered. As set out above, the new **Local Plan** identifies an up to date housing requirement for 2011-2031 that will provide for the identified objectively assessed needs of the district. The [Strategic Housing Market Assessment 2013](#) and [Objectively Assessed Housing Need: Further Evidence 2015](#) make clear that there is no backlog to make up.
- 2.46. **Five year housing land supply:** The Inspectors examining the Local Plan have advised in the working correspondence¹⁰ with the Council to date that they consider modifications may be necessary to the Local Plan to include the methodology for calculating five year housing land supply within the Local Plan and that the appropriate method should be the Liverpool Methodology and a 20% buffer. However, this will not have weight in decision making unless and until it is included in the Inspectors Report.
- 2.47. As such this Annual Monitoring Report shows the results for all ways of calculating the five year land supply for 2017-2022 and 2018-2023 for both South Cambridgeshire and the Greater Cambridge area. These results are set out in the tables below, and the calculations for the Local Plan are based on the housing requirement of 19,500 dwellings included in the **proposed modification**¹¹ to **Policy S/5** of the **Local Plan**, which was submitted to the Inspector in March 2016.

⁸ [Objectively Assessed Housing Need: Further Evidence](#)

⁹ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

¹⁰ [Working Correspondence with the Inspectors regarding Main Modifications](#)

¹¹ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

- 2.48. Against the housing requirements in the new South Cambridgeshire Local Plan of 19,500 homes between 2011 and 2031, and of 14,000 homes in the Cambridge Local Plan, giving a housing requirement for Greater Cambridge of 33,500 homes between 2011 and 2031, the five year housing land supply is:

2017-2022

'Liverpool' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	6.2	6.2	6.2
Five year supply (with 20%)	5.4	5.4	5.4

'Sedgefield' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	7.2	5.1	5.7
Five year supply (with 20%)	6.3	4.5	5.0

2018-2023

'Liverpool' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	6.2	6.8	6.6
Five year supply (with 20%)	5.4	6.0	5.8

'Sedgefield' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	8.6	5.5	6.2
Five year supply (with 20%)	7.6	4.8	5.5

- 2.49. Based on the current housing trajectory (as set out in figures 4.9 and 4.10), it is anticipated that the Councils will be able to demonstrate an ongoing five year land supply for Greater Cambridge for the remainder of the plan period. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. The rolling five year supply is shown in Appendix 3.
- 2.50. **Gypsy & Traveller pitches:** Eight permanent Gypsy & Traveller pitches were completed in the last monitoring year. Four new travelling showpeople plots at Meldreth have planning permission but have not yet been implemented.
- 2.51. **Housing completions on previously developed land (PDL):** In the last monitoring year, 27% of dwellings completed were on PDL. In the last monitoring year, completions at Northstowe, Trumpington Meadows, Orchard Park, Cambourne, the

historic rural allocation at Papworth Everard (Summersfield), 'five year supply' sites on agricultural land outside of the village development framework of Waterbeach, and two affordable housing exception sites at Willingham and Foxton have contributed to a significant proportion of completions on 'greenfield' sites.

- 2.52. **Housing density:** Over the last 18 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated. It is expected that the average net density of new housing developments will increase in future monitoring years as the major developments on the edge of Cambridge and Northstowe are implemented with higher housing densities reflecting their urban character. Phase 1 at Trumpington Meadows includes two parcels within South Cambridgeshire which together have a net density of nearly 60 dph. Over the last 18 years, the completed parcels at Cambourne have achieved an average net density of 30.6 dph. In general, lower densities have been achieved at Lower Cambourne (an early phase in the construction of the settlement), and higher densities have been achieved at Upper Cambourne (a more recent phase that is still being completed). Great Cambourne includes a mixture of densities, with higher densities achieved on parcels located in and around the village centre, where there is good access to services and facilities.
- 2.53. **Affordable housing:** The availability of housing that is affordable to local people is a major issue in the district, especially as median house prices in the district have risen from 4.9 times median earnings in 1999 to 9.4 times median earnings in 2016. In the last monitoring year, 132 new affordable dwellings were completed; this amounts to 22% of all new dwellings completed. In the last monitoring year, affordable housing has been delivered at the major developments of Cambourne and Trumpington Meadows, on a 'five year supply' site on the edge of Waterbeach, and on three affordable housing exception sites providing 35 new affordable dwellings to meet identified local need in Caxton, Foxton and Willingham. Additionally 12 dwellings have been acquired using Right to Buy receipts.
- 2.54. In the last six monitoring years there has been a significant fall in the proportion of social rented affordable housing completed. Some of this shortfall has been made up by the provision of 'affordable rent' housing.
- 2.55. In the last monitoring year, 41% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. This is largely due to planning permission being granted for 3,500 dwellings on phase 2 of Northstowe, including 50% affordable dwellings. Excluding this planning permission, only 34% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. This is partly due to the Council applying the new **Policy H/9** in the **Local Plan** (submitted in March 2014) which increases the threshold at which the policy applies to developments of three or more dwellings.
- 2.56. **Housing development by settlement category:** The development strategy for the district was changed by the adoption of the Core Strategy in 2007, which focuses the development proposed in a few major developments on the edge of Cambridge and the new town of Northstowe, and provided for more development within the village frameworks of the largest villages. Between 2006 and 2011, this change in

development strategy could be seen to be gradually taking effect with an increase in the proportion of completions on the edge of Cambridge and at the Rural Centres, which includes the new settlement of Cambourne, and a decrease in the proportion of completions in the smaller and less sustainable villages.

- 2.57. In the last six monitoring years, almost half of the dwellings completed were in the most sustainable locations on the edge of Cambridge and at Rural Centres. This is due to the completion of long allocated significant residential developments at Summersfield, Papworth Everard (a Minor Rural Centre) and to the west of Longstanton (a Group Village). Both of these developments are rural allocations carried forward from previous Local Plans. Completions on the major developments at Orchard Park and Cambourne had also fallen compared to previous years, and completions on affordable housing exception sites and 'five year supply' sites have increased the proportion of completions outside of development frameworks.

Employment and the Economy

- 2.58. ***Delivering jobs requirements:*** The **Local Plan** (submitted in March 2014) requires 22,000 additional jobs to be provided between 2011 and 2031 to support the Cambridge Cluster and provide a diverse range of local jobs. Data suggests that between 2011 and 2015 there was a net gain of 6,000 jobs in South Cambridgeshire.
- 2.59. ***Business completions:*** In the last monitoring year (2016-2017), business completions (net) were 22,209 sqm / 9.19 ha. The greatest areas of growth are at Granta Park, Great Abington for a new B1a building (8,666 sqm / 1.15 ha) and Cambridge Science Park, Milton for a B1b building (4,991 sqm / 0.65 ha). There has also been a significant loss of business floorspace at Cambridge Science Park, Milton as a result of a redevelopment proposal where the new building(s) have not yet been started and therefore the floorspace will be replaced in future years.
- 2.60. Between 1999 and 2013, there was a significant increase in the proportion of business floorspace completed on previously developed land (PDL) from 37% to 85%. This was followed by a fall to 40% in 2013-2014 due to the completion of a new storage and distribution warehouse at Papworth Business Park, which is a 'greenfield' allocation on the edge of the village of Papworth Everard. Between 2014 and 2016, the proportion of business floorspace completed on PDL increased again due to the completion of new buildings as part of the redevelopment of TWI at Granta Park (Great Abington). In the last monitoring year (2016-2017), 45% of business floorspace completed was on PDL, this fall is due to continued development of new parcels at Granta Park, Great Abington, which are 'greenfield' sites.
- 2.61. ***Supply of business land:*** South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2017 this amounted to 80.4 ha of net additional land, and of this just over half had detailed planning permission. Significant scale sites with planning permission include:
- phase 2 at Granta Park, Great Abington, for research and development uses (15.6 ha);
 - land at Cambridge Research Park, Landbeach for a mixture of business uses (Use Classes B1, B2 and B8) (10.7 ha);

- land at Babraham Research Campus for research and development uses (9.1 ha); and
- land north of Newmarket Road, Cambridge (WING) for a loss of business land (Use Class B2) (-10.2 ha).

Although the outline planning permission for WING will result in the loss of business buildings and land on this development, it is anticipated that the existing employees on this site will be relocated to other Marshall buildings and locations within Cambridge. The proposed redevelopment of this site also includes the reconfiguration of car showrooms (sui generis uses), resulting in a loss of approximately 3 ha, and it is anticipated that existing employees will continue to work within the reconfigured car showrooms.

- 2.62. **Economy:** The district has consistently shown over 80% of the working age population as economically active, even though there are more employed residents in the district than the number of jobs (workplace population). The number of people claiming job seekers allowance doubled in 2009 (from 630 claimants in 2008 to 1,440 claimants in 2009); however there has then been a gradual reduction since to 470 claimants in February 2016. Between 2004 and 2016, the number of active businesses in the district has increased by nearly 30%. During the same period, annually the number of new businesses opening has outweighed the number of businesses closing, except for in 2009 and 2010 when the effects of the recession were being felt in the district.

Climate Change, Resources and the Environment

- 2.63. **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 person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the last eleven years.
- 2.64. Air quality is an issue alongside the A14 and the Council has designated an Air Quality Management Area with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. The A14 improvements should significantly alleviate impacts on local air quality in the AQMA and possibly allow the revocation of it or certainly the remodelling of it. In 2016-2017, the objectives for nitrogen dioxide and the particulate PM₁₀ were met at all the monitoring locations, with good data capture, although the data indicates a general worsening of air quality since 2015. The Council will continue monitoring at all existing sites within the district and will actively seek through a partnership with other organisations to pursue a longer term and deliverable set of outcomes which will result in reduced impacts on local air quality¹².
- 2.65. **Household waste and recycling:** Over the last fourteen years there has been a significant increase in the proportion of waste that is recycled and composted in the district. This is the result of the Council's pro-active approach to recycling through the introduction of blue and green bins, which allow the recycling and composting of a

¹² [Air Quality Annual Status Report for South Cambridgeshire District Council \(June 2017\)](#)

significant amount of household waste. In the last monitoring year, 46% of household waste was recycled or composted.

- 2.66. **Renewable and non-renewable resources:** The Council is 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. In recent years, household consumption of gas and electricity in the district has fallen, while the generating potential of renewable energy sources in the district has increased. At 31 March 2017, four wind turbines, six biomass boilers and seven schemes for photovoltaic panels had planning permission but had not yet been installed.
- 2.67. In the last eight monitoring years, over 80% of planning permissions granted for developments greater than 1,000 sqm or 10 dwellings, included renewable energy technologies to provide 10% renewable energy. Although the remaining planning permissions met the thresholds set out in Development Control Policy NE/3, individual circumstances meant that they were not required to meet the policy.
- 2.68. Average water consumption by Cambridge Water Company and Anglian Water customers using water meters is gradually falling, and there is an increasing gap between the higher average water consumption for metered customers and lower average water consumption for unmetered customers. There is a general expectation that water consumption will reduce as more efficient devices are installed, more properties are metered, and as customer awareness increases. Anglian Water has run a “Drop 20” campaign since 2010 that encourages customers to save 20 litres per day and it has carried out many household audits and provided water saving devices. Cambridge Water Company attributes some of the variations to weather conditions. Wetter weather conditions during the summer months tends to result in lower water consumption levels, whereas drier weather conditions in the summer months tends to result in higher water consumption levels.
- 2.69. **Development in locations of environmental importance:** Between 2004 and 2017 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites. In the last monitoring year (2016-2017), three developments, including the new Arthur Rank Hospice at Shelford Bottom, have been completed in the Green Belt that fall within the definition of ‘inappropriate’ in terms of the uses normally acceptable in the Green Belt. Very special circumstances for each of these proposals were considered to outweigh the harm to the Green Belt.
- 2.70. **Biodiversity:** There are small areas of our Sites of Special Scientific Interest (SSSIs) that are assessed as ‘unfavourable declining’ or ‘unfavourable no change’, suggesting that their unique biodiversity characteristics are under threat. Natural England is working with landowners to improve the management and therefore condition of these areas of the district’s SSSIs.

3. List of Indicators

Contextual Indicators

	Indicator Description	Page
Economy	Number of people in employment [see Significant Effect Indicator 45]	152
	Total unemployed [see Significant Effect Indicator 36]	148
	Economic Activity Rate [see Significant Effect Indicator 44]	152
	Industrial composition of employee jobs [see Significant Effect Indicator 46]	153
	Business start-ups and closures (VAT registrations) [see Significant Effect Indicator 43]	152
	Gross disposable household income [see Significant Effect Indicator 32]	146
	House prices: earnings ratio [see Significant Effect Indicator 31]	146
Environment	KWh of gas and electricity consumed per household per year [see Significant Effect Indicator 3]	127 & 128
	Carbon dioxide emissions per domestic property per year [see Significant Effect Indicator 15]	135
	Generating potential of renewable energy sources [see Significant Effect Indicator 4]	128
	Water consumption per head per day [see Significant Effect Indicator 5]	129
	Hectares of land designated as Site of Special Scientific Interest (SSSI) in the district [see Significant Effect Indicator 7]	130
	% of Sites of Special Scientific Interest (SSSI) assessed as in favourable or unfavourable recovering condition [see Significant Effect Indicator 6]	130
	Area of Local Nature Reserves per 1,000 population [see Significant Effect Indicator 8]	130
Education	Key stage 2 achievements [see Significant Effect Indicator 39]	150-151
	GCSE and A-Level passes [see Significant Effect Indicator 38]	149
	% of resident population with NVQ (equivalent) qualifications [see Significant Effect Indicator 41]	152
Health	Life expectancy at birth [see Significant Effect Indicator 22]	142
	% of residents with limiting long term illness [see Significant Effect Indicator 23]	142
Crime and Quality of Life	Number of recorded crimes per 1000 people [see Significant Effect Indicator 24]	142
	% of residents feeling safe or fairly safe after dark [see Significant Effect Indicator 25]	143
	% of residents who feel their local area is harmonious [see Significant Effect Indicator 29]	145
	Indices of Multiple Deprivation [see Significant Effect Indicator 30]	145

Core Output Indicators

	New Ref	Old Ref	Indicator Description	Page
Business Development & Town Centres	CO-BD1	CO1a	Amount and type of completed employment floorspace	90, 91 & 92
	CO-BD2	CO1c	Amount and type of completed employment floorspace on previously developed land	93
	CO-BD3	CO1d	Amount and type of employment land available	94 & 95
	CO-BD4	CO4a & CO4b	Amount of completed floorspace for retail, office and leisure uses and financial & professional services	99-100
Housing	CO-H1	CO2a	Plan periods and housing requirements	37
	CO-H2(a)	CO2a	Net additional dwellings completed in previous years	35
	CO-H2(b)	CO2a	Net additional dwellings completed in the reporting year	35
	CO-H2(c)	CO2a	Net additional dwellings in future years	41-53, 64 & 65
	CO-H2(d)	CO2a	Managed delivery target	41-53
	CO-H3	CO2b	Percentage of new and converted dwellings completed on previously developed land	67
	CO-H4	-	Gypsy & Traveller pitches completed	77
	CO-H5	CO2d	Gross affordable housing completions	73
	CO-H6	-	Quality of new housing developments	86-88
Environmental Quality	CO-E1	CO7	Number of planning permissions where the Environment Agency initially objected on flooding and water quality grounds	123-124
	CO-E2	CO8(ii)	Change in areas of biodiversity importance	120
	CO-E3	CO9	(i) Renewable energy capacity installed by type; and (ii) Renewable energy capacity with planning permission by type	115-116 116

NOTE: In July 2008, the government published a new set of core output indicators that excluded the requirement to monitor:

- the amount of completed retail, business and leisure development that complies with car parking standards set out in the LDF (previously **indicator 3a**); and
- the amount of eligible open spaces managed to Green Flag Award standard (previously **indicator 4c**).

The Council do not feel that it is necessary to continue monitoring this information and therefore these indicators are not reported on in this AMR.

Local Output Indicators – as included in the adopted Local Development Framework

Core Strategy DPD (January 2007) and Development Control Policies DPD (July 2007)

	Ref	Indicator Description	Page
Housing	LOA1	Housing completions by number of bedrooms	84
	LOA2	Affordable housing completions by tenure	75
	LOA3	Affordable housing completions on rural exception sites	76
	LOA4	Number of caravans on unauthorised Gypsy & Traveller sites	78
	LOA5	Market housing completions on developments of up to 10 dwellings by number of bedrooms	85
	LOA6	Cumulative percentage of dwellings completed on previously developed land	66
	LOA7	Affordable housing completions as a percentage of all housing completions on sites of 2 or more dwellings	*
	LOA8	Affordable dwellings permitted as a percentage of all dwellings permitted on sites of 2 or more dwellings where Policy HG/3 applies	76
	LOA14	Travelling Showpeople plots completed	77
	CO2c → LOB2	Net density of completed new housing developments on sites of 9 or more dwellings	69
	LOB3	Average net density of completed new housing developments on sites of 9 or more dwellings	70
	LOE1	(i) Average size of housing developments split by settlement category; (ii) Largest housing development in each settlement category; and (iii) Total dwellings built by settlement category.	80 81 82
Employment, Community Facilities & Local Services	LOA9	Amount of committed floorspace for retail, office and leisure uses and financial & professional services	102
	LOA10	Amount and type of completed employment land	91 & 92
	LOF1	Investment secured for infrastructure and community facilities through developer contributions	109-112
	CO1b → LOA11	Amount of completed employment floorspace on allocated land	93
	CO1e → LOA12	Amount of employment land lost on allocated land and in South Cambridgeshire	98
	CO1f → LOA13	Amount of employment land lost to residential development within village development frameworks and in South Cambridgeshire	98
	CO3b → LOB4	Amount of new residential development within 30 minutes public transport journey time of key services	107

* The Council does not feel that it is necessary to continue monitoring **indicator LOA7** as **indicator LOA8** more effectively monitors the implementation of the Council's policy for the provision of affordable housing.

	Ref	Indicator Description	Page
Built & Natural Environment	LOB1	Gains or losses of open space and outdoor recreation land resulting from new developments and percentage of planning permissions meeting open space standards	114
	LOE2	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	118
	LOG1	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	124
	LOG2	Proportion of development proposals greater than 1,000 sqm or 10 dwellings including renewable energy technologies providing at least 10% of their predicted energy requirements	116
	LOI1	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	117
	CO8i → LOI2	Habitats and species affected by new developments	121
	LOJ1	Number of listed buildings and number that are at risk	122
	LOK1	Amount of inappropriate development completed in the Green Belt	118-119

Site Specific Policies DPD (January 2010)

	Ref	Indicator Description	Page
Site Specific Policies DPD	SSLO1	Residential densities at Cambourne	70
	SSLO2	Dwelling completions at North of Impington Lane, Impington	36
	SSLO3	Dwelling completions at Powell's Garage, Woollards Lane, Great Shelford	36
	SSLO4	Dwelling completions at Fulbourn & Ida Darwin Hospitals	106
	SSLO5	Development at sites allocated for B1 employment use	94
	SSLO6	Development at sites allocated for B1 / B2 / B8 employment use	94
	SSLO7	Development at Cambridge Northern Fringe West (Orchard Park)	36 & 105
	SSLO8	Development at North West Cambridge Huntingdon Road to Histon Road	105
	SSLO9	Development at Bayer CropScience, Hauxton	106
	SSLO10	Papworth Everard Village Development	106
	SSLO11	Progress of open space allocations	114
	SSLO12	Green separation at Northstowe	^

^ Monitoring of this indicator can only be done when detailed planning permission(s) have been granted.

Statement of Community Involvement (January 2010)

Ref	Indicator Description	Page
SCI1	Customer Satisfaction with the Council's Planning Application Service	125
SCI2	Equality & Diversity Characteristics of the Council's Plan Making Respondents	125-126
SCI3	Customer Satisfaction with the Council's Plan Making Consultations	126

Area Action Plans

Until detailed planning permissions are approved for these areas, it is not possible to include data on these indicators in the Annual Monitoring Report.

	Ref	Indicator Description	Page
Northstowe (July 2007)	NS01	Total housing completions	105
	NS02	Housing density	n/a
	NS03	Housing mix: completions by number of bedrooms	n/a
	NS04	Employment land supply by type	105
	NS05	Distance to public transport	n/a
	NS06	Distance to public open space	n/a
Cambridge East (February 2008)	CE01	Total housing completions	103-104
	CE02	Housing density	n/a
	CE03	Housing mix: completions by number of bedrooms	n/a
	CE04	Employment land supply by type	103-104
	CE05	Distance to public transport	n/a
	CE06	Distance to public open space	n/a
	CE07	Renewable energy installed by type	n/a
	CE08	Investment secured for infrastructure and community facilities through developer contributions	n/a
Cambridge Southern Fringe (February 2008)	CSF01	Total housing completions	36 & 104
	CSF02	Housing density	71
	CSF03	Housing mix: completions by number of bedrooms	n/a
	CSF04	Employment land supply by type	104
	CSF05	Distance to public transport	n/a
	CSF06	Distance to public open space	n/a

	Ref	Indicator Description	Page
North West Cambridge (October 2009)	NWC01	Total number of: (i) units of student accommodation completed (ii) housing completions / annual rate	104
	NWC02	Housing density	n/a
	NWC03	Percentage of housing which is affordable	n/a
	NWC04	Employment land supply by type	104
	NWC05	Employment uses in the local centre	n/a
	NWC06	Distance to public transport	n/a
	NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	n/a
	NWC08	Public open space and recreation facilities	n/a
	NWC09	Sustainable development: (i) amount of residential development designed in line with the Code for Sustainable Homes (ii) amount of non-residential development designed in line with BREEAM	n/a
	NWC10	Renewable energy installed by type	n/a
	NWC11	Water conservation	n/a
	NWC12	Investment secured for infrastructure and community facilities through developer contributions	n/a

Local Output Indicators – as included in the emerging Local Plan

Proposed Submission Local Plan (submitted in March 2014, as proposed to be modified)

As requested by the Inspectors at the joint hearing session for Matter 5: Infrastructure / Monitoring / Viability, the Councils undertook a review of their monitoring frameworks and requirements in their respective Local Plans to ensure that the monitoring indicators were SMART so that the Local Plans could be found sound in relation to this issue.

In July 2017, the Councils submitted to the Inspectors proposed modifications relating to their monitoring indicators, and this revised list of indicators (with the consequential changes to the indicator number) is set out in the table below:

	Indicator Number	Indicator Description	Page
Spatial Strategy	M1	Greater Cambridge Housing Trajectory showing: <ul style="list-style-type: none"> net additional dwellings completed in previous years and the current year; predicted completions in future years; progress against the housing target for the plan period; and rolling five year supply plus relevant buffer (jointly with Cambridge City Council). 	35, 41-53, 64-65
	M2	Total dwellings completed annually and cumulatively in Greater Cambridge by development sequence, including by settlement category within the rural area	82
	M3	Affordable housing completions	73-74
	M4	Amount and type of completed employment floorspace on previously developed land	93
	M5	Percentage of new and converted dwellings completed on previously developed land	67
	M6	(a) Number of new jobs created (b) Amount and type of completed and committed employment floorspace and land	89, 90-92, 94-97
Strategic Sites	M7	Progress and development on strategic site allocations	103-106
Climate Change	M8	Renewable energy capacity installed and with planning permission by type	115-116
	M9	Proportion of development proposals permitted for all new dwellings and new non-residential buildings of 1,000 m ² or more reducing carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies	π
	M10	Number of planning permissions granted where the Environment Agency initially objected on water quality grounds	123-124
	M11	Number of planning permissions granted where the Environment Agency initially objected on flooding grounds	123-124

	Indicator Number	Indicator Description	Page
	M12	Proportion of new homes permitted achieving water consumption levels equivalent to 110 litres per person per day or less	π
	M13	Proportion of non-residential developments permitted demonstrating a minimum water efficiency standard equivalent to the BREEAM non-residential standard for 2 credits for water use levels	π
Protecting and Enhancing the Natural and Historic Environment	M14	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	117
	M15	Amount of inappropriate development permitted in the Green Belt	118-119
	M16	Amount of development completed within or adjacent to a Protected Village Amenity Area (PVAA) that would have an adverse impact on its character, amenity, tranquillity or function.	π
	M17	Amount of development completed within a Local Green Space that would adversely impact on its character and particular local significance	π
	M18	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	118
	M19	Change in areas of biodiversity importance (international, national and local designations)	120
Delivering High Quality Homes	M20	Average net density of all completed new housing developments on sites of 9 or more dwellings at urban extensions, new settlements, Rural Centres, Minor Rural Centres, and Group Villages	70
	M21	Housing completions by number of bedrooms	84
	M22	Market housing permitted on developments of over 10 dwellings by number of bedrooms	π
	M23	Affordable housing completions on rural exception sites	76
	M24	Progress towards City Deal commitment to deliver an additional 1,000 new homes on rural exception sites	54-60
	M25	Gypsy & Traveller pitches and Travelling Showpeople plots completed	77
	M26	Meeting the needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.	π
	M27	Number of caravans on unauthorised Gypsy & Traveller sites	78
	M28	Progress and development on residential allocations at villages (Policy H/1), and at Bayer CropScience Site (Hauxton), Papworth Everard West Central, Fen Drayton Former LSA Estate, Fulbourn and Ida Darwin Hospitals, and Histon & Impington Station area	36, 103-106
	M29	Development of Residential Moorings at Chesterton Fen Road, Milton	π
	M30	Number of homes completed to the accessible and adaptable dwellings M4(2) standard	π

	Indicator Number	Indicator Description	Page
	M31	Affordable dwellings permitted as a percentage of all dwellings permitted on sites where the policy requiring affordable dwellings applies	π
Building a Strong and Competitive Economy	M32	Amount of employment land lost to non-employment uses i) total ii) within development frameworks iii) to residential development	98
	M33	Amount of completed and committed floorspace for retail	99-100, 102
	M34	Progress and development on allocations at Cambridge Science Park, land south of Cambridge Biomedical Campus, Fulbourn Road East, for employment uses (Policies E/3 and E/4), Papworth Hospital, Histon & Impington Station area, , Dales Manor Business Park (Sawston), Green End Industrial Estate (Gamlingay), Bayer CropScience Site (Hauxton), and Papworth Everard West Central	103-106
Promoting Successful Communities	M35	Progress of open space allocations	114
	M36	Loss of recreation areas, allotments and community orchards resulting from new developments	π
	M37	Provision of open space, outdoor recreation and children's play space resulting from new developments	π
Promoting and Delivering Sustainable Transport and Infrastructure	M38	Investment secured for infrastructure and community facilities through developer contributions	109-112

π Monitoring of these indicators can only be done when the Local Plan has been adopted, as they are new policies or are significantly different from the existing policy.

Significant Effect Indicators

Sustainability Appraisal Scoping Report (January 2006)

	Ref	Indicator Description	Page
Land and Water Resources	SE1	Percentage of new and converted dwellings completed on previously developed land [see Core Indicator CO-H3]	67
	SE2	Average net density of new dwellings completed [see Local Indicator LOB3]	70
	SE3	KWh of gas and electricity consumed per consumer per year	127 & 128
	SE4	Generating potential of renewable energy sources	128
	SE5	Water consumption per head per day	129
Biodiversity	SE6	Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition	130
	SE7	Total area designated as Sites of Special Scientific Interest (SSSIs)	130
	SE8	Area of Local Nature Reserves per 1,000 people	130
	SE9	Progress in achieving priority BAP targets	131
	SE10	Percentage of Rights of Way that are easy to use	131
Landscape, Townscape and Archaeology	SE11	Percentage of Listed Buildings classified as being at risk [see Local Indicator LOJ1]	122
	SE12	Percentage of the total built-up area falling within Conservation Areas	132
	SE13	(i) Residents' satisfaction with the quality of the built environment (ii) Percentage of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live	132
	SE14	(i) Percentage of new homes developed to Ecohomes 'good' or 'excellent' standard (ii) Cumulative number of Code for Sustainable Homes certificates issued in South Cambridgeshire	132-133
Climate Change and Pollution	SE15	Carbon dioxide emissions	135
	SE16	(i) Annual average concentration of nitrogen dioxide (ii) Annual mean number of days when PM ₁₀ levels exceeded a daily mean of 50 µg/m ³	135-136
	SE17	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over a 12 hour period	136
	SE18	(i) Percentage of main rivers of 'good' or 'fair' quality (ii) Ecological status of main rivers	139
	SE19	Household waste collected	139-140
	SE20	Percentage of household waste collected which is recycled or composted	140
	SE21	Number of properties at risk to flooding	141

	Ref	Indicator Description	Page
Healthy Communities	SE22	Life expectancy at birth	142
	SE23	Percentage of residents with a limiting long-term illness	142
	SE24	Number of recorded crimes per 1,000 people	142
	SE25	Percentage of residents feeling safe after dark	143
	SE26	Hectares of strategic open space per 1,000 people	143
	SE27	Number of sports pitches available for public use per 1,000 people	143
Inclusive Communities	SE28	Percentage of the district's population with each settlement category	144-145
	SE29	(i) Percentage of residents who feel their local area is harmonious (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together	145
	SE30	Indices of multiple deprivation	145
	SE31	House price: earnings ratio	146
	SE32	Median gross household income	146
	SE33	% of all dwellings completed that are affordable [see Core Indicator CO-H5]	73
	SE34	(i) % of adults who feel they can influence decisions affecting their local area (ii) % of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	146
	SE35	(i) % of adults who have provided support to others (ii) % of people who have participated in regular formal volunteering in last twelve months	147
Economic Activity	SE36	Number of people unemployed claiming Job Seekers Allowance	148
	SE37	% of residents aged 16-74 in employment and working within 5km of home or at home	148
	SE38	% of all 15/16 year olds achieving 5 or more GCSE / GNVQ passes at A*-C grade	149
	SE39	% of primary school pupils achieving Level 4 or higher in English, Maths and Science	150
	SE40	Average point score per student entered into GCE / VCE / Applied A/AS and equivalent examinations	151
	SE41	% of resident population with NVQ level 1 (or equivalent) and above	152
	SE42	Infrastructure investment [see Local Indicator LOF1]	109-112
	SE43	Annual net change in VAT and / or PAYE registered firms	152
	SE44	Economic Activity Rate	152
	SE45	Number of people in employment	152
	SE46	Industrial composition of employee jobs	153

	Ref	Indicator Description	Page
Land	SA1	% of new and converted dwellings on previously developed land [see Core Indicator CO-H3]	67
	SA2	Amount and type of completed employment on previously developed land [see Core Indicator CO-BD2]	93
	SA3	Average density of new residential development completed [see Local Indicator LOB3]	70
	SA4	% of household waste which is recycled or composted [see Significant Effects Indicator 20]	140
	SA5	Household waste collected per person per year [see Significant Effects Indicator 19]	139-140
Pollution	SA6	Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (at monitoring points) [see Significant Effects Indicator 16]	135-136
	SA7	Annual mean number of days when PM10 levels exceeded a daily mean of $50\mu\text{g}/\text{m}^3$ [see Significant Effects Indicator 16]	135-136
	SA8	% of surface waters meeting the Water Framework Directive 'good' status or better for water quality [see Significant Effects Indicator 18]	139
Biodiversity	SA9	Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS) [see Core Indicator CO-E2]	120
	SA10	Amount of new development within, or likely to adversely affect, internationally or nationally important nature conservation areas [see Local Indicator LOI1]	117
	SA11	% of SSSIs in favourable or unfavourable recovering condition [see Significant Effects Indicator 6]	130
	SA12	Progress in achieving priority BAP targets [see Significant Effects Indicator 9]	131
	SA13	Proportion of 'local sites' where positive conservation management has been or is being implemented	131
	SA14	Area of strategic open space per 1000 people [see Significant Effects Indicator 26]	143
	SA15	% of rights of way that are easy to use [see Significant Effects Indicator 10]	131
Landscape, Townscape and Cultural Heritage	SA16	% of total built-up areas falling within conservation areas [see Significant Effects Indicator 12]	132
	SA17	Countryside Quality Counts – areas inconsistent with (local) landscape character	133
	SA18	Number of listed buildings and number that are at risk [see Local Indicator LOJ1]	122
	SA19	Other Heritage Assets at risk	134
	SA20	Satisfaction rating for quality of the built environment [see Significant Effects Indicator 13]	132
	SA21	Buildings for Life Assessments – number of developments achieving each standard [see Core Indicator CO-H6]	86-88

	Ref	Indicator Description	Page
Climate Change	SA22	Residential development assessed for Code for Sustainable Homes [see Significant Effects Indicator 14]	132-133
	SA23	Carbon Dioxide emissions by sector and per capita [see Significant Effects Indicator 15]	135
	SA24	Renewable energy capacity installed by type [see Core Indicator CO-E3i]	115-116
	SA25	Kilowatt hours of gas and electricity consumed per household per year [see Significant Effects Indicator 3]	127-128
	SA26	Water consumption per head per day [see Significant Effects Indicator 5]	129
	SA27	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures [see Local Indicator LOG1]	124
Health	SA28	Life expectancy at birth [see Significant Effects Indicator 22]	142
	SA29	% of residents with a long-term illness [see Significant Effects Indicator 23]	142
	SA30	Number of recorded crimes per 1000 people [see Significant Effects Indicator 24]	142
	SA31	% of people feeling safe after dark [see Significant Effects Indicator 25]	143
	SA32	Hectares of outdoor sport and play space per 1000 people [see Significant Effects Indicator 27]	143
Housing	SA33	Total and % of dwellings completed that are affordable [see Core Indicator CO-H5]	73
	SA34	House price to earnings ratio [see Significant Effects Indicator 31]	146
	SA35	Delivery of Extracare Housing	147
	SA36	Number of new Gypsies and Travellers pitches and Travelling Showpeople plots [see Core and Local Indicators CO-H4 and LOA14]	77
	SA37	i) % of residents who feel their local area is harmonious ii) % of residents that definitely agree or tend to agree that their local area is a place where people from different backgrounds get on well together [see Significant Effects Indicator 29]	145
	SA38	Index of multiple deprivation [see Significant Effects Indicator 30]	145
	SA39	Amount of new residential development within 30 minutes public transport journey time of key services [see Local Indicator LOB4]	107
	SA40	i) % of adults who feel they can influence decisions affecting their local area ii) % of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area [see Significant Effects Indicator 34]	146
	SA41	% of people who have participated in regular formal volunteering in last twelve months [see Significant Effects Indicator 35]	147

	Ref	Indicator Description	Page
Economic Activity	SA42	Number of people in employment [see Significant Effects Indicator 45]	152
	SA43	Annual net change in VAT registered firms [see Significant Effects Indicator 43]	152
	SA44	Industrial composition of employee jobs [see Significant Effects Indicator 46]	153
	SA45	% of people claiming Job Seekers Allowance [see Significant Effects Indicator 36]	148
	SA46	% of residents aged 16-64 in employment and working within 5km of home or at home [see Significant Effects Indicator 37]	148
	SA47	Economic Activity Rate [see Significant Effects Indicator 44]	152
	SA48	Median gross household income [see Significant Effects Indicator 32]	146
	SA49	Investment secured for infrastructure and community facilities through developer contributions [see Local Indicator LOF1]	109-112
	SA50	% of 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A* to C grade [see Significant Effects Indicator 38]	149
Transport	SA51	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12 hour period [see Significant Effects Indicator 17]	136
	SA52	Cycling trips index	137
	SA53	Congestion – average journey time per mile during the am peak environment	137
	SA54	Investment secured for transport infrastructure through developer contributions [see Local Indicator LOF1]	109-112
	SA55	People killed or seriously injured in road traffic accidents	138

4. Core and Local Output Indicators

Housing Completions

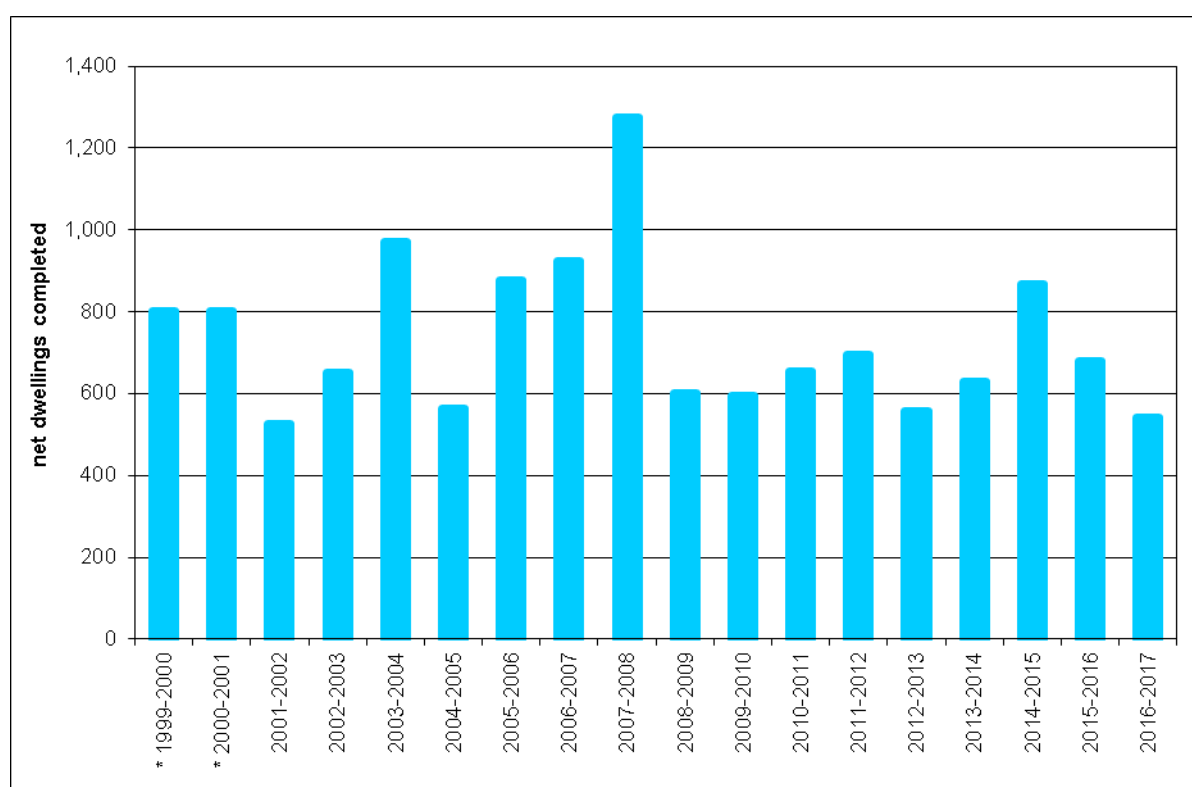
- 4.1 The Council's **Core Strategy** (January 2007) proposes in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. The development strategy focusses a large proportion of these new homes in sustainable locations on the edge of Cambridge and at the new town of Northstowe, with relatively few homes in rural areas, particularly the smaller villages.
- 4.2 The new **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made for 19,000 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. Local Plans are required by the **National Planning Policy Framework** and **National Planning Practice Guidance** to meet the objectively assessed housing, business and other development needs of their area, unless there are any adverse impacts of doing so that would significantly and demonstrably outweigh the benefits. The objectively assessed need for the district is identified in the **Strategic Housing Market Assessment (SHMA) for the Cambridge Sub Region Housing Market Area**.
- 4.3 Joint examination hearing sessions with Cambridge City Council were held between November 2014 and April 2015 covering strategic issues, including housing and employment needs. The **Inspectors** wrote to the Councils in [May 2015](#) setting out their initial findings and inviting the Councils to undertake additional work, including in relation to objectively assessed need for new housing. The additional work undertaken relating to calculating the objectively assessed need¹³ for the district has resulted in the Council concluding that provision should be made for 19,500 dwellings in the district during the plan period from 2011 to 2031. The Council consulted on a **proposed modification**¹⁴ to **Policy S/5**, in December 2015 – January 2016, to increase the housing requirement from 19,000 dwellings to 19,500 dwellings, prior to submitting its Proposed Modifications to the Inspectors on 31 March 2016¹⁵. Further joint hearings were subsequently held in June 2016 to consider matters arising from the additional work undertaken by the Councils.

¹³ [Objectively Assessed Housing Need: Further Evidence](#)

¹⁴ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

¹⁵ [South Cambridgeshire Local Plan Proposed Modifications \(March 2016\)](#)

Figure 4.1: Net additional dwellings completed (*Indicators CO-H2a, CO-H2b and M1*)



* For the period 1999-2001, data is only available for a two-year period; this figure has been split evenly across the two years on the graph.

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
1,602	525	653	972	563	877	923	1,274	602	595	655	694	556	631	867	679	543

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.2: Annual housing completions at Cambourne

Before mid 1999	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
42	361	213	337	620	151	377	267	219	190	162	206	154	151	129	239	201	95

Source: Research & Monitoring - Cambridgeshire County Council

Figure 4.3: Annual housing completions at North of Impington Lane, Impington (Indicator SSLO2)

2012-2013
31

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.4: Annual housing completions at Powells Garage, Great Shelford (Indicator SSLO3)

2011-2012
24

Source: Research & Monitoring - Cambridgeshire County Council

Figure 4.5: Annual housing completions at Orchard Park (Indicator SSLO7)

2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
100	290	148	103	95	56	34	15	75	39	30

Source: Research & Monitoring - Cambridgeshire County Council

Figure 4.6: Annual housing completions at Cambridge Southern Fringe (Trumpington Meadows) (Indicator CSF01)

2014-2015	2015-2016	2016-2017
29	2	62

Source: Research & Monitoring - Cambridgeshire County Council

Figure 4.7: Annual housing completions within Fen Drayton Former Land Settlement Association Estate (Indicator M28)

2014-2015	2015-2016	2016-2017
1	4	3

Source: Research & Monitoring - Cambridgeshire County Council

The Housing Trajectory

- 4.4 The Council's adopted housing requirement is set out in **Policy ST/2** of the **Core Strategy** (adopted in January 2007). This has been determined to now be out of date, but it remains part of the adopted development plan.
- 4.5 The new **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made for 19,000 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. Joint examination hearing sessions with Cambridge City Council were held between November 2014 and April 2015 covering strategic issues, including housing and employment needs. The **Inspectors** wrote to the Councils in [May 2015](#) setting out their initial findings and inviting the Councils to undertake additional work, including in relation to objectively assessed need for new housing. The additional work undertaken relating to calculating the objectively assessed need¹⁶ for the district has resulted in the Council concluding that provision should be made for 19,500 dwellings in the district during the plan period from 2011 to 2031. The Council consulted on a **proposed modification**¹⁷ to **Policy S/5**, in December 2015, to increase the housing requirement from 19,000 dwellings to 19,500 dwellings, prior to submitting its Proposed Modifications to the Inspectors on 31 March 2016¹⁸. Further joint hearings were subsequently held in June 2016 to consider matters arising from the additional work undertaken by the Councils.
- 4.6 The housing requirements are summarised in figure 4.8.

Figure 4.8: Plan periods and housing requirements (*Indicator CO-H1*)

	Adopted / Submitted	Period of Plan	Housing Provision Required	Annualised Requirement
Core Strategy	Adopted January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings
Local Plan	Submitted in March 2014	1 April 2011 – 31 March 2031	19,000 dwellings	950 dwellings
Local Plan (Proposed Modifications)	Submitted in March 2016	1 April 2011 – 31 March 2031	19,500 dwellings	975 dwellings

- 4.7 The Council prepares a housing trajectory as part of its Annual Monitoring Report to set out the latest predictions of housing delivery over the following 15-year period or to the end of the plan period, whichever is longer. The housing trajectory for Greater Cambridge is included as figure 4.9 and for South Cambridgeshire as figure 4.10.
- 4.8 The Council aims to ensure that its housing trajectory is as robust and realistic as possible. The housing trajectory has been produced in consultation with the various agents, developers and landowners responsible for: the major developments included in the adopted **Area Action Plans**; the housing allocations included in the **Site Specific Policies DPD**; the new strategic and village allocations included in the

¹⁶ [Objectively Assessed Housing Need: Further Evidence](#)

¹⁷ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

¹⁸ [South Cambridgeshire Local Plan Proposed Modifications \(March 2016\)](#)

Local Plan; and sites of 10 or more dwellings with planning permission or a resolution to grant planning permission by the Council's planning committee. An assessment of each site in the housing trajectory is included in Appendix 1.

- 4.9 Data for the housing trajectory is gathered from various sources. A questionnaire is sent to the agent, developer or landowner of each of the sites asking them to provide details on whether the site is deliverable, available and achievable (these are the tests set out in the **National Planning Policy Framework**), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent with Cambridge City Council to developers of joint sites on the edge of Cambridge. Where the Council does not receive a completed questionnaire, annual completions are estimated based on: survey data collected by Cambridgeshire County Council, information included with the planning application or representations to the Local Plan, information known by the case officer, and / or using the Council's typical assumptions for housing delivery. The information on sites being developed by Registered Providers (previously known as Housing Associations) is provided by the Housing Strategy Team and reflects their discussions on expected start and completion dates.
- 4.10 The Council's typical assumptions for housing delivery are:
- a housebuilder completes approximately one market dwelling per week;
 - for windfall developments within or on the edge of a village no more than 50 market dwellings per year will be completed;
 - from submission of an outline planning application to start on site is approximately three years or from outline planning permission approved to start on site is approximately two years;
 - from submission of a reserved matters planning application to start on site is approximately 18 months or from reserved matters planning permission approved to start on site is approximately one year; and
 - from submission of a full planning application to start on site is approximately two years or from full planning permission approved to start on site is approximately one year.
- 4.11 The published housing trajectory (see figures 4.9 and 4.10) shows the current anticipated delivery in Greater Cambridge and South Cambridgeshire based on information collected between August and November 2017. An assessment of each site reviewed is included in Appendix 1. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery.
- 4.12 The Council has been pro-active in plan making over many years and is keen to ensure that once the Local Plan is adopted it is able to demonstrate a five year housing land supply until the plan is reviewed. The housing trajectory takes a robust and cautious approach to the delivery of sites, particularly in the delivery assumptions for strategic sites. It has in some cases taken a more cautious delivery rate than site promoters have suggested, informed by the typical assumptions outlined above. Where this is the case, it is made clear in the site commentary (see Appendix 1) that accompanies the housing trajectory. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions on the sites in the housing trajectory. Therefore, if in future years there is evidence of higher actual annual

completions or a site coming forward sooner, this will be considered in the preparation of future housing trajectories.

- 4.13 Against the various requirements and plan periods, the housing trajectory shows:
- **Core Strategy Policy ST/2** (adopted in January 2007) – 12,668 dwellings were delivered during the plan period 1999 to 2016. The new **Local Plan** identifies an up to date housing requirement for 2011-2031 that will provide for the objectively assessed needs of the district.
 - **Local Plan Policy S/5** (Proposed Modifications, submitted in March 2016) – 23,586 dwellings are expected to be delivered during the plan period 2011 to 2031, this provides flexibility over our requirement to respond to changing conditions as required in the **NPPF**.

Greater Cambridge Housing Trajectory

- 4.14 South Cambridgeshire District Council and Cambridge City Council are party to a **Memorandum of Co-operation** agreed in May 2013, which sets out the continued support of all the Councils in the wider Cambridge Sub Region housing market area to the development strategy for the area and also the Councils' commitment to meet in full the objectively assessed needs of the housing market area. Both South Cambridgeshire District Council and Cambridge City Council have committed to meeting their respective objectively assessed needs in full in their Local Plans.
- 4.15 In September 2014, Cambridge City Council and South Cambridgeshire District Council agreed a **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory**. This memorandum sets out the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The Councils' written statement to [Matter 1: Legal Process and Requirements](#) sets out proposed modifications to the Local Plan (submitted in March 2014) to give effect to the Memorandum. The Councils undertook a joint consultation on proposed modifications in December 2015¹⁹ and submitted them to the Inspectors in March 2016²⁰.
- 4.16 The merits of a joint housing trajectory for the Greater Cambridge area were considered at the Matter 8: Housing Land Supply and Delivery hearings. The merits of this approach were not addressed in the initial findings letter from the Inspectors of [20 May 2015](#). The Councils requested that the Inspectors reconsider issuing a view on the principle of the joint housing trajectory given the five year land supply issues in South Cambridgeshire. The Inspectors responded that they did not consider it appropriate to reach any conclusions on the principle of the joint housing trajectory in advance of knowing the outcome of the further work that the Councils have subsequently undertaken. The Councils remain committed to the **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory** and the proposed modifications to the Local Plans to give effect to the joint trajectory were included in the Proposed Modifications to the Local Plans submitted to the Inspector

¹⁹ [Cambridge and South Cambridgeshire Modifications Consultation](#)

²⁰ [South Cambridgeshire Local Plan Proposed Modifications \(March 2016\)](#)

in March 2016²¹. The Inspectors' conclusion on the joint housing trajectory will be included in their report in due course.

- 4.17 Each Council has produced its own housing trajectory to demonstrate how it is meeting its own housing requirement within its own Local Plan in full. The **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory** will not be relied upon or used in relation to planning decisions and planning appeals until the Inspectors examining the Local Plan have reported on the approach and found it to be 'sound'.
- 4.18 The Greater Cambridge housing trajectory (see figure 4.9) has been produced by combining the housing trajectories for both districts. Detailed information on the sites in South Cambridgeshire is included in figure 4.10 and Appendix 1. Detailed information on the sites in Cambridge is included in the Cambridge Annual Monitoring Report 2016-2017²².
- 4.19 The joint housing trajectory for the Greater Cambridge area shows that Cambridge is delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period, whilst South Cambridgeshire is delivering housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery. In particular, the cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area, consistent with the development strategy contained in both submitted Local Plans.

²¹ [South Cambridgeshire Local Plan Proposed Modifications \(March 2016\)](#) and [Cambridge Local Plan Proposed Modifications \(March 2016\)](#)

²² Cambridge Annual Monitoring Reports: <https://www.cambridge.gov.uk/content/annual-monitoring-reports>

Figure 4.9: Greater Cambridge Housing Trajectory 2011-2031 (Indicator CO-H2c; Indicator CO-H2d; Indicator M1)

																									Totals			
		For more detail, see:	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2017-2021			
Completions	Actual Completions																											
	Cambridge	Table C1 *	352	472	1,325	713	892	1,178																	4,932	0		
	South Cambridgeshire	Table SC1a	694	556	631	867	679	543																	3,970	0		
Allocations	Cambridge Urban Area																											
	Cambridge - existing allocations	Table C2 *							0	0	26	200	0	98	82	84	40	78	0	0	96	115	0		819	226		
	Cambridge - new allocations	Table C3 *							0	0	54	77	128	140	130	95	120	83	90	100	160	146	0		1,323	259		
	South Cambridgeshire - existing allocations	Table SC2							0	42	0	0	105	0	0	0	0	0	0	0	0	0	0		147	147		
	South Cambridgeshire - new allocations	Table SC2							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
	Cambridge Fringe Sites																											
	Cambridge - existing allocations	Table C4 *							1,187	337	300	403	657	592	542	422	382	382	139	0	0	0	0		5,343	2,884		
	Cambridge - new allocations	Table C5 *							0	0	60	130	110	50	50	30	0	0	0	0	0	0	0		430	300		
	South Cambridgeshire - existing allocations	Table SC3							123	179	248	344	407	408	408	333	323	208	335	340	295	200	250		4,151	1,301		
	South Cambridgeshire - new allocations	Table SC3							0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0		
	New Settlements																											
	South Cambridgeshire - existing allocations	Table SC4							117	186	200	200	250	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953		
	South Cambridgeshire - new allocations	Table SC4							0	0	0	0	160	300	400	400	400	400	400	400	400	400	400	8,840	3,660	160		
	Rural Area																											
	South Cambridgeshire - existing allocations	Table SC5							118	260	86	58	50	50	0	0	0	0	53	0	0	0	0		675	572		
	South Cambridgeshire - new allocations	Table SC5							28	56	239	351	310	275	250	200	150	150	150	150	150	150	935		2,609	984		
Windfalls	Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission																											
	Cambridge	Table C6 *							148	97	34	34	35	5	0	0	0	0	0	0	0	0	0		353	348		
	South Cambridgeshire	Table SC6							273	451	1,057	827	360	138	75	40	0	0	0	0	0	0	0		3,221	2,968		
	Windfall Allowance																											
	Cambridge	Table C6 *							0	0	61	62	61	123	123	123	123	123	123	124	124	124	0		1,294	184		
South Cambridgeshire	Table SC6							0	0	0	50	100	200	200	200	200	200	200	200	200	200	0		1,950	150			
Totals			1,046	1,028	1,956	1,580	1,571	1,721	1,994	1,608	2,365	2,736	2,733	2,629	2,510	2,177	1,988	1,874	1,740	1,564	1,675	1,585	16,809	38,080	11,436			

Five Year Supply	2017-2022		2018-2023	
	Supply in Years	% of Supply Available	Supply in Years	% of Supply Available
Liverpool Method 5%	6.2	124%	6.6	132%
Liverpool Method 20%	5.4	108%	5.8	116%
Sedgefield Method 5%	5.7	114%	6.2	125%
Sedgefield Method 20%	5.0	100%	5.5	109%

NOTE:
* Tables C1-C6 are published in the Cambridge Annual Monitoring Report 2016-2017: www.cambridge.gov.uk/content/annual-monitoring-reports

Greater Cambridge Housing Trajectory

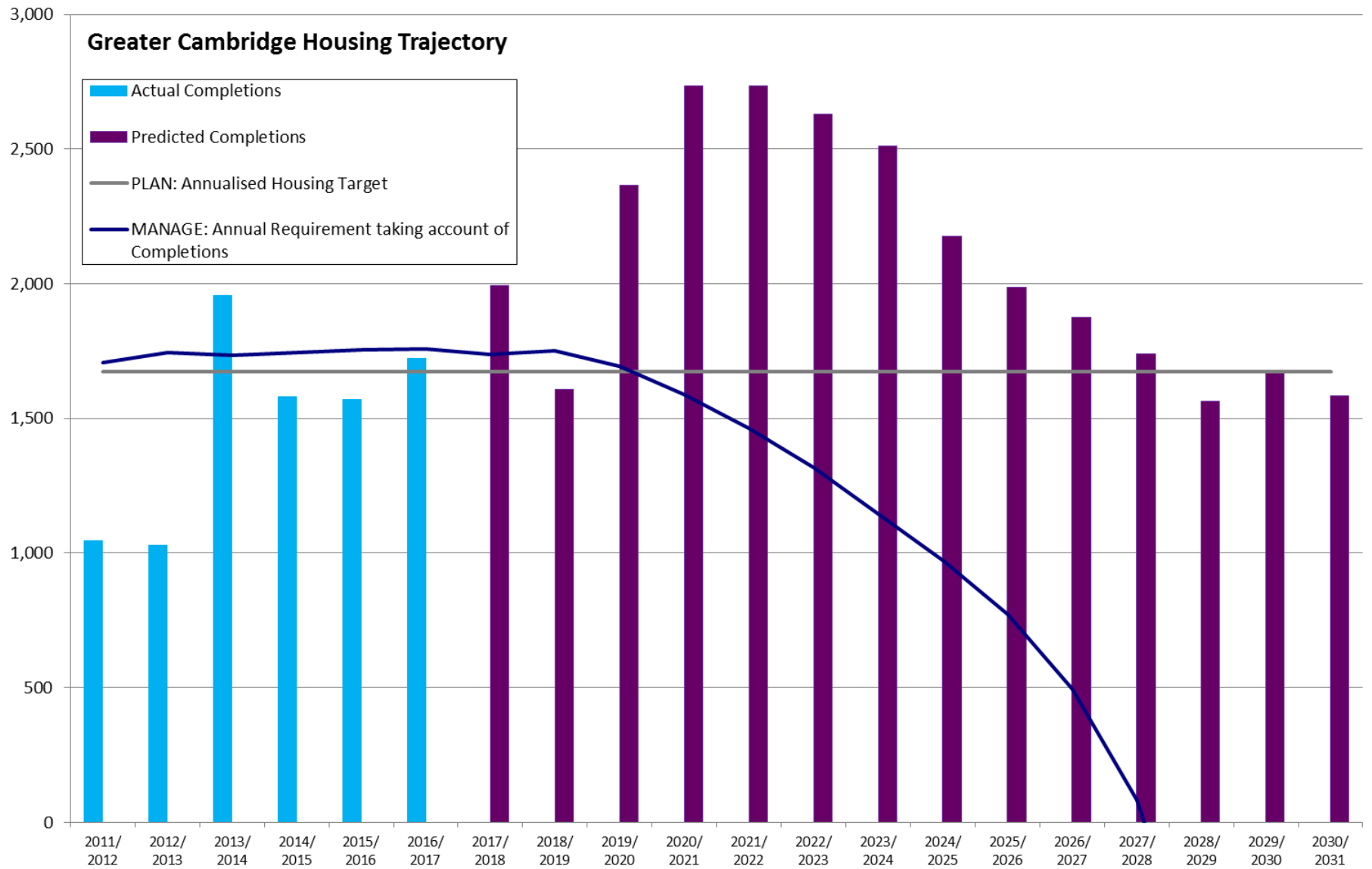
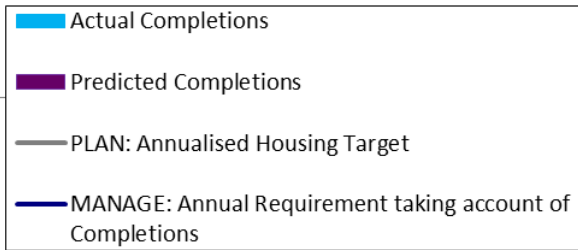


Figure 4.10: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d, Indicator M1)

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

																						Totals	
	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Plan Period: 2011-2031	Five Year Supply: 2017-2022
Completions																							
Actual Completions ^	694	556	631	867	679	543																3,970	0
Allocations - Cambridge Urban Area																							
Orchard Park - parcel K1							0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42
Orchard Park - parcel L2							0	0	0	0	63	0	0	0	0	0	0	0	0	0	0	63	63
Orchard Park - parcel Com 4							0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	42	42
Allocations - Cambridge Fringe Sites																							
North-West Cambridge (University Site)							0	49	138	139	185	200	200	125	115	0	0	0	0	0	0	1,151	511
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)							0	0	0	0	0	0	0	0	0	0	150	200	200	200	250	750	0
Cambridge East - north of Newmarket Road							0	0	0	85	140	140	140	140	140	140	140	140	95	0	0	1,300	225
Cambridge East - north of Cherry Hinton							0	0	0	0	35	68	68	68	68	68	45	0	0	0	0	420	35
Trumpington Meadows (Cambridge Southern Fringe)							123	130	110	120	47	0	0	0	0	0	0	0	0	0	0	530	530
Allocations - New Settlements																							
Northstowe							117	186	200	200	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953
Waterbeach New Town							0	0	0	0	100	200	250	250	250	250	250	250	250	250	6,700	2,300	100
Bourn Airfield New Village							0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	1,360	60
Allocations - Rural Area																							
Cambourne - additional 950 dwellings							68	117	18	0	0	0	0	0	0	0	0	0	0	0	0	203	203
Fulbourn & Ida Darwin Hospitals							0	0	0	50	50	50	0	0	0	0	53	0	0	0	0	203	100
Papworth West-Central							0	23	34	8	0	0	0	0	0	0	0	0	0	0	0	65	65
Former Bayer CropScience site, Hauxton							50	120	34	0	0	0	0	0	0	0	0	0	0	0	0	204	204
Cambourne West							0	0	25	130	150	150	150	150	150	150	150	150	150	150	695	1,655	305
Dales Manor Business Park, Sawston							0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	200	100
Land north of Babraham Road, Sawston							0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	80	80
Land south of Babraham Road, Sawston							0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	260	110
Land north of Impington Lane, Impington							0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25
Land west of New Road, Melbourn							24	20	21	0	0	0	0	0	0	0	0	0	0	0	0	65	65
Green End Industrial Estate, Gamlingay							0	0	5	30	25	25	0	0	0	0	0	0	0	0	0	85	60
East of Rockmill End, Willingham							0	15	47	10	0	0	0	0	0	0	0	0	0	0	0	72	72
Land at Bennell Farm, West Street, Comberton							0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	90	90
Land at Linton Road, Great Abington							0	5	40	0	0	0	0	0	0	0	0	0	0	0	0	45	45
Land at junction of High Street & Pampisford Road, Great Abington							4	16	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20
Land at Bancroft Farm, Church Lane, Little Abington							0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6
Land at Toseland Road, Graveley							0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6
Windfalls																							
Unallocated Sites with Planning Permission							273	451	821	647	308	138	75	40	0	0	0	0	0	0	0	2,753	2,500
Unallocated Sites with Resolution to Grant Planning Permission							0	0	236	180	52	0	0	0	0	0	0	0	0	0	0	468	468
Windfall Allowance							0	0	0	50	100	200	200	200	200	200	200	200	200	200	0	1,950	150
Totals	694	556	631	867	679	543	659	1,174	1,830	1,830	1,742	1,621	1,583	1,423	1,323	1,208	1,388	1,340	1,295	1,200	16,569	23,586	7,235

Five Year Supply	2017-2022		2018-2023	
	Supply in Years	% of Supply Available	Supply in Years	% of Supply Available
Liverpool Method 5%	6.2	124%	6.8	136%
Liverpool Method 20%	5.4	109%	6.0	119%
Sedgefield Method 5%	5.1	102%	5.5	110%
Sedgefield Method 20%	4.5	89%	4.8	97%

Notes:

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

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

	1999/ 2000 *	2000/ 2001 *	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																																	
Actual Completions ^	801	801	525	653	972	563	877	923	1,274	602	595	655	694	556	631	867	679	543															
Predicted Completions																			659	1,174	1,830	1,830	1,742	1,621	1,583	1,423	1,323	1,208	1,388	1,340	1,295	1,200	
Cumulative Completions																																	
Core Strategy (1999-2016)	801	1,602	2,127	2,780	3,752	4,315	5,192	6,115	7,389	7,991	8,586	9,241	9,935	10,491	11,122	11,989	12,668																12,668
Local Plan (2011-2031)													694	1,250	1,881	2,748	3,427	3,970	4,629	5,803	7,633	9,463	11,205	12,826	14,409	15,832	17,155	18,363	19,751	21,091	22,386	23,586	23,586
Annualised Housing Target over Plan Period																																	
Core Strategy	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176																20,000
Local Plan													975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	19,500
Annualised Housing Target taking Account of Actual / Predicted Completions																																	
Core Strategy	1,200	1,227	1,277	1,325	1,354	1,426	1,481	1,543	1,576	1,716	1,902	2,152	2,516	3,170	4,439	8,011	7,332																
Local Plan													990	1,014	1,036	1,047	1,072	1,109	1,144	1,141	1,079	1,004	922	834	727	611	469	284	-84	-796	-2,886	-4,086	
Comparison of Actual / Predicted Completions against Annualised Housing Target																																	
Core Strategy	-375	-375	-651	-523	-204	-613	-299	-253	98	-574	-581	-521	-482	-620	-545	-309	-497																
Local Plan													-281	-419	-344	-108	-296	-975	-316	199	855	855	767	646	608	448	348	233	413	365	320	225	

Notes:
* For the period 1999-2001, data is only available for a two year period; this figure has been split evenly across the two years in the table.
^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table SC2: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

																								Totals					Comments
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022	Available	Suitable	Achievable			
Existing Allocations																													
Orchard Park - parcel K1	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2725/14/OL & S/3223/15/FL	0.94	M (Co-Housing)	40	0	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40	Y	Y	Y		
			A (Co-housing)	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2					
			Total	42	0	42	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42	42					
Orchard Park - parcel L2	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/1760/14/OL & S/1294/16/FL	0.29	M	38	0	38	0	0	0	0	38	0	0	0	0	0	0	0	0	0	0	0	38	38	Y	Y	Y	The Council has taken a more cautious approach to delivery on this site to allow time for the sale of the site and the new landowner to take forward the development.	
			A	25	0	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	25	25						
			Total	63	0	63	0	0	0	0	63	0	0	0	0	0	0	0	0	0	0	63	63						
Orchard Park - parcel Com4	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2975/14/OL & S/2948/16/VC	0.12	M	25	0	25	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	25	25	Y	Y	Y		
			A	17	0	17	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	17	17						
			Total	42	0	42	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	42	42						
Total - Existing Allocations within Cambridge Urban Area							0	42	0	0	105	0	0	0	0	0	0	0	0	0	0	147	147						

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

[illegible]

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

																								Totals					Comments
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022	Available	Suitable	Achievable			
Existing Allocations																													
Northstowe - phase 1: parcel H1 (Bloor Homes)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/1416/16/RM	100.20	M	92	13	79	30	30	19	0	0	0	0	0	0	0	0	0	0	0	0	79	79	Y	Y	Y	The Council has taken a cautious approach to delivery and assumed that the site as a whole will deliver no more than 250 dwellings a year.		
			Total	92	13	79	30	30	19	0	0	0	0	0	0	0	0	0	0	0	0	0	79	79					
Northstowe - phase 1: parcel H2 (Barratt Homes)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/3477/16/RM		M	101	0	101	15	15	35	36	0	0	0	0	0	0	0	0	0	0	0	0	101	101	Y	Y		Y	
			A	34	0	34	0	15	19	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34					
			Total	135	0	135	15	30	54	36	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135				
Northstowe - phase 1: parcel H3 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/2776/16/RM		M	30	0	30	12	9	0	0	0	0	9	0	0	0	0	0	0	0	0	0	30	21	Y	Y		Y	
			A	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10					
			Total	40	0	40	12	19	0	0	0	0	9	0	0	0	0	0	0	0	0	0	40	31					
Northstowe - phase 1: parcel H4 (Bovis Homes)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/3174/16/RM		M	65	0	65	30	21	14	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	Y	Y		Y	
			A	19	0	19	0	14	5	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19					
			Total	84	0	84	30	35	19	0	0	0	0	0	0	0	0	0	0	0	0	0	84	84					
Northstowe - phase 1: parcel H11 (Taylor Wimpey)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/1620/17/RM		M	114	0	114	0	35	49	30	0	0	0	0	0	0	0	0	0	0	0	0	114	114	Y	Y		Y	
			A	38	0	38	0	7	9	22	0	0	0	0	0	0	0	0	0	0	0	0	38	38					
			Total	152	0	152	0	42	58	52	0	0	0	0	0	0	0	0	0	0	0	0	152	152					
Northstowe - phase 1: parcel H12 (Linden Homes)	Northstowe AAP, S/0388/12/OL, S/0390/12 (site wide masterplan) & S/3016/16/RM		M	255	0	255	30	14	35	35	35	35	35	35	36	0	0	0	0	0	0	0	255	149	Y	Y		Y	
			A	16	0	16	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16					
			Total	271	0	271	30	30	35	35	35	35	35	35	36	0	0	0	0	0	0	0	0	271	165				
Northstowe - phase 1 (remaining parcels)	Northstowe AAP, S/0388/12 & S/0390/12 (site wide masterplan)		M & A	726	0	726	0	0	15	77	165	165	156	148	0	0	0	0	0	0	0	0	726	257	Y	Y		Y	
			Total	726	0	726	0	0	15	77	165	165	156	148	0	0	0	0	0	0	0	0	726	257					
Total - Northstowe (phase 1)				1,500	13	1,487	117	186	200	200	200	200	200	184	0	0	0	0	0	0	0	1,487	903						
Northstowe - phase 2	Northstowe AAP, S/2011/14/OL & S/0390/12 (site wide masterplan)	195.65	M & A	3,500	0	3,500	0	0	0	0	50	50	50	66	250	250	250	250	250	250	1,784	1,716	50	Y	Y	Y			
			Total	3,500	0	3,500	0	0	0	0	50	50	50	66	250	250	250	250	250	250	1,784	1,716	50						
Northstowe - phase 3 and later phases	Northstowe AAP, Policy SS/7 (Local Plan) & S/0390/12 (site wide masterplan)	193.25	M & A	5,000	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0	Y	Y	Y			
			Total	5,000	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	0	0					
Total - Northstowe (all phases)				10,000	13	9,987	117	186	200	200	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953						
Total - Existing Allocations at New Settlements				10,000	13	9,987	117	186	200	200	250	250	250	250	250	250	250	250	250	250	250	6,784	3,203	953					
New Allocations																													
Waterbeach New Town	Policy SS/5 (Local Plan) & S/0059/17/OL (pending)	407.30	M & A	9,000	0	9,000	0	0	0	0	100	200	250	250	250	250	250	250	250	250	6,700	2,300	100	Y	Y	Y	The Council has taken a cautious approach to delivery and assumed that the site will deliver no more than 250 dwellings a year.		
			Total	9,000	0	9,000	0	0	0	0	100	200	250	250	250	250	250	250	250	250	6,700	2,300	100						
Bourn Airfield New Village	Policy SS/6 (Local Plan)	153.40	M & A	3,500	0	3,500	0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	1,360	60	Y	Y	Y	The Council has taken a cautious approach to delivery and assumed that the site will deliver no more than 150 dwellings a year.		
			Total	3,500	0	3,500	0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	1,360	60						
Total - New Allocations at New Settlements				12,500	0	12,500	0	0	0	0	160	300	400	400	400	400	400	400	400	400	8,840	3,660	160						
Total - Allocations at New Settlements							117	186	200	200	410	550	650	650	650	650	650	650	650	650	15,624	6,863	1,113						

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

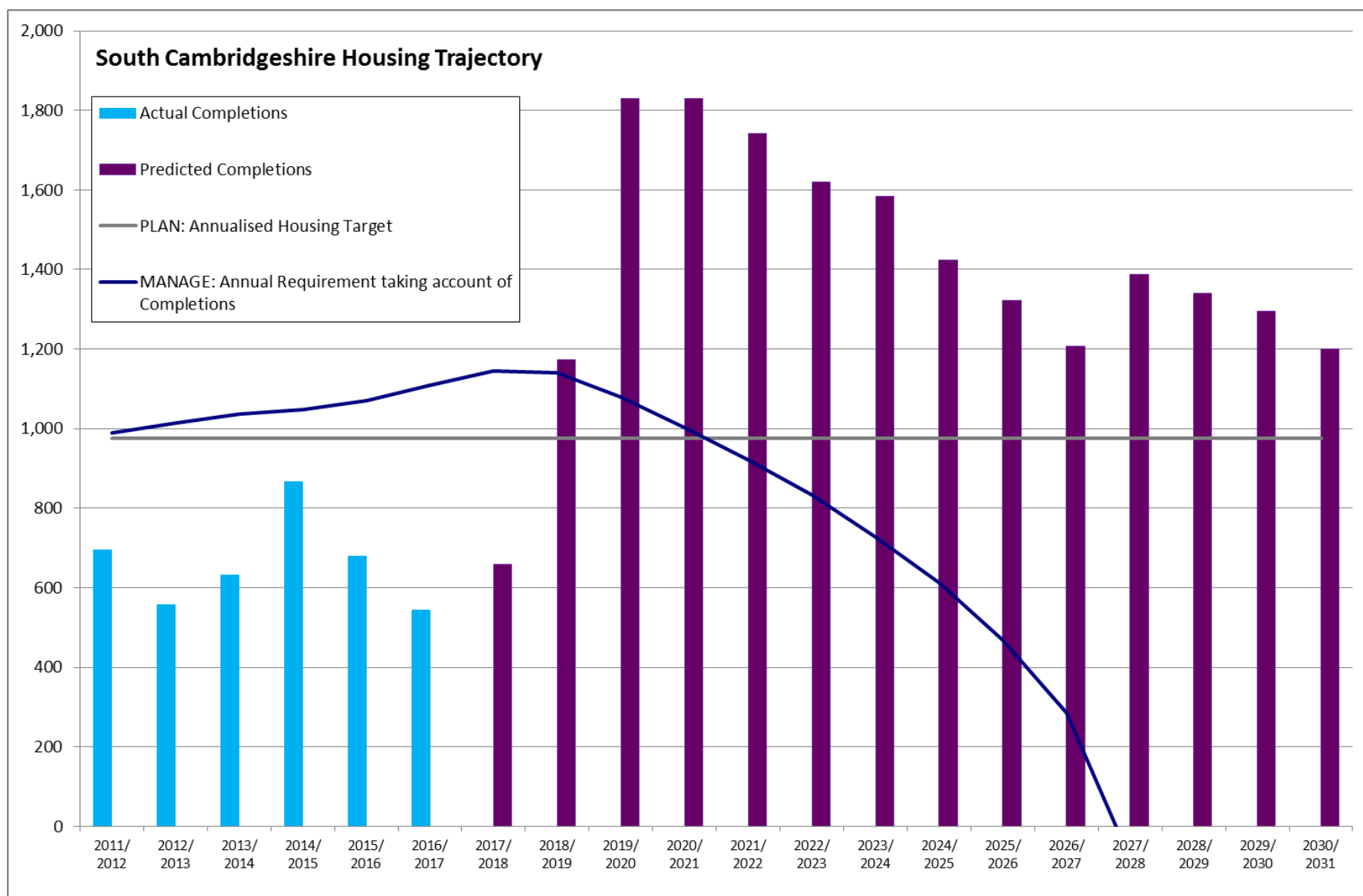
																							Totals		Available	Suitable	Achievable	Comments	
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022						
Existing Allocations																													
Cambourne - additional 950 dwellings	Policy SP/3 (Site Specific Policies DPD), S/6438/07/O, S/1504/11, S/2111/11, S/2398/11, S/0350/12/RM, S/1610/12/RM, S/2596/11, S/0396/13/RM, S/0496/14/RM, S/0806/13/RM, S/1472/14/RM, S/0114/15/RM, S/2352/15/RM & S/2292/16/RM	34.90	M	674	524	150	38	99	13	0	0	0	0	0	0	0	0	0	0	0	0	150	150	Y	Y	Y			
			A	276	223	53	30	18	5	0	0	0	0	0	0	0	0	0	0	0	0	0	53					53	
			Total	950	747	203	68	117	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0					203	203
Fulbourn & Ida Darwin Hospitals	Policy SP/9 (Site Specific Policies DPD), Policy E/7 (Local Plan), S/1066/13 (development brief) & S/0670/17/OL (resolved to grant)	50.12	M	122	0	122	0	0	0	30	30	30	0	0	0	0	0	32	0	0	0	0	122	60	Y	Y	Y		
			A	81	0	81	0	0	0	20	20	20	0	0	0	0	0	21	0	0	0	0	0	81					40
			Total	203	0	203	0	0	0	50	50	50	0	0	0	0	0	53	0	0	0	0	0	203					100
Papworth West-Central - south of Church Lane	Policy SP/10 (Site Specific Policies DPD), Policy H/3 (Local Plan), S/0623/13 [hybrid], S/2417/16/PN, S/2859/16/V/C & S/0307/17/RM	2.25	M	44	0	44	0	19	25	0	0	0	0	0	0	0	0	0	0	0	0	44	44	Y	Y	Y			
			A	9	0	9	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	9	9						
			LW	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	8	8						
			Total	61	0	61	0	23	30	8	0	0	0	0	0	0	0	0	0	0	0	0	61					61	
Papworth West-Central - Catholic Chuch site	Policy SP/10 (Site Specific Policies DPD), Policy H/3 (Local Plan) & S/0089/16/FL	0.12	M	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2	Y	Y	Y			
			A	2	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	2	2						
			Total	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4					4	
Former Bayer CropScience site, Hauxton	Policy SP/8 (Site Specific Policies DPD), Policy H/2 (Local Plan), S/2308/06/OL, S/1152/12/RM, S/1911/14/RM, S/0410/15/RM, S/1735/14/RM & S/0175/16/FL	8.76	M	215	81	134	50	50	34	0	0	0	0	0	0	0	0	0	0	0	0	134	134	Y	Y	Y			
			A	70	0	70	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70					70	
			Total	285	81	204	50	120	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0					204	204
Total - Existing Allocations in the Rural Area				1,503	828	675	118	260	86	58	50	50	0	0	0	0	0	53	0	0	0	0	675	572					
New Allocations																													
Cambourne West (land north west of Lower Cambourne)	Policy SS/8 (Local Plan) & S/2903/14/OL (resolved to grant)	147.30	M	1,645	0	1,645	0	0	25	91	105	105	105	105	105	105	105	105	105	105	479	1,166	221	Y	Y	Y	The Council has taken a cautious approach to delivery and assumed that the site will deliver no more than 150 dwellings a year.		
			A	705	0	705	0	0	0	39	45	45	45	45	45	45	45	45	45	216	489	84							
			Total	2,350	0	2,350	0	0	25	130	150	150	150	150	150	150	150	150	150	695	1,655	305							
Cambourne West (land within the Business Park)	Policy SS/8 (Local Plan)	9.52	M & A	240	0	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	0	0	Y	Y	Y			
			Total	240	0	240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	240	0	0						
Dales Manor Business Park, Sawston	Policy H/1a (Local Plan)	10.70	M & A	200	0	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	200	100	Y	Y	Y	Only part of the site is available immediately. The phasing of delivery takes account of the existing tenancies and when areas of the site will become available. The agents have also previously advised that the site could accommodate up to 230 dwellings.		
			Total	200	0	200	0	0	0	50	50	50	50	0	0	0	0	0	0	0	0	200	100						
Land north of Babraham Road, Sawston	Policy H/1b (Local Plan)	3.64	M & A	80	0	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	0	80	80	Y	Y	Y		The agent anticipates that the site will be able to accommodate 140 dwellings. The Council has taken a more cautious approach to delivery on this site to allow time for the submission and approval of a planning application(s).	
			Total	80	0	80	0	0	40	40	0	0	0	0	0	0	0	0	0	0	80	80							
Land south of Babraham Road, Sawston	Policy H/1c (Local Plan)	12.04	M & A	260	0	260	0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	260	110	Y	Y	Y			
			Total	260	0	260	0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	260	110						
Land north of Impington Lane, Impington	Policy H/1d (Local Plan)	1.19	M & A	25	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	25	25	Y	Y	Y		The landowners are seeking the allocation of a larger site with a capacity of approximately 74 dwellings.	
			Total	25	0	25	0	0	25	0	0	0	0	0	0	0	0	0	0	0	25	25							
Land west of New Road, Melbourn (land south west of Victoria Way)	Policy H/1e (Local Plan) & S/2048/14/FL	2.29	M	40	17	23	8	9	6	0	0	0	0	0	0	0	0	0	0	0	0	23	23	Y	Y	Y	The site has multiple landowners and is being brought forward as two separate but complementary developments, and the planning permissions granted have resulted in the site now being anticipated to deliver a total of 82 dwellings.		
			A	24	0	24	16	4	4	0	0	0	0	0	0	0	0	0	0	0	0	24	24						
			Total	64	17	47	24	13	10	0	0	0	0	0	0	0	0	0	0	0	0	47	47						
Land west of New Road, Melbourn (land at 36 New Road)	Policy H/1e (Local Plan) & S/0287/15/OL	0.71	M	11	0	11	0	7	4	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Y	Y	Y			
			A	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7						
			Total	18	0	18	0	7	11	0	0	0	0	0	0	0	0	0	0	0	0	18	18						
Green End Industrial Estate, Gamlingay	Policy H/1f (Local Plan) & S/2068/15/OL	4.09	M	51	0	51	0	0	2	19	15	15	0	0	0	0	0	0	0	0	0	51	36	Y	Y	Y			
			A	34	0	34	0	0	3	11	10	10	0	0	0	0	0	0	0	0	0	34	24						
			Total	85	0	85	0	0	5	30	25	25	0	0	0	0	0	0	0	0	0	85	60						
East of Rockmill End, Willingham	Policy H/1g (Local Plan) & S/2833/15/OL	2.12	M	43	0	43	0	10	28	5	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y		The site has outline planning permission for up to 72 dwellings, relocation of allotments and provision of public open space.	
			A	29	0	29	0	5	19	5	0	0	0	0	0	0	0	0	0	0	0	29	29						
			Total	72	0	72	0	15	47	10	0	0	0	0	0	0	0	0	0	0	0	72	72						
Land at Bennell Farm, West Street, Comberton	Policy H/1h (Local Plan), S/2204/15/OL & S/1812/17/OL (resolved to grant)	6.29	M	54	0	54	0	0	18	18	18	0	0	0	0	0	0	0	0	0	0	54	54	Y	Y	Y			
			A	36	0	36	0	0	12	12	12	0	0	0	0	0	0	0	0	0	0	36	36						
			Total	90	0	90	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	90	90						
Land at Linton Road, Great Abington	Policy H/1i (Local Plan, major modification) & S/3543/16/FL (resolved to grant)	4.11	M	27	0	27	0	5	22	0	0	0	0	0	0	0	0	0	0	0	0	27	27	Y	Y	Y		The Council's planning committee in October 2017 approved a full planning application for 45 dwellings, community orchard and children's play area.	
			A	18	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	18						
			Total	45	0	45	0	5	40	0	0	0	0	0	0	0	0	0	0	0	0	45	45						
Land at junction of High Street & Pampisford Road, Great Abington	Policy H/1j (Local Plan, major modification) & S/3181/15/FL	0.55	M	12	0	12	4	8	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y			
			A	8	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8						
			Total	20	0	20	4	16	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20						
Land at Bancroft Farm, Church Lane, Little Abington	Policy H/1k (Local Plan, major modification)	0.42	M & A	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	6	6	Y	Y	Y		The landowners are seeking the allocation of a larger site with a capacity of approximately 9 dwellings.	
			Total	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6							
Land at Toseland Road, Graveley	Policy H/1l (Local Plan, major modification)	0.40	M & A	6	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	6	6	Y	Y	Y	The Council has taken a more cautious approach to delivery on this site to allow time for the submission and approval of a planning application(s).		
			Total	6	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	6	6							
Total - New Allocations in the Rural Area				3,561	17	3,544	28	56	239	351	310	275	250	200	150	150</													

Table SC6: Housing Trajectory for South Cambridgeshire - Windfalls

																								Totals		Available	Suitable	Achievable	Comments
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022						
Unallocated Sites with Planning Permission																													
Land west of 22a West Road, Gamlingay	S/0034/06/OL, S/0261/09/RM, S/1866/14/VC & S/0377/16/FL	0.53	M	12	4	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y			
			Total	12	4	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8						
Land at Former EDF Energy Depot & Training Centre, Ely Road, Milton	S/0983/11, S/1388/12/RM & S/2354/15/FL	8.53	M	55	54	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	Y	Y	Y			
			A	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0	
			Total	90	89	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1					
			M	81	0	81	15	54	12	0	0	0	0	0	0	0	0	0	0	0	0	0	81	81					
Land north of Bannold Road, Waterbeach *	S/1359/13/OL, S/2458/16/RM & S/2461/16/FL	3.98	A	54	0	54	13	25	16	0	0	0	0	0	0	0	0	0	0	0	0	54	54	Y	Y	Y			
			Total	135	0	135	28	79	28	0	0	0	0	0	0	0	0	0	0	0	0	0	135					135	
Showmans Site, Biddal's Boulevard, Kneesworth Road, Meldreth	S/0177/03/F, S/2607/12/VC	2.08	TS	10	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	N	It is unclear exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.		
			Total	10	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Land rear of Cygnus Business Park, Swavesey	S/1329/13/FL	0.40	M	5	0	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	Y	Y	Y			
			A	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					0	
			Total	12	7	5	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5						
			M	34	7	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	27					
Land at Bannold Road & Bannold Drive, Waterbeach *	S/0558/14/OL & S/2588/15/RM	1.76	A	23	0	23	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23	Y	Y	Y			
			Total	57	7	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50						
Land to the east of Cody Road, Waterbeach *	S/1907/14/OL & S/2491/16/RM	1.47	M	22	0	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	22	22	Y	Y	Y			
			A	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14						
			Total	36	0	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36						
			M	7	-1	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8						
Railway Tavern, Station Road, Great Shelford	S/0291/15/FL	0.13	A	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	Y	Y	Y			
			Total	11	-1	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12						
Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	S/1199/13/OL & S/2253/16/RM (pending)	0.95	M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y			
			A	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10						
			Total	20	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20						
			M	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8						
Former Aspinalls Builders Yard, Over Road, Willingham	S/0524/14/FL	0.28	A	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	Y	Y	Y			
			Total	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12						
Gills Hill Farm, Bourn *	S/1500/15/FL	0.90	M	9	3	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	Y	Y	Y			
			A	7	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7						
			Total	16	3	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13						
			M	18	0	18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	18					
18 Boxworth End, Swavesey *	S/0875/15/OL	1.69	A	12	0	12	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y			
			Total	30	0	30	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	30	30						
8 Greenacres, Duxford *	S/0276/15/OL, S/2405/16/RM & S/3396/16/RM	1.17	M	20	0	20	2	18	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y			
			A	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14						
			Total	34	0	34	2	32	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34						
			M	119	0	119	0	15	30	30	30	14	0	0	0	0	0	0	0	0	0	119	105						
East of New Road, Melbourn *	S/2791/14/OL & S/2590/17/RM (pending)	10.52	A	80	0	80	0	10	20	20	20	10	0	0	0	0	0	0	0	0	0	80	70	Y	Y	Y			
			Total	199	0	199	0	25	50	50	50	24	0	0	0	0	0	0	0	0	0	199	175						
Land adjacent to 41 Denny End Road, Waterbeach	S/0882/14/FL	1.30	A	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	Y	Y	Y			
			Total	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30						
Adjacent to 12 Back Lane, Cambourne	S/1631/15/FL	0.43	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y			
			A	15	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15						
			Total	27	0	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	27						
			M	132	0	132	0	0	0	23	44	44	21	0	0	0	0	0	0	0	0	132	67						
Former CEMEX Cement Works, Haslingfield Road, Barrington *	S/2365/14/OL	33.50	A	88	0	88	0	0	0	14	30	30	14	0	0	0	0	0	0	0	0	88	44	Y	Y	Y	The Council has taken a more cautious approach to delivery of this site than predicted in the previous housing trajectory to allow for the submission and approval of a reserved matters planning application(s).		
			Total	220	0	220	0	0	0	37	74	74	35	0	0	0	0	0	0	0	220	111							
Land off Mill Lane, Sawston *	S/1515/15/OL & S/2993/17/RM (pending)	1.47	M	29	0	29	0	0	14	15	0	0	0	0	0	0	0	0	0	0	0	29	29	Y	Y	Y			
			A	19	0	19	0	0	10	9	0	0	0	0	0	0	0	0	0	0	0	19	19						
			Total	48	0	48	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	48	48						

																							Totals		Available	Suitable	Achievable	Comments
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022					
36 Oakington Road, Cottenham *	S/1952/15/OL	1.93	M	30	0	30	0	4	26	0	0	0	0	0	0	0	0	0	0	0	0	30	30	Y	Y	Y		
			A	20	0	20	0	0	15	5	0	0	0	0	0	0	0	0	0	0	0	20	20					
			Total	50	0	50	0	4	41	5	0	0	0	0	0	0	0	0	0	0	0	50	50					
83 Moorfield Road, Whittlesford Bridge *	S/0238/16/OL & S/2584/17/RM	0.70	M	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Y	Y	Y		
			A	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	7	7					
			Total	18	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	18					
Land off Haden Way, Willingham *	S/2456/15/OL	2.04	M	38	0	38	0	0	0	19	19	0	0	0	0	0	0	0	0	0	0	38	38	Y	Y	Y		
			A	26	0	26	0	0	0	13	13	0	0	0	0	0	0	0	0	0	0	26	26					
			Total	64	0	64	0	0	0	32	32	0	0	0	0	0	0	0	0	0	0	64	64					
East of Spring Lane, Bassingbourn *	S/1745/16/OL	2.87	M	18	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Y	Y	Y		
			A	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12					
			Total	30	0	30	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	30	30					
Rear of 7-37 Station Road, Foxton *	S/2148/16/OL	0.83	M	13	0	13	0	0	7	6	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	The Council has taken a more cautious approach to delivery on this site to allow time for the resolution of the sale of the access and also submission and approval of a detailed planning application(s).	
			A	9	0	9	0	0	5	4	0	0	0	0	0	0	0	0	0	0	0	9	9					
			Total	22	0	22	0	0	12	10	0	0	0	0	0	0	0	0	0	0	0	0	22					22
Land west of Mill Road, Over *	S/2870/15/OL & S/3683/17/RM (pending)	1.59	M	33	0	33	0	0	18	15	0	0	0	0	0	0	0	0	0	0	0	33	33	Y	Y	Y		
			A	22	0	22	0	0	12	10	0	0	0	0	0	0	0	0	0	0	0	22	22					
			Total	55	0	55	0	0	30	25	0	0	0	0	0	0	0	0	0	0	0	55	55					
South of West Road, Gamlingay *	S/2367/16/OL & S/1338/15/OL	1.32	M	17	0	17	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	17	17	Y	Y	Y		
			A	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	12					
			Total	29	0	29	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	29	29					
Land at 22 Linton Road, Balsham *	S/2830/15/OL & S/0255/17/OL	1.83	M	22	0	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	22	22	Y	Y	Y		
			A	14	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	14	14					
			Total	36	0	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	36	36					
Robinson Court, Grays Road, Gamlingay	S/1766/16/FL	0.38	A	-8	0	-8	-22	14	0	0	0	0	0	0	0	0	0	0	0	0	0	-8	-8	Y	Y	Y		
			Total	-8	0	-8	-22	14	0	0	0	0	0	0	0	0	0	0	0	0	0	-8	-8					
Monkfield Nutrition, High Street, Shingay-cum-Wendy *	S/2224/16/OL	2.00	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y		
			Total	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10					
7 High Street, Balsham *	S/1959/16/FL	0.83	M	20	0	20	0	4	16	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y		
			A	13	0	13	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	13	13					
			Total	33	0	33	0	4	29	0	0	0	0	0	0	0	0	0	0	0	0	33	33					
Hallmark Hotel, Bar Hill *	S/0851/16/FL	2.94	M	32	0	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	32	32	Y	Y	Y		
			A	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8					
			Total	40	0	40	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	40	40					
Land off Rampton Road, Cottenham *	S/2413/17/OL	14.19	M	120	0	120	0	0	0	24	24	24	24	24	0	0	0	0	0	0	0	120	48	Y	Y	Y		
			A	80	0	80	0	0	0	16	16	16	16	16	0	0	0	0	0	0	0	80	32					
			Total	200	0	200	0	0	0	40	40	40	40	40	0	0	0	0	0	0	0	200	80					
Land east of Highfields Road, Caldecote *	S/2510/15/OL	102.20	M	84	0	84	0	0	36	40	8	0	0	0	0	0	0	0	0	0	0	84	84	Y	Y	Y		
			A	56	0	56	0	0	28	28	0	0	0	0	0	0	0	0	0	0	0	56	56					
			Total	140	0	140	0	0	64	68	8	0	0	0	0	0	0	0	0	0	0	140	140					
Land at Hurdleditch Road, Orwell *	S/3190/15/OL	3.80	M	29	0	29	0	0	6	23	0	0	0	0	0	0	0	0	0	0	0	29	29	Y	Y	Y		
			A	20	0	20	0	0	4	16	0	0	0	0	0	0	0	0	0	0	0	20	20					
			Total	49	0	49	0	0	10	39	0	0	0	0	0	0	0	0	0	0	0	49	49					
Land rear of 130 Middlewatch, Swavesey *	S/1605/16/OL	2.80	M	42	0	42	0	0	30	12	0	0	0	0	0	0	0	0	0	0	0	42	42	Y	Y	Y		
			A	28	0	28	0	0	20	8	0	0	0	0	0	0	0	0	0	0	0	28	28					
			Total	70	0	70	0	0	50	20	0	0	0	0	0	0	0	0	0	0	0	70	70					
West of Cemetery, The Causeway, Bassingbourn *	S/1566/16/OL	1.08	M	16	0	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16	Y	Y	Y		
			A	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	10	10					
			Total	26	0	26	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	26	26					
Land south of 1b Over Road, Willingham *	S/2921/15/OL	0.92	M	16	0	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	16	Y	Y	Y		
			A	10	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	10					
			Total	26	0	26	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	26	26					
Land north and south of Bartlow Road, Linton *	S/1963/15/OL	4.83	M	33	0	33	0	0	17	16	0	0	0	0	0	0	0	0	0	0	0	33	33	Y	Y	Y	The Council has taken a more cautious approach to delivery on this site to allow time for the sale of the site and also submission and approval of a detailed planning application(s).	
			A	22	0	22	0	0	11	11	0	0	0	0	0	0	0	0	0	0	0	22	22					
			Total	55	0	55	0	0	28	27	0	0	0	0	0	0	0	0	0	0	0	55	55					
W2 Building, High Street, Cambourne	S/1236/16/PA	0.06	M	18	0	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Y	Y	Y		
			Total	18	0	18	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18					

																							Totals		Available	Suitable	Achievable	Comments
Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW), Travelling Showpeople plots (TS) & Live-Work (LW)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.17)	Outstanding Dwellings (net)	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	2017-2031	Five Year Supply: 2017-2022					
South of Thompsons Meadow , Trap Road, Guilden Morden *	S/3077/16/OL	1.76	M	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y	
			A	8	0	8	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	8	8				
			Total	16	0	16	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	16	16				
West of Grace Crescent, Hardwick *	S/1694/16/OL	4.40	M	59	0	59	0	0	15	29	15	0	0	0	0	0	0	0	0	0	0	0	59	59	Y	Y	Y	
			A	39	0	39	0	0	10	19	10	0	0	0	0	0	0	0	0	0	0	0	39	39				
			Total	98	0	98	0	0	25	48	25	0	0	0	0	0	0	0	0	0	0	0	98	98				
Rear of 18-28 Highfields Road, Highfields Caldecote *	S/2047/16/FL	2.91	M	43	0	43	0	21	22	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y	
			A	28	0	28	0	24	4	0	0	0	0	0	0	0	0	0	0	0	0	0	28	28				
			Total	71	0	71	0	45	26	0	0	0	0	0	0	0	0	0	0	0	0	0	71	71				
Land at Teversham Road, Fulbourn *	S/0202/17/OL	6.83	M	77	0	77	0	0	21	35	21	0	0	0	0	0	0	0	0	0	0	0	77	77	Y	Y	Y	
			A	33	0	33	0	0	9	15	9	0	0	0	0	0	0	0	0	0	0	0	33	33				
			Total	110	0	110	0	0	30	50	30	0	0	0	0	0	0	0	0	0	0	0	110	110				
Land off Bartlow Road, Castle Camps *	S/0415/17/OL	0.55	M	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	Y	Y	Y	
			A	4	0	4	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4				
			Total	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10				
Small Sites (9 dwellings or less) already Under Construction	-	-	M & A	-	-	106	80	26	0	0	0	0	0	0	0	0	0	0	0	0	0	106	106	Y	Y	Y	These sites have been discounted by 10% to allow for any that may not come forward.	
Small Sites (9 dwellings or less) Not Under Construction	-	-	M & A	-	-	499	50	125	175	100	49	0	0	0	0	0	0	0	0	0	0	499	499	Y	Y	Y		
Total - Unallocated Sites with Planning Permission				2,267	115	2,757	273	451	821	647	308	138	75	40	0	0	0	0	0	0	0	0	2,753	2,500				



Greater Cambridge Partnership (formerly City Deal)

- 4.20 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 preparing a joint Local Plan and to the delivery of 1,000 additional new homes on rural exception sites by 2031. The submission of the Local Plans for examination in March 2014 preceded the signing of the City Deal, and therefore the Local Plans did not include the partners commitment to the additional 1,000 homes on rural exceptions sites.
- 4.21 At the joint Housing hearing in June 2016 (Matter PM1) the Inspector asked the Council to consider modifications to the Local Plan to make clear the approach to monitoring the additional 1,000 homes. On 1 September 2016 the Greater Cambridge City Deal Board²³ agreed how the 1,000 additional dwellings will be monitored. The Cambridge and South Cambridgeshire Local Plans set a requirement of 33,500 homes for Greater Cambridge, and only once delivery exceeds the level needed to meet the Local Plans requirements can any eligible homes be counted towards the 1,000 additional new homes. Eligible homes are *'all affordable homes (as defined by the National Planning Policy Framework) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary'*. In November 2016, further proposed modifications to the Local Plan were submitted to the Inspector to make clear the approach to monitoring the additional 1,000 homes, including their relationship with the objectively assessed need for Greater Cambridge.
- 4.22 Figures 4.11 to 4.15 are based on the monitoring data included in the housing trajectory (see figures 4.9 and 4.10).

²³ [Greater Cambridge City Deal Board Meeting, 1 September 2016](#)

Figure 4.11: Identification of surplus against the housing requirement included in the submitted Local Plans (as amended through proposed modifications), that may be capable of counting toward the City Deal commitment

Year	2011-2012	2011-2013	2011-2014	2011-2015	2011-2016	2011-2017	2011-2018	2011-2019	2011-2020	2011-2021	2011-2022	2011-2023	2011-2024	2011-2025	2011-2026	2011-2027	2011-2028	2011-2029	2011-2030	2011-2031
Cumulative Actual and Predicted Completions	1,046	2,074	4,030	5,610	7,181	8,902	10,896	12,504	14,869	17,605	20,338	22,967	25,477	27,654	29,642	31,516	33,256	34,820	36,495	38,080
Cumulative Annualised Requirement	1,675	3,350	5,025	6,700	8,375	10,050	11,725	13,400	15,075	16,750	18,425	20,100	21,775	23,450	25,125	26,800	28,475	30,150	31,825	33,500
Shortfall / Surplus compared to Cumulative Annualised Requirement	-629	-1,276	-995	-1,090	-1,194	-1,148	-829	-896	-206	855	1,913	2,867	3,702	4,204	4,517	4,716	4,781	4,670	4,670	4,580

Figure 4.12: Housing Trajectory for Predicted Completions from eligible planning permissions, as included in housing trajectory

Year		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	Known supply to 2031
Eligible rural exception sites	Actual Completions	Pre signing of the City Deal			No surplus against housing requirement																	
	Predicted Delivery										285	102	56	30	16	0	29	45	45	45	45	698
Cumulative Total											184	285	387	443	473	489	489	518	563	608	653	698

Figure 4.13: List of eligible sites, as in housing trajectory, on sites of 10 or more dwellings

	Five Year Supply Site (5YS) or Rural Exception Site (RES)	Number of Dwellings Permitted	... of which affordable	Number of Dwellings once in surplus ²⁴	Eligible dwellings- proportion of dwellings that are affordable	Predicted Number of Completions from Eligible Dwellings											
						2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	post 2031
Cambourne West	5YS (part of the site)	1,390	417	1,390	425							29	45	45	45	45	216
Land off Rockmill End & Meadow Road, Willingham	5YS (part of the site)	22	9	10	5	5											
18 Boxworth End, Swavesey	5YS	30	12	30	12	12											
East of New Road, Melbourn	5YS	199	80	124	50	20	20	10									
CEMEX Cement Works, Barrington	5YS	220	88	220	88	14	30	30	14								
Land off Mill Lane, Sawston	5YS	48	19	24	9	9											
36 Oakington Road, Cottenham	5YS	50	20	5	5	5											
Land off Haden Way, Willingham	5YS	64	26	64	26	13	13										
Rear of 7-37 Station Road, Foxton	5YS	22	9	10	4	4											
Land west of Mill Road, Over	5YS	55	22	25	10	10											

²⁴ Number of dwellings on a relevant site that are predicted to be completed once a surplus against the housing requirement has been identified (see figure 4.11).

	Five Year Supply Site (5YS) or Rural Exception Site (RES)	Number of Dwellings Permitted	... of which affordable	Number of Dwellings once in surplus ²⁴	Eligible dwellings- proportion of dwellings that are affordable	Predicted Number of Completions from Eligible Dwellings											
						2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	post 2031
Land off Rampton Road, Cottenham	5YS	200	80	200	80	16	16	16	16	16							
Land east of Highfields Road, Caldecote	5YS	140	56	68	28	28											
Land at Hurdleditch Road, Orwell	5YS	49	20	39	16	16											
Land rear of 130 Middlewatch, Swavesey	5YS	70	28	20	8	8											
Land south of 1b Over Road, Willingham	5YS	26	10	26	10	10											
Land north and south of Bartlow Road, Linton	5YS	55	22	27	11	11											
South of Thompsons Meadow, Trap Road, Guilden Morden	5YS	16	8	16	8	8											
West of Grace Crescent, Hardwick	5YS	98	39	73	29	19	10										
Land at Teversham Road, Fulbourn	5YS	110	33	80	24	15	9										
Land south of 279 St Neots Road, Hardwick	5YS	155	62	85	32	32											
Land at Oakington Road, Cottenham	5YS	126	50	69	27	23	4										
Rear of 79 High Street, Meldreth	5YS	18	7	18	7	7											
Total		3,163	1,117	2,623	914	285	102	56	30	16	0	29	45	45	45	45	216

Figure 4.14: Cumulative Completions from Eligible Dwellings

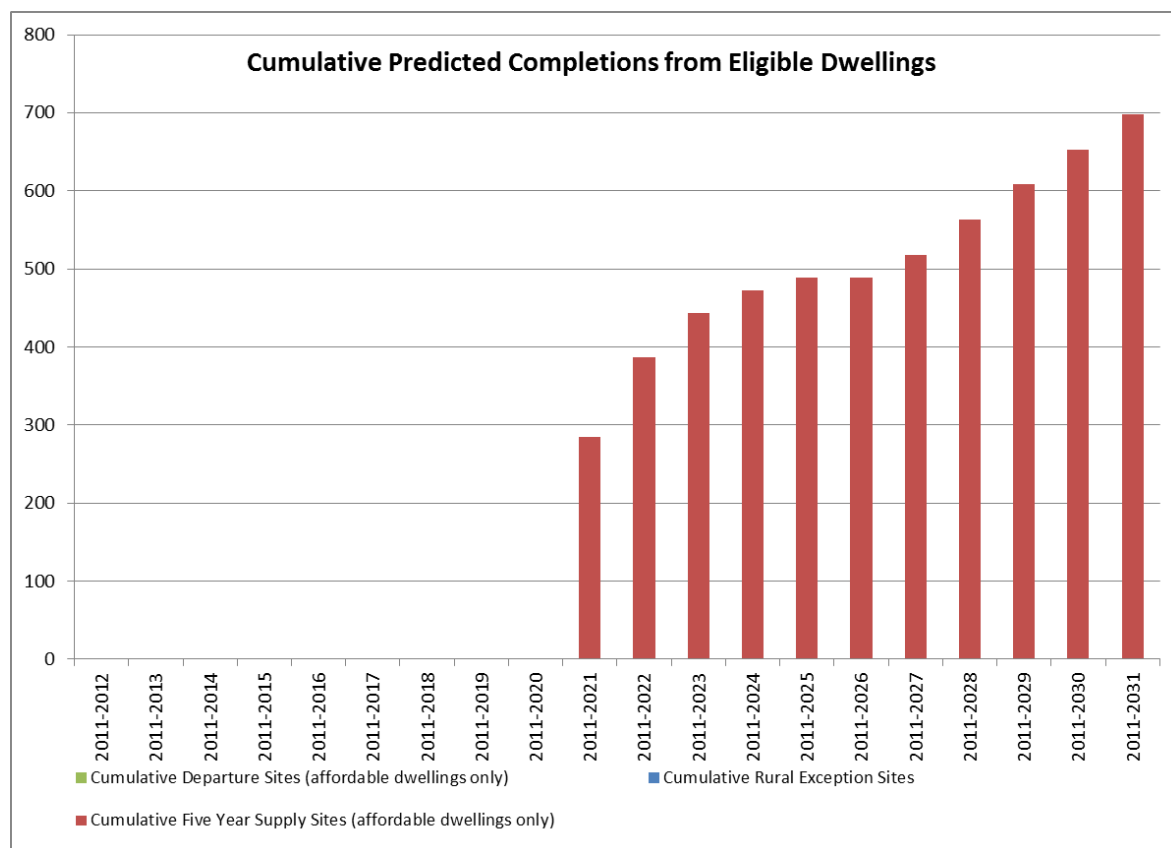
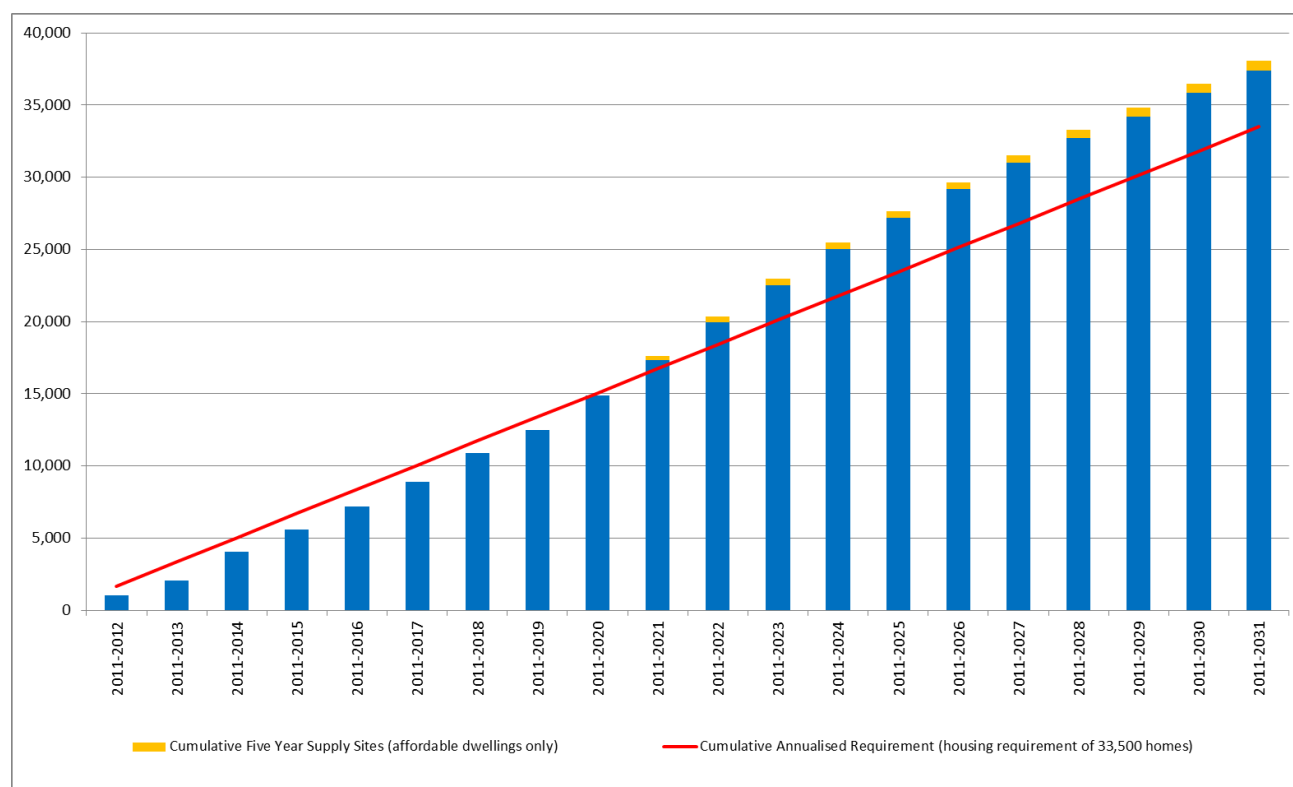


Figure 4.15: Comparison of Cumulative Actual and Predicted Completions against Cumulative Annualised Requirement



4.23 The housing requirement in the submitted Local Plans of 33,500 homes for Greater Cambridge amounts to an annualised requirement of 1,675 homes. Figure 4.11 shows that for the next few years the Councils are making up a shortfall from the early years of the plan period during the recession and, as a result, there is projected to be no surplus in terms of delivery over and above that required to meet the housing requirement. However, from 2020-2021 there is projected to be a surplus in terms of delivery and therefore any affordable dwellings on eligible sites completed from then on can be counted. Any affordable dwellings completed prior this are counting towards delivering the 33,500 dwelling requirement.

4.24 On the basis of sites with planning permission or a resolution to grant planning permission in South Cambridgeshire, it is anticipated (based on predicted completions set out in the housing trajectory, see figure 4.10) that 698 affordable dwellings on sites of 10 or more dwellings will be completed towards the commitment of 1,000 dwellings by 2031. There may be some eligible dwellings on smaller sites, and these will be monitored once they have been completed, as they are not specifically identified in the housing trajectory.

4.25 This means that the Councils expect to be able to deliver nearly 70% of the commitment on the basis of existing decisions alone. Additional sites will continue to come forward, providing additional affordable dwellings that will count; however due to the nature of rural exception sites and windfall sites, these cannot be forecast up to 2031. Historically, there is good evidence of rural exception sites being delivered, therefore the Councils are confident the commitment will be achieved.

The Five Year Housing Land Supply

- 4.26 One of the Government's key housing objectives is to ensure that the planning system delivers a flexible, responsive supply of land. The government through the **National Planning Policy Framework (NPPF)** requires that all local planning authorities identify sufficient specific deliverable sites to deliver five years worth of housing against their requirement set out in their development plan. The **NPPF** in paragraph 47 also introduced a requirement to provide an additional buffer of either 5% or, where there has been a record of persistent under delivery of housing, a buffer of 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.
- 4.27 For sites to be included in the Council's five year land supply they must be considered deliverable; the **NPPF** states that deliverable sites are those that are: **available** – the site is available now; **suitable** – the site offers a suitable location for development now and would contribute towards the creation of mixed, sustainable communities; and **achievable** – there is a reasonable prospect that housing will be delivered on site within five years. An assessment of each site in the housing trajectory is included in Appendix 1.
- 4.28 There are two methodologies for calculating five year housing land supply. The Liverpool methodology assumes that any shortfall will be made up during the remaining years of the plan period. The Sedgefield methodology requires the whole of any previous shortfall to be made up within the five year assessment period. The **NPPF** requires that a 5% buffer be provided in the five year supply calculation to provide greater confidence that the housing requirement will be delivered. In areas of persistent historic undersupply the buffer should be 20%. The Council's statements to the Matter 8: Housing Land Supply and Delivery and Matter PM1B: 5 Year Housing Land Supply and Joint Trajectory hearings addressed the approach to calculating the five year supply²⁵.
- 4.29 In response to a number of changes in circumstance²⁶ since the Local Plan was submitted in March 2014, the Council agreed in September 2014 to a **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory** with Cambridge City Council. This memorandum set out the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The Council's statement to [Matter 1: Legal Requirements](#) set out proposed modifications to the Local Plan (submitted in March 2014) to give effect to the Memorandum.
- 4.30 The merits of a joint housing trajectory for the Greater Cambridge area were considered at the Matter 8: Housing Land Supply and Delivery hearings. The merits of this approach were not addressed in the initial findings letter from the Inspectors of [20 May 2015](#). The Councils remain committed to the **Memorandum of**

²⁵ Council's statement to the Local Plan examination in relation to [Matter 8: Housing Land Supply and Delivery](#) and [Matter PM1: Housing](#)

²⁶ A detailed list of reasons is given in the Council's statement to the Local Plan examination in relation to [Matter 1: Legal Requirements](#) (paragraph 34)

Understanding on the Greater Cambridge Joint Housing Trajectory and the proposed modifications to the Local Plans to give effect to the joint trajectory have been included in the Proposed Modifications to the Local Plans submitted to the Inspector in March 2016²⁷.

- 4.31 In October 2017, as part of working correspondence towards the preparing of a list of proposed modifications for consultation, the Inspectors asked the Councils via the Programme Officer²⁸ to prepare proposed modifications to their Local Plans that would include within the plan the methodology and buffer to be used to calculate their five year housing land supply, both individually and jointly, and also the latest five year housing land supply calculations. The Inspectors advised that the proposed modifications be calculated using the Liverpool methodology, and with a 20% buffer.
- 4.32 The Councils expedited the preparation of the housing trajectories and five-year supply calculations that are included in this Annual Monitoring Report in order to respond as quickly as possible to the Inspectors and not delay the modifications consultation, and a joint housing land supply update was formally agreed by the Councils in November 2017²⁹. The Councils provided the proposed modifications to the Inspectors relating to the five year housing land supply methodology and calculations. The Inspectors have advised that they will formally write to the Councils with a confirmed list of modifications for consultation, at which point consultation will be undertaken.
- 4.33 The Inspectors will only give their final conclusions on their consideration of the 'soundness' of the Local Plan when they publish their final report. Therefore, the use of the five year supply calculations either jointly for Greater Cambridge or based on the Liverpool methodology (with a 20% buffer) will not be relied upon or used in relation to planning decisions unless and until the Inspectors examining the Local Plan have reported on the approach and found it to be 'sound'.
- 4.34 In view of the various ways that five year supply can be calculated, and pending the Inspectors Report on the Local Plan, this Annual Monitoring Report shows the results for all ways of calculating the five year land supply for 2017-2022 and 2018-2023 for both South Cambridgeshire and the Greater Cambridge area. These results are set out in the tables below, and the calculations for the Local Plan are based on the housing requirement of 19,500 dwellings included in the **proposed modification**³⁰ to **Policy S/5** of the **Local Plan**, which was submitted to the Inspector in March 2016.

²⁷ [South Cambridgeshire Local Plan Proposed Modifications \(March 2016\)](#) and [Cambridge Local Plan Proposed Modifications \(March 2016\)](#)

²⁸ [Working Correspondence with the Inspectors regarding Main Modifications](#)

²⁹ [Planning Portfolio Holder Decision on South Cambridgeshire Local Plan: Proposed Modifications Consultation \(24 November 2017\)](#)

³⁰ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

- 4.35 Against the housing requirements in the new South Cambridgeshire Local Plan of 19,500 homes between 2011 and 2031, and of 14,000 homes in the Cambridge Local Plan, giving a housing requirement for Greater Cambridge of 33,500 homes between 2011 and 2031, the five year housing land supply is:

2017-2022

'Liverpool' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	6.2	6.2	6.2
Five year supply (with 20%)	5.4	5.4	5.4

'Sedgefield' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	7.2	5.1	5.7
Five year supply (with 20%)	6.3	4.5	5.0

2018-2023

'Liverpool' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	6.2	6.8	6.6
Five year supply (with 20%)	5.4	6.0	5.8

'Sedgefield' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	8.6	5.5	6.2
Five year supply (with 20%)	7.6	4.8	5.5

- 4.36 Based on the current housing trajectory (as set out in figures 4.9 and 4.10), it is anticipated that the Councils will be able to demonstrate an ongoing five year land supply for Greater Cambridge for the remainder of the plan period. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. The rolling five year supply is shown in Appendix 3.

Figure 4.16: Calculation of the five year land supply for 2017-2022 (Indicators CO-H2c and M1)

'Liverpool' Methodology	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
(a) Housing requirement in the Local Plan 2011 - 2031	19,500	33,500
(b) Completions up to 31 March 2017	3,970	8,902
(c) Number of dwellings left to deliver in the plan period (= a - b)	15,530	24,598
(d) Number of years of plan period left	14	14
(e) Annualised average requirement for the remainder of the plan period	1,109	1,757
(f) Five year supply requirement (= e x 5)	5,546	8,785
(g) 5% buffer to be added to five year supply requirement	277	439
(h) 20% buffer to be added to five year supply requirement	1,109	1,757
(i) Five Year Supply Requirement with 5% buffer	5,824	9,224
(j) Five Year Supply Requirement with 20% buffer	6,656	10,542
(k) Number of dwellings predicted to be completed in the five year period	7,235	11,436
Five year supply (with 5% buffer) (= k-i x 5)	6.2	6.2
Five year supply (with 20% buffer) (= k-j x 5)	5.4	5.4

'Sedgefield' Methodology	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
(a) Housing requirement in the Local Plan 2011 - 2031	19,500	33,500
(b) Requirement up to 31 March 2017 (based on annualised average requirement)	5,850	10,050
(c) Dwellings completed up to 31 March 2017	3,970	8,902
(d) Shortfall against annualised average requirement	1,880	1,148
(e) Five year supply requirement	6,755	9,523
(f) Five Year Supply Requirement with 5% buffer	7,093	9,999
(g) Five Year Supply Requirement with 20% buffer	8,106	11,428
(h) Number of dwellings predicted to be completed in the five year period	7,235	11,436
Five year supply (with 5%) (= h-f x 5)	5.1	5.7
Five year supply (with 20%) (= h-g x 5)	4.5	5.0

Figure 4.17: Calculation of the five year land supply for 2018-2023 (**Indicators CO-H2c and M1**)

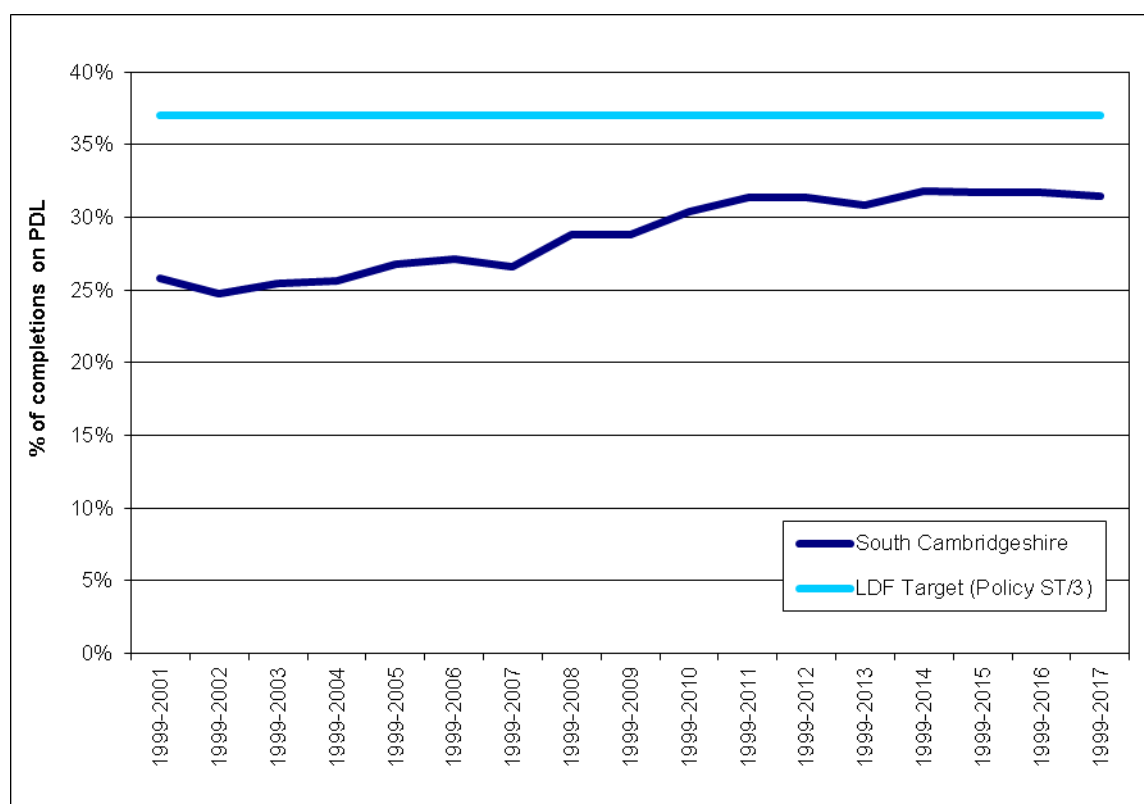
'Liverpool' Methodology	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
(a) Housing requirement in the Local Plan 2011 - 2031	19,500	33,500
(b) Completions up to 31 March 2018	4,629	10,896
(c) Number of dwellings left to deliver in the plan period (= a - b)	14,871	22,604
(d) Number of years of plan period left	13	13
(e) Annualised average requirement for the remainder of the plan period	1,144	1,739
(f) Five year supply requirement (= e x 5)	5,720	8,694
(g) 5% buffer to be added to five year supply requirement	286	435
(h) 20% buffer to be added to five year supply requirement	1,144	1,739
(i) Five Year Supply Requirement with 5% buffer	6,006	9,129
(j) Five Year Supply Requirement with 20% buffer	6,864	10,433
(k) Number of dwellings predicted to be completed in the five year period	8,197	12,071
Five year supply (with 5% buffer) (= k-i x 5)	6.8	6.6
Five year supply (with 20% buffer) (= k-j x 5)	6.0	5.8

'Sedgefield' Methodology	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
(a) Housing requirement in the Local Plan 2011 - 2031	19,500	33,500
(b) Requirement up to 31 March 2018 (based on annualised average requirement)	6,825	11,725
(c) Dwellings completed up to 31 March 2018	4,629	10,896
(d) Shortfall against annualised average requirement	2,196	829
(e) Five year supply requirement	7,071	9,204
(f) Five Year Supply Requirement with 5% buffer	7,425	9,664
(g) Five Year Supply Requirement with 20% buffer	8,485	11,045
(h) Number of dwellings predicted to be completed in the five year period	8,197	12,071
Five year supply (with 5%) (= h-f x 5)	5.5	6.2
Five year supply (with 20%) (= h-g x 5)	4.8	5.5

Housing Completed on Previously Developed Land (PDL)

- 4.37 Making efficient use of land, including through the reuse of previously developed land (PDL), is central to the approach to delivering sustainable development. **Core Strategy Policy ST/3** includes a target that between 1999 and 2016 at least 37% of new dwellings should either be located on PDL or utilise existing buildings.
- 4.38 In June 2010, the Government amended **Planning Policy Statement 3: Housing** to remove private residential gardens from the definition of PDL. The Government has made this change to remove the priority given to development of garden land to give local authorities the opportunity to consider in a more balanced way the impact of 'garden grabbing' on local character when determining such residential proposals. The monitoring data below takes account of this change: any planning permissions granted since June 2010 on garden land have been classified as 'greenfield', whereas those granted before June 2010 have been classified as PDL.
- 4.39 The **National Planning Policy Framework** (paragraph 53) states that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The **Local Plan** (submitted in March 2014) therefore includes **Policy H/15** that sets out the criteria to be considered when new dwellings are proposed on land used or last used as a garden.

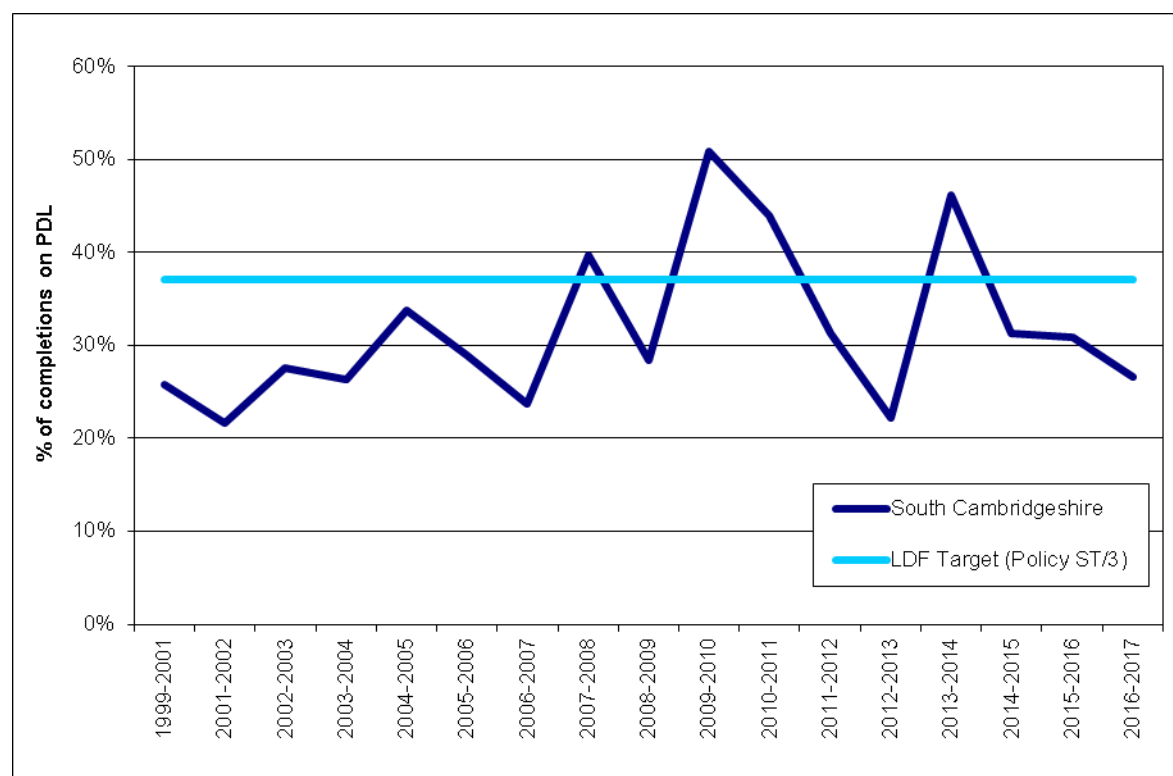
Figure 4.18: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)



[For data, see figure A.1, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.19: Percentage of new and converted dwellings completed on PDL (Indicators CO-H3 and M5)



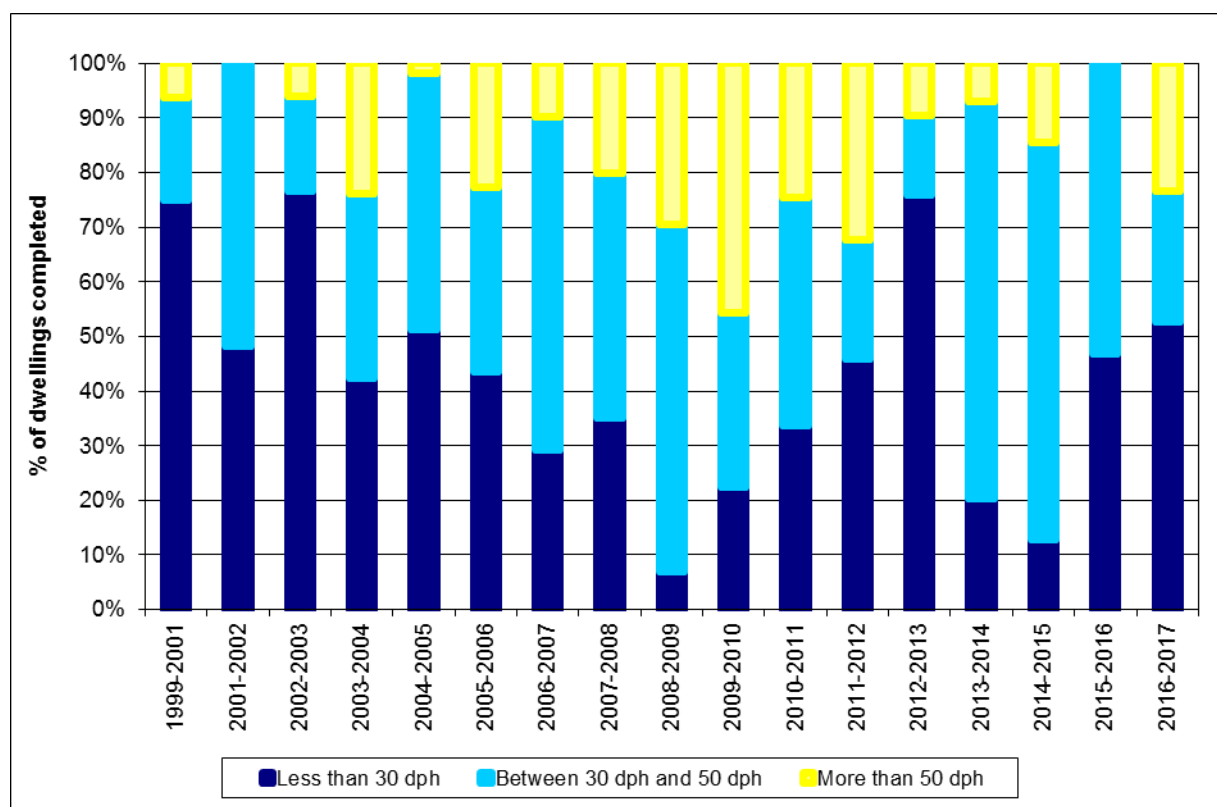
[For data, see figure A.2, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Housing Density

- 4.40 Higher residential densities help to achieve more sustainable forms of development. The density of a development needs to be compatible with local character to ensure high quality development, whilst higher densities can help to reduce the use of 'greenfield' land and to make the best use of the limited amount of land available for development. **Development Control Policy HG/1** requires that residential developments should achieve average net densities of at least 30 dwellings per hectare (dph), and that in more sustainable locations higher average net densities of at least 40 dph should be achieved.
- 4.41 In June 2010, the Government amended **Planning Policy Statement 3: Housing** to remove the national minimum housing density of 30 dph. This change to national policy does not change the local policy target of 30 dph set out in **Policy HG/1**; however, it does indicate that a more balanced approach with local circumstances should be considered in all cases, rather than this being only in exceptional circumstances as in the adopted policy.
- 4.42 The **Local Plan** (submitted in March 2014) requires developments to achieve an average net density of 30 dph in Rural Centres, Minor Rural Centres, and Group Villages and 40 dph in urban extensions to Cambridge and in new settlements (see **Policy H/7**). Density guidelines are not needed for Infill Villages as a design led approach taking account of local circumstances should be used for developments within or adjoining these villages.

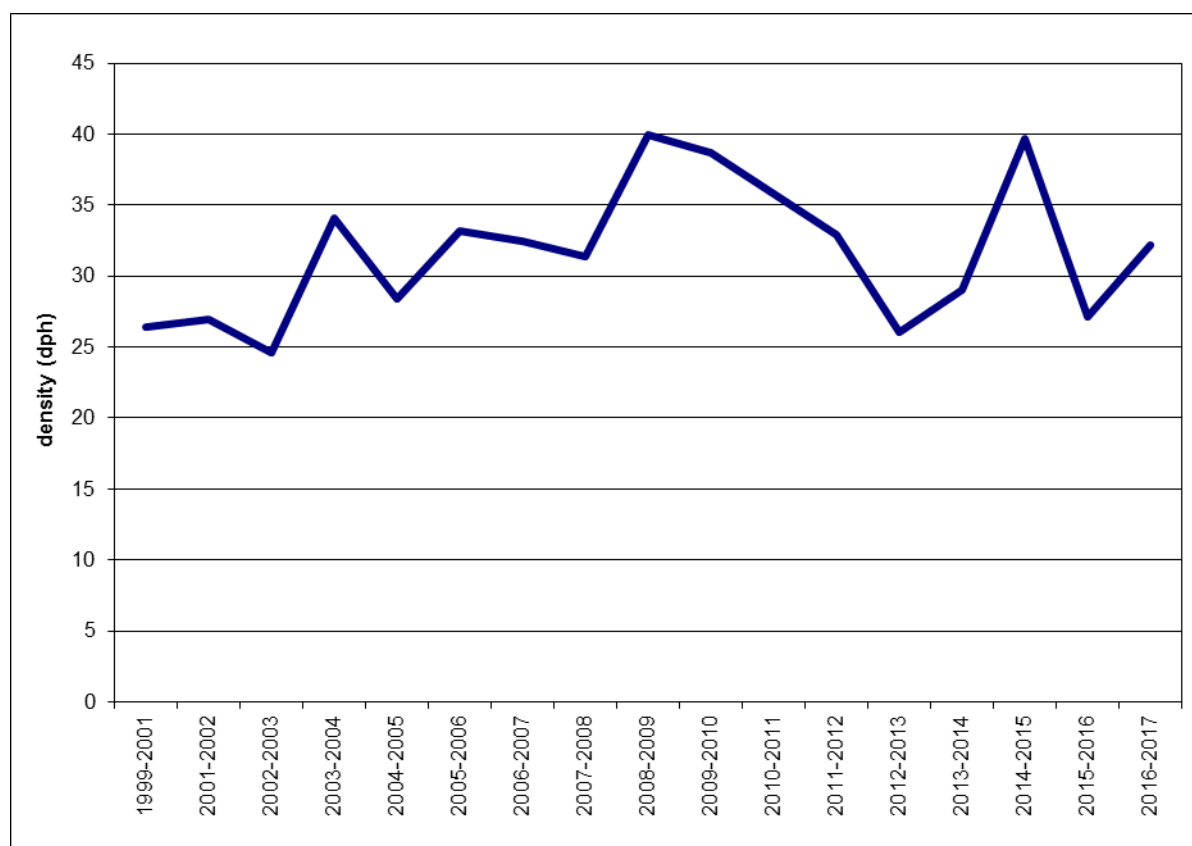
Figure 4.20: Net density of completed new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)



[For data, see figure A.3, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.21: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicators LOB3 and M20**)



[For data, see figure A.4, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.22: Residential densities of Cambourne (average net density of completed new housing developments at Cambourne, in dwellings per hectare, dph) (**Indicator SSLO1**)

	1999-2017
Great Cambourne	28.6
Lower Cambourne	29.8
Upper Cambourne	34.1
Cambourne (total)	30.6

Source: Cambridgeshire County Council – Research & Monitoring Team

Figure 4.23: Residential densities of Cambridge Southern Fringe (average net density of completed new housing developments at Trumpington Meadows within the South Cambridgeshire District Council administrative boundary, in dwellings per hectare, dph)
(Indicator CSF02)

	2014-2017
Cambridge Southern Fringe	58.0

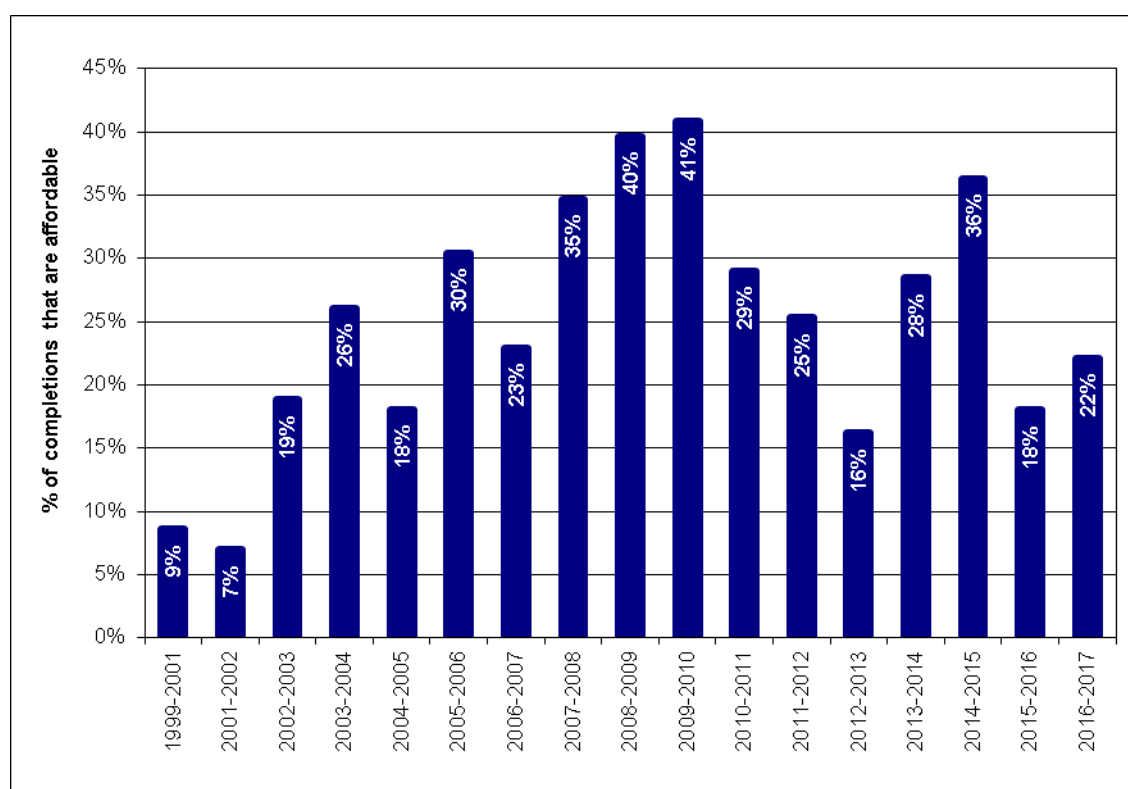
Source: Cambridgeshire County Council – Research & Monitoring Team

Affordable Housing

- 4.43 The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue. The delivery of affordable housing is also a key national government priority. **Development Control Policy HG/3** seeks the provision of 40% or more affordable housing on all planning permissions for two or more dwellings. The Council may also grant planning permission for 100% affordable schemes within or adjoining villages, as an exception to the normal operation of the policies in the plan, if there is identified local housing need (see **Development Control Policy HG/5**). In addition to affordable housing provided through the planning system, some new market properties can be purchased for use as affordable dwellings through Government equity loan initiatives such as Homebuy Direct or Firstbuy; these affordable dwellings are termed 'acquisitions'.
- 4.44 **Policy HG/3** does not include a target for the mix of housing tenures of affordable housing within a development; instead it requires the mix to be determined by local circumstances at the time of the planning permission having regard to the nature of known housing needs. The Council's **Affordable Housing SPD** (adopted in March 2010) states that the district wide targets of 70% social rented and 30% intermediate housing, as identified in the Strategic Housing Market Assessment, should be considered as the starting point for negotiations on individual sites. However, for the urban extensions to Cambridge, the SPD suggests that the starting point for negotiations on these sites should be 75% social rented and 25% intermediate housing.
- 4.45 A new 'affordable rent' model, introduced in April 2011, provides affordable rented homes to tenants at a rate up to a maximum of 80% of local market rent. Affordable rented homes are allocated in the same way as social housing.
- 4.46 The affordable housing policies in the **Local Plan** (submitted in March 2014) require the provision of 40% affordable housing on all planning permissions which result in a net increase of 3 or more dwellings (see **Policy H/9**) and allow the provision of affordable housing on small sites adjoining villages as exception sites (see **Policy H/10**). The threshold for the provision of affordable housing has been raised to encourage more small scale developments to come forward. **Policy H/10** allows consideration to be given to exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 4.47 On 28 November 2014, the Minister of State for Housing and Planning issued a **Written Ministerial Statement** (WMS) that introduced a new national threshold of 11 dwellings for new housing developments, below which affordable housing and tariff style s106 contributions could not be sought. On the same day the **NPPG** was updated. A Judicial Review resulted in the quashing of the WMS until the Government successfully appealed that judgement. The NPPG was updated on 19 May 2016 reintroducing the principle of the policy albeit with a small number of changes to the original text.
- 4.48 Following the reintroduction of the WMS, in some instances Planning Inspectors considering planning appeals in the district have required the provision of affordable

housing below the WMS threshold in accordance with policy HG/3, in spite of giving the WMS considerable weight. This position was able to be adopted due to the weight which could be given to adopted Policy HG/3. However, the Inspector examining the Local Plan has now advised in working correspondence³¹ with the Council that the local circumstances for adopting a Local Plan policy threshold lower than the WMS has not been demonstrated and has invited the Council to amend the wording of the policy in a proposed modification in order to remove the conflict with the WMS. The Inspectors will only give their final conclusions on their consideration of the 'soundness' of the Local Plan when they publish their final report.

Figure 4.24: Gross affordable housing completions (**Indicators CO-H5 and M3**)



³¹ [Working Correspondence with the Inspectors regarding Main Modifications](#)

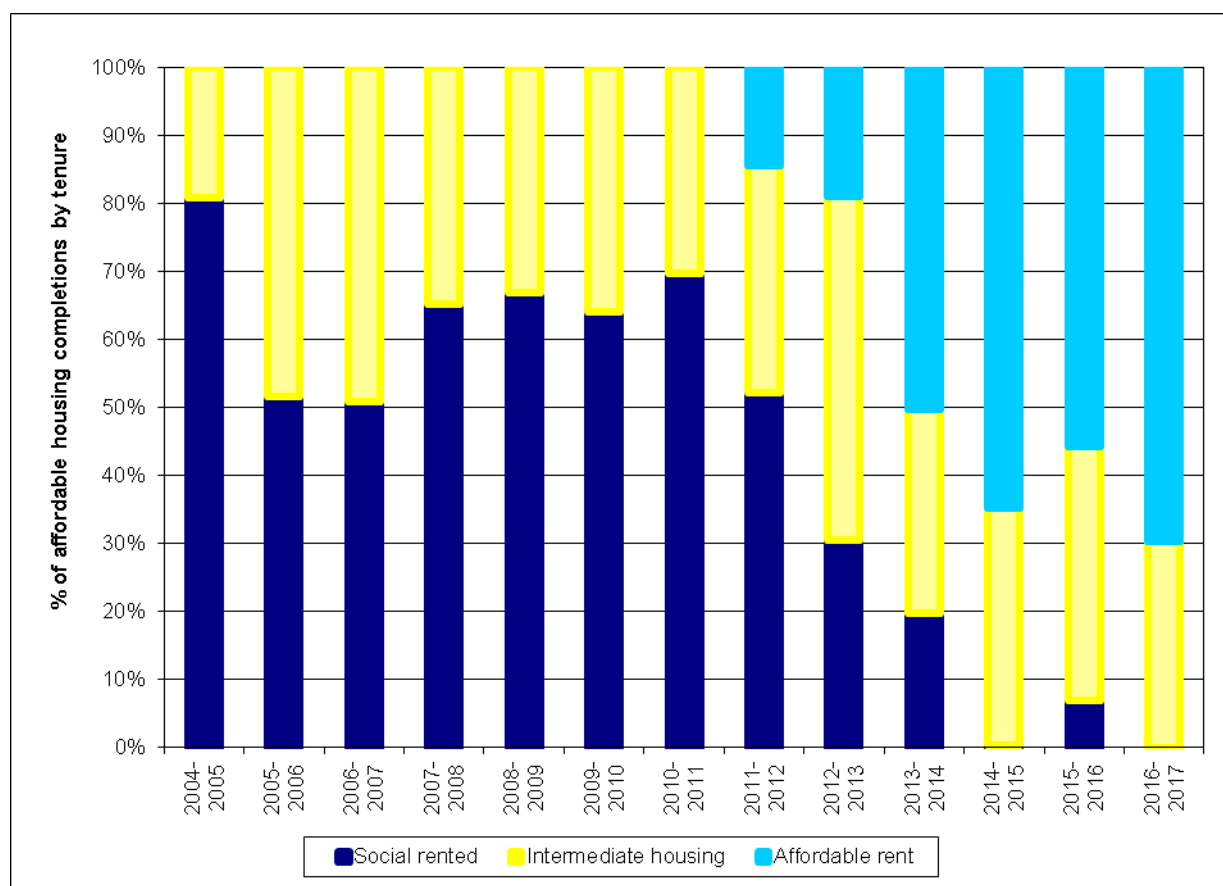
Number of completions that are affordable

New affordable dwellings from ...	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
planning permissions	142	38	127	271	115	285	238	463	275	281	205	192	105	207	329	129	132
acquisitions	n/k	n/k	n/k	n/k	n/k	n/k	n/k	n/k	19	17	1	10	0	11	0	0	12

[For data, see figure A.5, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure 4.25: Affordable housing completions by tenure (**Indicator LOA2**)



[For data, see figure A.6, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure 4.26: Affordable housing completions on rural exception sites (**Indicators LOA3 and M23**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Number of affordable dwellings built on rural exception sites	36 (1 site)	6 (1 site)	85 (5 sites)	66 (4 sites)	60 (3 sites)	33 (3 sites)	27 (3 sites)	88 (5 sites)	19 (2 sites)	72 (6 sites)	23 (3 sites)	28 (2 sites)	35 (3 sites)
% of district affordable housing total	31%	2%	36%	14%	22%	12%	13%	46%	18%	35%	7%	22%	27%

Source: Affordable Homes – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

Figure 4.27: Affordable dwellings permitted as a percentage of all dwellings permitted on sites of 2 or more dwellings where Policy HG/3 applies (**Indicator LOA8**)

	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Affordable dwellings permitted as a % of all dwellings permitted on sites where Policy HG/3 is applicable	34%	33%	40%	40%	39%	37%	23%	38%	41%

NOTES:

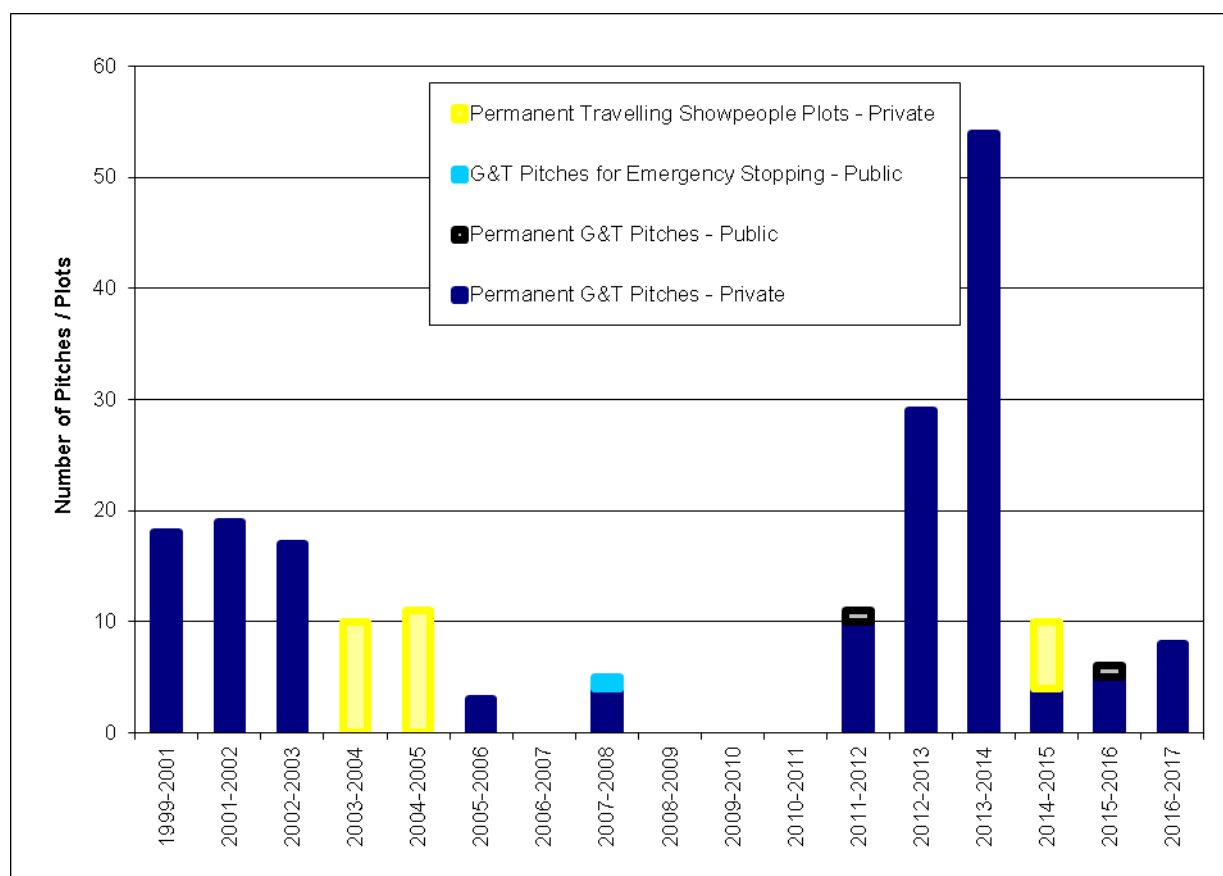
- The data includes planning permissions where Policy HG/3 applies and where the target is to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.
- It excludes planning permissions where the original planning permission was registered or granted before the adoption of Policy HG/3, planning permissions granted at individual parcels at large sites where a single parcel will be either entirely affordable or market housing where the affordable housing contribution is captured in the year that the whole site is permitted (eg. Cambourne and Orchard Park), rural exception sites (sites of 100% affordable housing permitted as an exception to policy, usually outside of village development frameworks), and planning permissions for 100% affordable dwellings within village development frameworks (that are not exception sites).
- The data includes outline, reserved matters and full planning permissions, and therefore the same site may be included in multiple years as a site receives outline planning permission and later reserved matters permission or if a revised planning permission is approved.
- The data excludes prior approval applications that allow change of use to residential.

Source: Research & Monitoring – Cambridgeshire County Council; South Cambridgeshire District Council – Planning & New Communities

Gypsy & Traveller Sites

- 4.49 Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. In June 2015 the Councils advised the Local Plan Inspectors of the intention to undertake a review of the 2011 Gypsy & Traveller Accommodation Needs Assessment, taking account of updated government guidance. The Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation Assessment (GTANA) was completed in October 2016.
- 4.50 In November 2016, further proposed modifications were submitted to the Inspector to update the policies relating to sites for Gypsy & Travellers to reflect the new GTANA and new Government guidance. The GTANA concludes 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. It identifies a need for 9 additional Travelling Showpeople plots in the next 5 years plus an additional two by the end of the plan period.

Figure 4.28: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4, LOA14 and M25)



[For data, see figure A.7, Appendix 2]

Source: Planning & New Communities – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

Figure 4.29: Number of caravans on unauthorised Gypsy & Traveller sites (**Indicators LOA4 and M27**)

Number of caravans on ...	Unauthorised private sites with no planning permission	Unauthorised tolerated sites	Unauthorised encampments
July 2007	79	2	2
January 2008	75	8	2
July 2008	34	3	3
January 2009	29	1	0
July 2009	24	1	11
January 2010	20	0	0
July 2010	14	0	0
January 2011	11	0	0
July 2011	4	0	0
January 2012	16	0	0
July 2012	12	0	0
January 2013	16	0	0
July 2013	4	0	4
January 2014	n/k	n/k	n/k
July 2014	6	0	0
January 2015	0	0	0
July 2015	0	0	0
January 2016	1	0	0
July 2016	2	0	0
January 2017	32	0	0
July 2017	64	0	0

Source: CLG Caravan Count

Housing Development by Settlement Category

- 4.51 As a major part of the Cambridge Sub-Region, with its successful economy based largely on the high tech and biotech industries, the pressures for housing development in South Cambridgeshire to support this economic success are strong and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. The adopted development strategy focuses growth in a limited number of sustainable major developments on the edge of Cambridge and at the new town of Northstowe. Alongside this, **Core Strategy Objective ST/e** sets out the Council's aim to protect the varied character of its settlements by ensuring that the scale and location of development in each settlement is in keeping with its size, character and function.
- 4.52 **Core Strategy Policy ST/2** sets out a sequential approach to housing development in the district based on the categorisation of the settlement; development will be concentrated firstly on the edge of Cambridge, followed by the new town of Northstowe, and then finally within the rural areas. Each of South Cambridgeshire's rural settlements are categorised by their sustainability into a hierarchy of Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. Within the rural areas, development will be concentrated firstly on Rural Centres and then the other settlements in order of sustainability. Based on their categorisation, indicative maximum residential development scheme sizes for the less sustainable settlements are set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**.
- 4.53 The **Local Plan** (submitted in March 2014) carries forward the sustainable development strategy from the adopted Local Development Framework. **Policy S/6** sets out a sequential approach to housing development in the district based on the categorisation of the settlement; development will be concentrated firstly on the edge of Cambridge, followed by the new settlements, and then finally within the rural areas at Rural Centres and Minor Rural Centres. The Local Plan still categorises each settlement in the district by its sustainability and sets out indicative maximum residential development scheme sizes for each category of settlements (see **Policies S/8, S/9, S/10 and S/11**). A small number of settlements have changed category.
- 4.54 The indicative maximum residential scheme sizes are the same in both the adopted Local Development Framework and new Local Plan. They are as follows:

	Individual indicative scheme size limit
Rural Centres	No limit.
Minor Rural Centres	Up to 30 dwellings.
Group Villages	Up to 8 dwellings, however development may exceptionally consist of up to about 15 dwellings where this would make best use of a brownfield site.
Infill Villages	Up to 2 dwellings, except in very exceptional circumstances when up to 8 dwellings may be permitted if this would lead to the sustainable recycling of a brownfield site that will bring a positive overall benefit to the village.

Figure 4.30: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)

		Edge of Cambridge	Rural Centres	Minor Rural Centres	Group Villages	Infill Villages	Outside Village Frameworks
Built: 2006-2007	A	32.8	32.1	51.3	68.2	30.0	-
	W	-	-0.4	1.9	1.0	1.2	5.1
Built: 2007-2008	A	30.1	48.9	23.6	39.7	30.0	-
	W	7.5	5.9	2.5	1.6	0.8	5.3
Built: 2008-2009	A	44.9	59.8	35.0	50.8	-	-
	W	0.3	2.2	2.0	0.6	1.7	4.1
Built: 2009-2010	A	62.0	60.3	62.0	-	-	-
	W	-1.5	8.9	4.2	1.8	1.0	1.6
Built: 2010-2011	A	74.7	61.9	38.0	12.5	-	-
	W	1.0	12.5	1.7	1.7	0.8	1.5
Built: 2011-2012	A	93.0	35.1	75.3	60.8	-	26.0
	W	1.0	-1.1	1.6	1.8	1.2	4.1
Built: 2012-2013	A	34.0	35.4	79.0	40.6	-	26.0
	W	0.0	-0.8	1.1	0.7	1.1	1.2
Built: 2013-2014	A	16.0	57.5	124.0	159.0	-	-
	W	-1.0	5.6	1.9	1.0	0.5	5.6
Built: 2014-2015	A	31.8	89.8	109.7	-	-	-
	W	-	5.7	8.0	1.1	0.9	5.4

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Settlement category as in the adopted Local Development Framework, see Core Strategy Policies ST/4, ST/5, ST/6 and ST/7.

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.31: Largest housing development in each settlement category (*Indicator LOE1ii*)

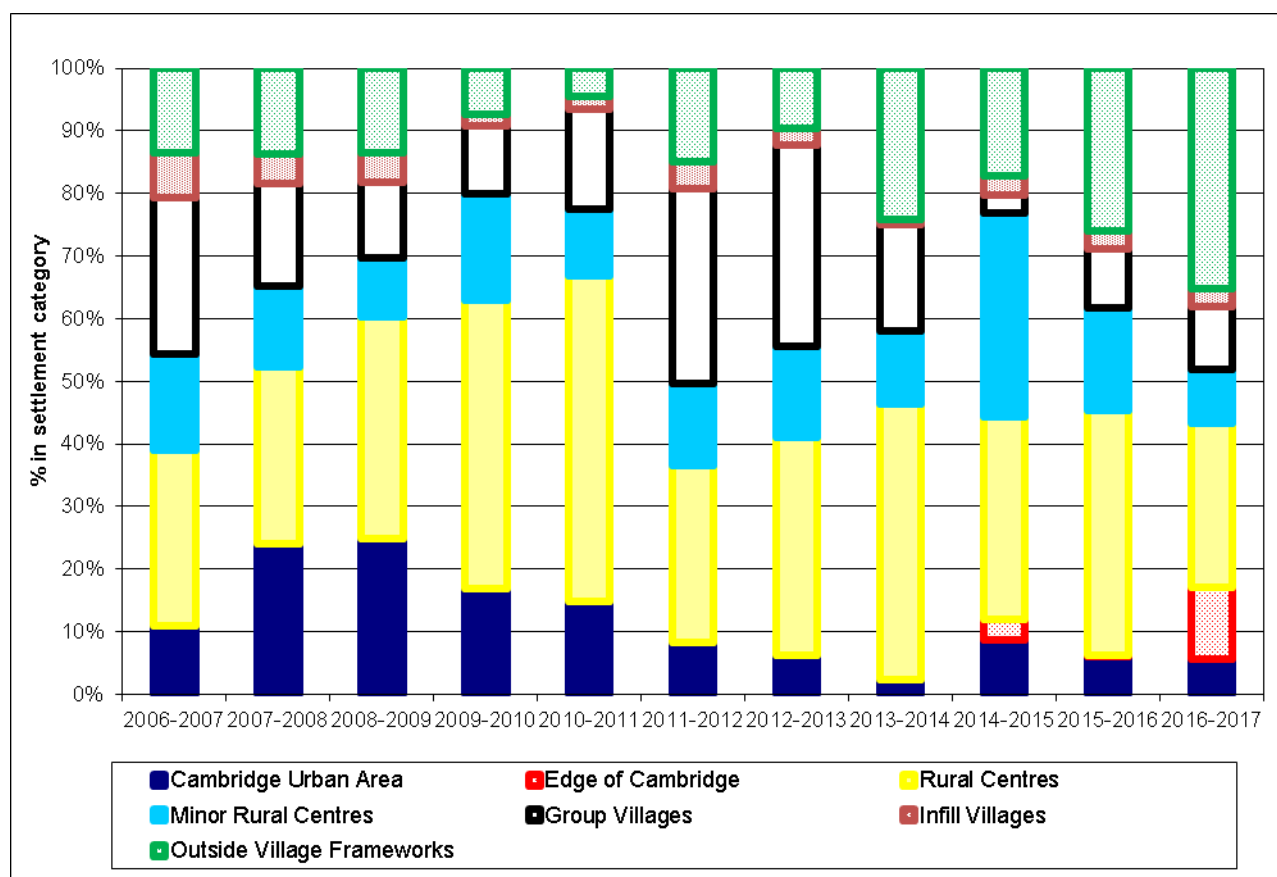
		Edge of Cambridge	Rural Centres	Minor Rural Centres	Group Villages	Infill Villages	Outside Village Frameworks
Built: 2006-2007	A	72	65	78	144	59	-
	W	-	10	10	10	6	40
Built: 2007-2008	A	72	106	62	144	53	-
	W	14	46	35	15	6	42
Built: 2008-2009	A	88	110	65	102	-	-
	W	1	69	20	5	6	35
Built: 2009-2010	A	98	110	70	-	-	-
	W	-1	77	40	28	2	12
Built: 2010-2011	A	98	110	62	14	-	-
	W	1	119	8	28	3	20
Built: 2011-2012	A	98	106	162	127	-	26
	W	1	25	6	15	4	39
Built: 2012-2013	A	34	114	162	159	-	26
	W	0	4	9	5	2	11
Built: 2013-2014	A	16	114	140	159	-	-
	W	-1	72	51	13	1	54
Built: 2014-2015	A	63	131	140	-	-	-
	W	-	53	85	15	2	89

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Settlement category as in the adopted Local Development Framework, see Core Strategy Policies ST/4, ST/5, ST/6 and ST/7.

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.32: Total dwellings built by settlement category (*Indicators LOE1iii and M2*)



[For data, see figure A.8, Appendix 2]

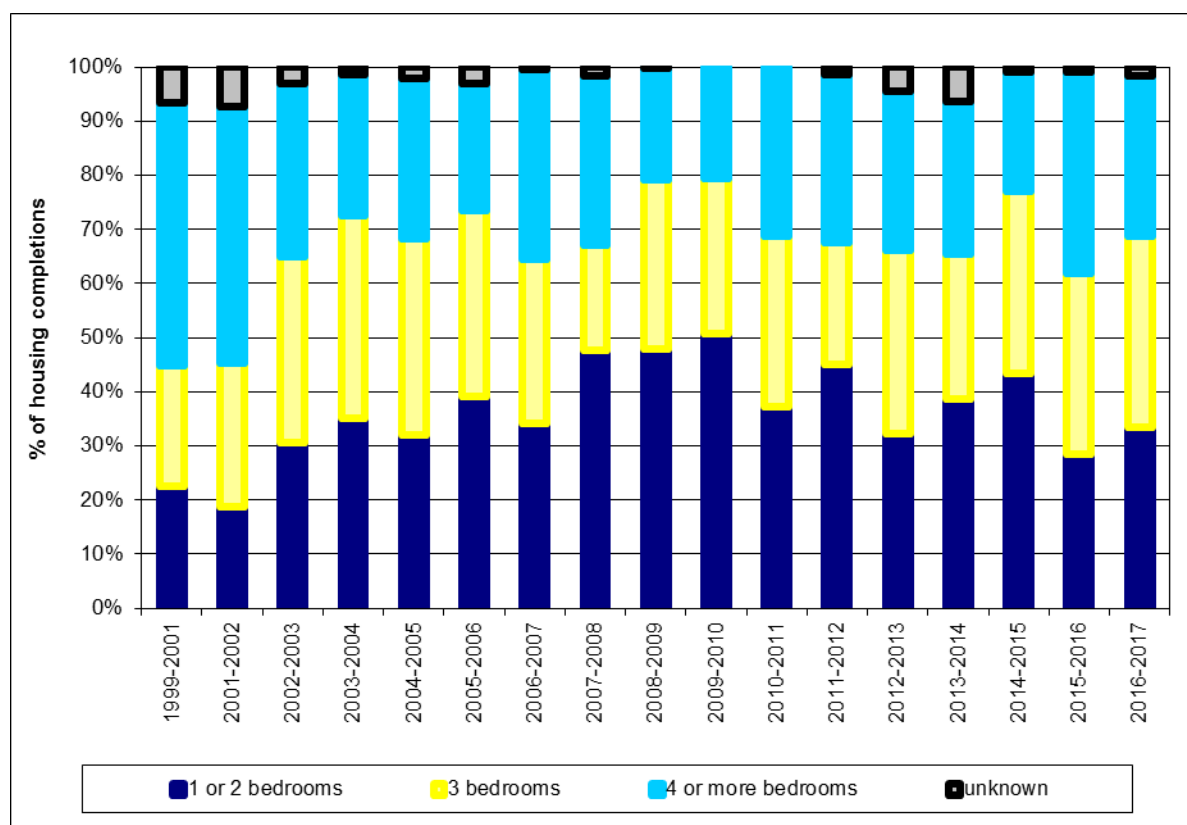
Settlement category as in the adopted Local Development Framework, see Core Strategy Policies ST/4, ST/5, ST/6 and ST/7.

Source: Research & Monitoring – Cambridgeshire County Council

Housing Mix

- 4.55 A key element in ensuring that new homes meet local needs is providing homes of the appropriate type, size and affordability. The South Cambridgeshire Housing Needs Survey 2002 identified a need for 89% of new market housing to be 1 or 2 bedroom properties, to compensate for the high proportion of 4 or more bedroom properties built between 1991 and 2001. **Development Control Policy HG/2** goes some way to achieving this aim by requiring that in developments of up to 10 dwellings, market properties should provide: at least 40% of homes with 1 or 2 bedrooms; approximately 25% of homes with 3 bedrooms; and approximately 25% of homes with 4 or more bedrooms. The supporting text to this policy advises that the same targets be the starting point for negotiations on larger sites.
- 4.56 **Policy H/8** of the **Local Plan** (submitted in March 2014) sets out a housing mix for market properties within developments of 10 or more dwellings of: at least 30% of homes with 1 or 2 bedrooms; at least 30% of homes with 3 bedrooms; and at least 30% of homes with 4 or more bedrooms. The remaining 10% is a flexibility allowance that can be added to any size taking account of local circumstances. The size of developments that the housing mix policy applies to has been changed as there is more opportunity for larger sites to deliver a mix of different sized properties.
- 4.57 For a limited number of new dwellings, data on the number of bedrooms is not known, although this is generally only for non-permanent dwellings such mobile homes or static caravans.

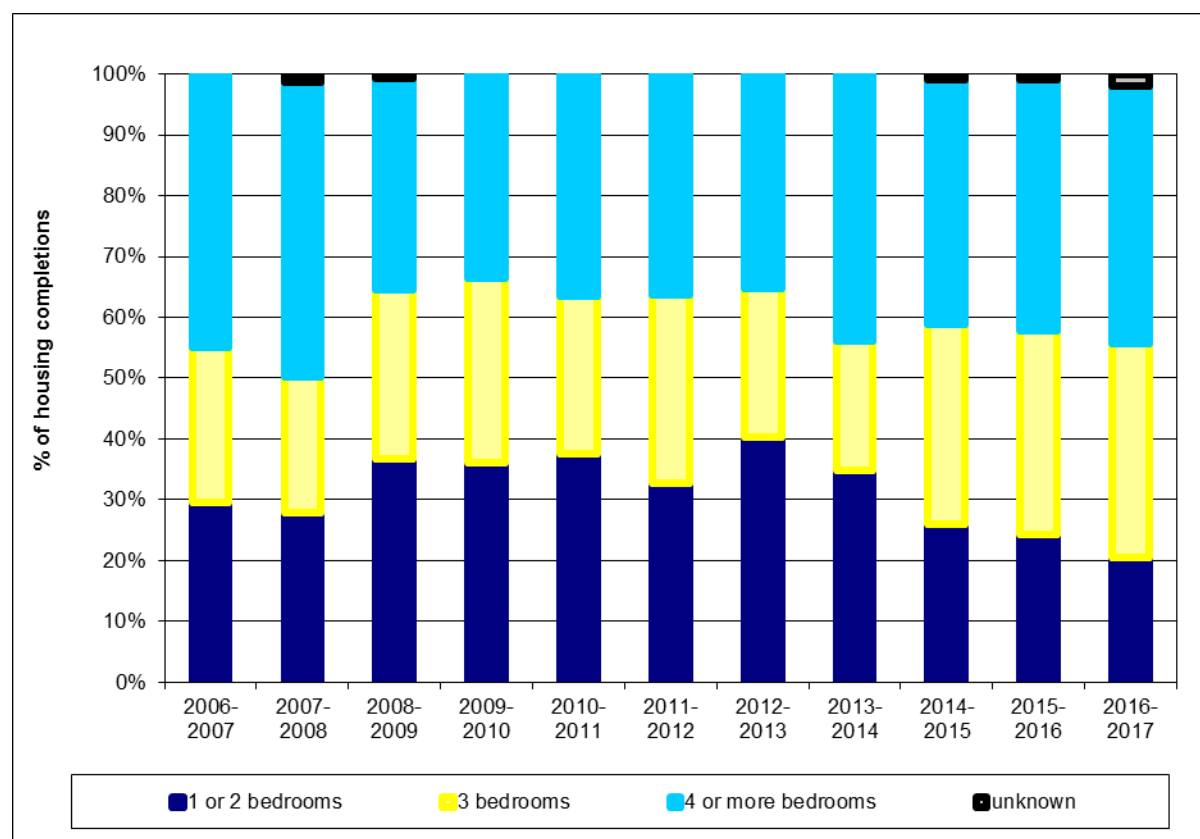
Figure 4.33: Housing completions by number of bedrooms (*Indicators LOA1 and M21*)



[For data, see figure A.9, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.34: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)



[For data, see figure A.10, Appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Housing Quality

- 4.58 All new development will have an affect on its surroundings and it is important that new development is sensitively located and designed to a high quality. The Council's **Development Control Policy DP/2** seeks to ensure that all new development is of a high quality design that will enhance or preserve the character of the local area and important environmental assets, as well as providing a sense of place and respecting local distinctiveness. **Policy HQ/1** of the **Local Plan** (submitted in March 2014) sets out the design principles that all development should adhere to in order to secure high quality places and make a positive contribution to the local and wider context.
- 4.59 The Council is committed to ensuring that new developments are designed to a high quality. Between 2009 and 2016, the Council used the Building for Life (BfL) standard to assess the housing quality of 84 completed housing developments. BfL is a tool designed to assist local authorities in evaluating the quality of housing developments.
- 4.60 In July 2017, the Council submitted to the Inspectors proposed modifications to streamline its monitoring indicators included in the Local Plan and make them more specific to and measurable against its planning policies. The Council has proposed that the monitoring indicators included in the Local Plan do not carry forward a specific indicator requiring the assessment of the quality of new housing developments against the BfL standard. Reflecting this proposed approach, the Council has not undertaken an assessment of housing developments completed in 2016-2017 against the BfL standard.
- 4.61 The Council will continue to appraise the design quality of proposed new developments using the Cambridgeshire Quality Charter, the Council's Design Enabling Panel and Quality Panel, and through urban design officer comments on planning applications.

Figure 4.35: Quality of new housing developments – Building for Life 20 Scores for Housing Developments Completed 2009-2013 (Indicator CO-H6)

Building for Life standard	Number of developments			
	2009-2010	2010-2011	2011-2012	2012-2013
Gold	0	0	3	0
Silver	1	2	5	0
Average	11	4	9	6
Poor	0	6	1	2
Total	12	12	18	8

Source: South Cambridgeshire District Council – Planning & New Communities

Figure 4.36: Quality of new housing developments – Comparison of Building for Life 12 Scores for Housing Developments Completed (**Indicator CO-H6**)

	2013-2014	2014-2015	2015-2016
Total number of completed developments assessed	14	12	8
Number of developments scoring 9 or more 'Greens'	3 (21%)	4 (33%)	2 (25%)
Number of developments scoring 1 or more 'Red'	8 (57%)	5 (42%)	5 (63%)
Overall percentage of Green, Amber and Red	Green	48%	49%
	Amber	36%	49%
	Red	16%	6%

Source: South Cambridgeshire District Council – Consultancy Unit, Planning & New Communities

Figure 4.37: Quality of new housing developments – Building for Life 12 Scores for Housing Developments Completed (**Indicator CO-H6**)

Developments Completed in 2015-2016													
Questions	Integrating into the Neighbourhood				Creating a place				Street and Home				Total
	Connections	Facilities and services	Public transport	Meeting local housing requirements	Character	Working with the site and its context	Creating well defined streets and spaces	Easy to find your way around	Streets for all	Car parking	Public and private spaces	External storage and amenity space	
Green	7	0	2	6	2	5	4	6	3	2	3	3	43
Amber	1	8	6	1	4	3	4	1	5	4	5	5	47
Red	0	0	0	1	2	0	0	1	0	2	0	0	6

Developments Completed in 2014-2015													
Questions	Integrating into the Neighbourhood				Creating a place				Street and Home				Total
	Connections	Facilities and services	Public transport	Meeting local housing requirements	Character	Working with the site and its context	Creating well defined streets and spaces	Easy to find your way around	Streets for all	Car parking	Public and private spaces	External storage and amenity space	
Green	8	7	6	9	3	5	5	8	6	2	4	7	70
Amber	4	5	5	3	7	6	6	4	4	7	8	3	62
Red	0	0	1	0	2	1	1	0	2	3	0	2	12

Developments Completed in 2013-2014													
Questions	Integrating into the Neighbourhood				Creating a place				Street and Home				Total
	Connections	Facilities and services	Public transport	Meeting local housing requirements	Character	Working with the site and its context	Creating well defined streets and spaces	Easy to find your way around	Streets for all	Car parking	Public and private spaces	External storage and amenity space	
Green	5	9	6	8	4	10	9	10	5	4	4	7	81
Amber	9	2	4	3	6	2	2	3	8	8	9	5	61
Red	0	3	4	3	4	2	3	1	2	1	1	2	26

[Data for individual schemes is included in figure A.15, Appendix 2]

Source: South Cambridgeshire District Council – Consultancy Unit, Planning & New Communities

Employment Development and Supply

- 4.62 **Core Strategy Objective ST/a** requires the Council to provide an adequate and continuous supply of land for housing and employment in sustainable locations, to meet its strategic requirements. Additional employment land will be brought forward at Northstowe and the strategic employment locations within the Cambridge urban fringe sites (see **Core Strategy Policy ST/8**) and through the continued implementation of many of the **Local Plan 2004** employment allocations, that have been carried forward into **Site Specific Policies SP/12 and SP/13**.
- 4.63 The **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made for 22,000 additional jobs in the district during the period 2011 to 2031 to support the Cambridge Cluster and to meet the current objectively assessed need. New employment development at existing and new research, business and industrial parks will deliver this requirement. The **Local Plan** carries forward four outstanding employment allocations (see **Policies E/3 and E/4**), but also identifies new employment land through the redevelopment and/or intensification of the Cambridge Science Park (see **Policy E/1**), the allocation of land adjacent to Peterhouse Technology Park on the edge of Cambridge (see **Policy E/2**), the regeneration of the Cambridge Northern Fringe East area (see **Policy SS/4**), and the inclusion of employment uses within the new settlements at Waterbeach and Bourn Airfield (see **Policies SS/5 and SS/6**).
- 4.64 **Policy S/1** of the **Local Plan** sets out the Council's vision, which will be secured through the achievement of six key objectives, including **objective a** (see **Policy S/2**) which seeks to support growth in the district by supporting the rural economy and the district's position as a world leader in research, technology based industries and education.
- 4.65 For the purposes of the Annual Monitoring Report, the Council monitors employment development and supply by monitoring developments involving the gain or loss of business uses, defined as Use Classes B1-B8.

Jobs

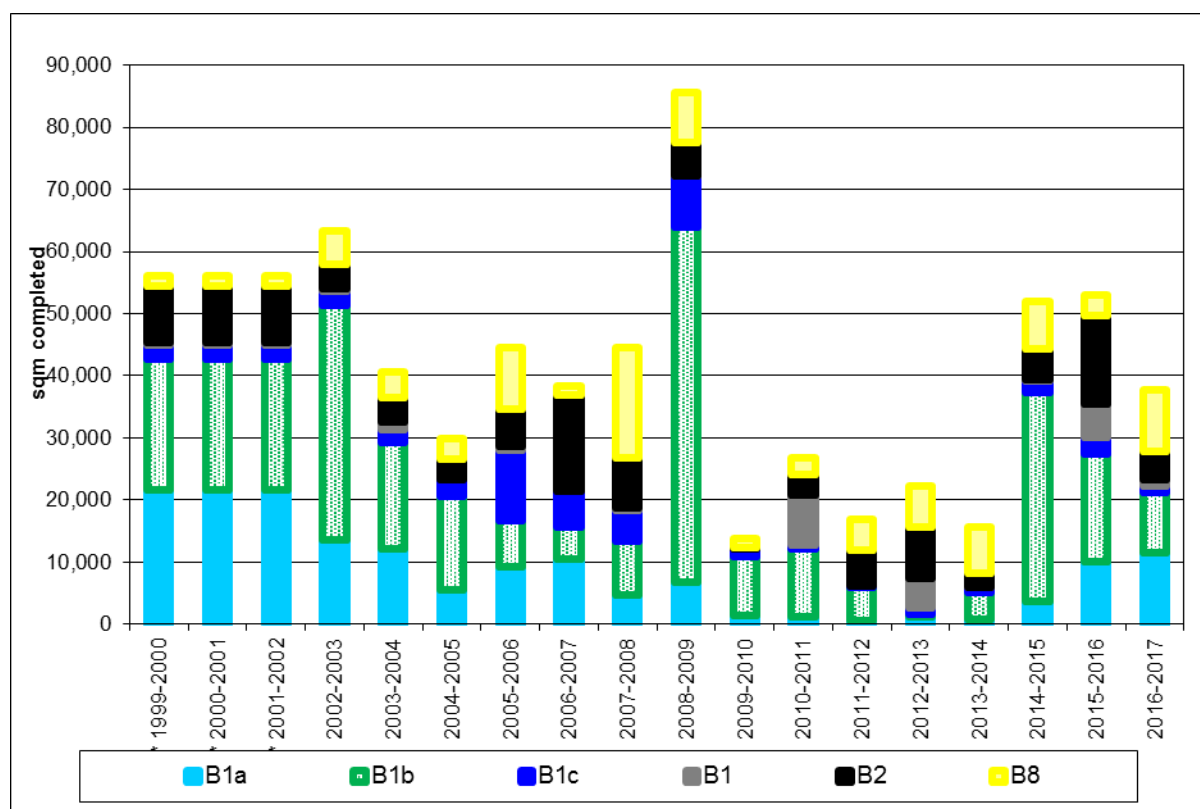
Figure 4.38: Number of new jobs created (*Indicator M6a*)

	South Cambridgeshire					Cambridge				
	2011	2012	2013	2014	2015	2011	2012	2013	2014	2015
Total jobs	80,000	74,000	75,000	84,000	86,000	98,000	100,000	108,000	113,000	114,000
Jobs created	-	-6,000	+1,000	+9,000	+2,000	-	+2,000	+8,000	+5,000	+1,000
Cumulative net additional jobs	-	-6,000	-5,000	+4,000	+6,000	-	+2,000	+10,000	+15,000	+16,000

Source: NOMIS (ONS Jobs Density)

Business Completions

Figure 4.39: Gross amount and type of completed employment floorspace (sqm)
(Indicators CO-BD1i and M6b)

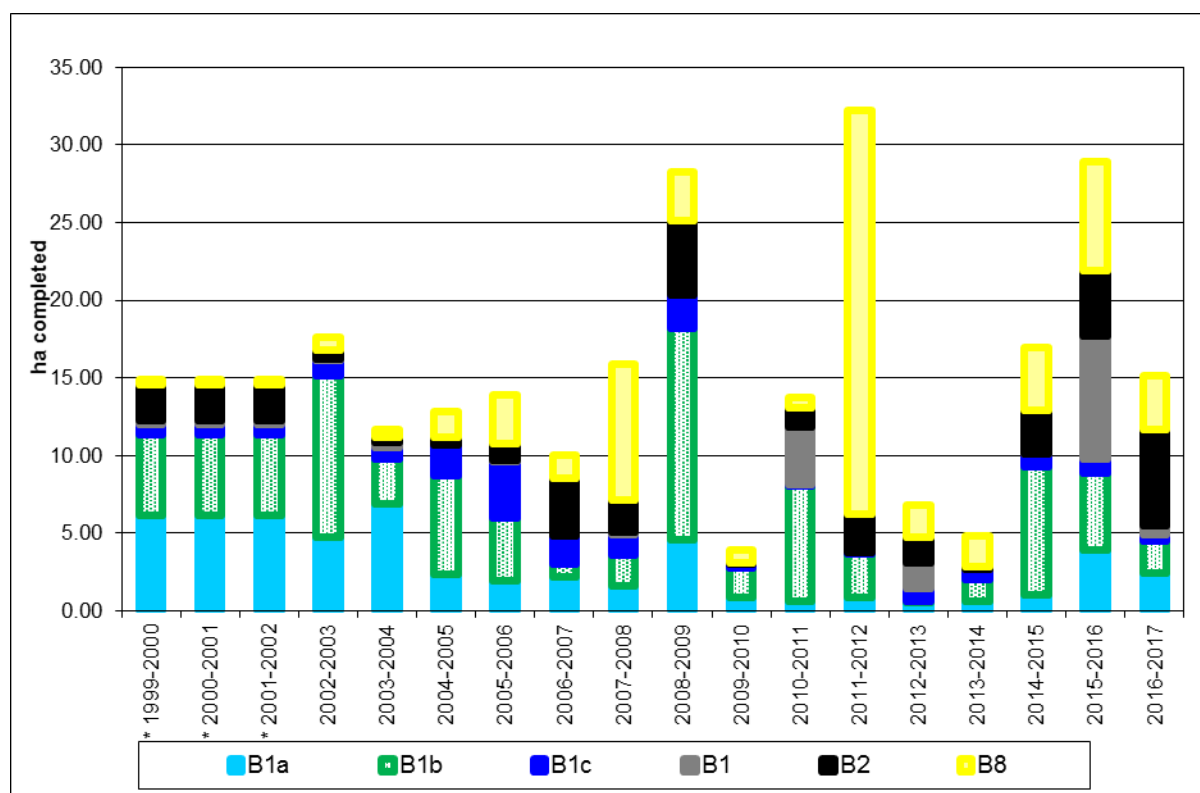


* For the period 1999-2002, data is only available for a three-year period; this figure has been split evenly across the three years on the graph.

[For data, see figure A.11, appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.40: Gross amount and type of completed employment land (ha) (*Indicators LOA10i and M6b*)



[For data, see figure A.12, appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.41: Net amount and type of completed employment floorspace (sqm) (*Indicator CO-BD1ii and M6b*)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	28	64,666	63,182	630	20,483	-6,157	142,832
2002-2003	320	13,111	37,890	-9,091	-3,947	4,539	42,822
2003-2004	1,328	10,935	16,451	-330	2,216	4,166	34,766
2004-2005	0	5,285	3,428	1,119	1,807	-168	11,471
2005-2006	448	6,761	4,315	10,182	2,473	8,891	33,070
2006-2007	0	9,384	-814	3,660	10,366	-112	22,484
2007-2008	-188	3,833	3,877	3,934	6,642	12,729	30,827
2008-2009	64	5,011	51,626	3,030	1,149	6,389	67,269
2009-2010	-112	783	8,371	266	-47,881	792	-37,781
2010-2011	8,141	627	-1,713	-2,114	2,356	1,183	8,480

	B1	B1a	B1b	B1c	B2	B8	TOTAL
2011-2012	0	-5,057	5,461	-104	-6,178	3,000	-2,878
2012-2013	4,467	-1,622	463	-3,717	-668	2,623	1,546
2013-2014	128	-461	-13,495	-456	-22,668	6,819	-30,133
2014-2015	-432	1,126	30,699	1,064	-1,835	6,330	36,952
2015-2016	5,529	6,920	17,372	1,877	13,114	-5,757	39,055
2016-2017	1,043	3,012	6,200	439	4,201	7,314	22,209
Total	20,764	124,314	233,313	10,389	-18,370	52,581	422,991

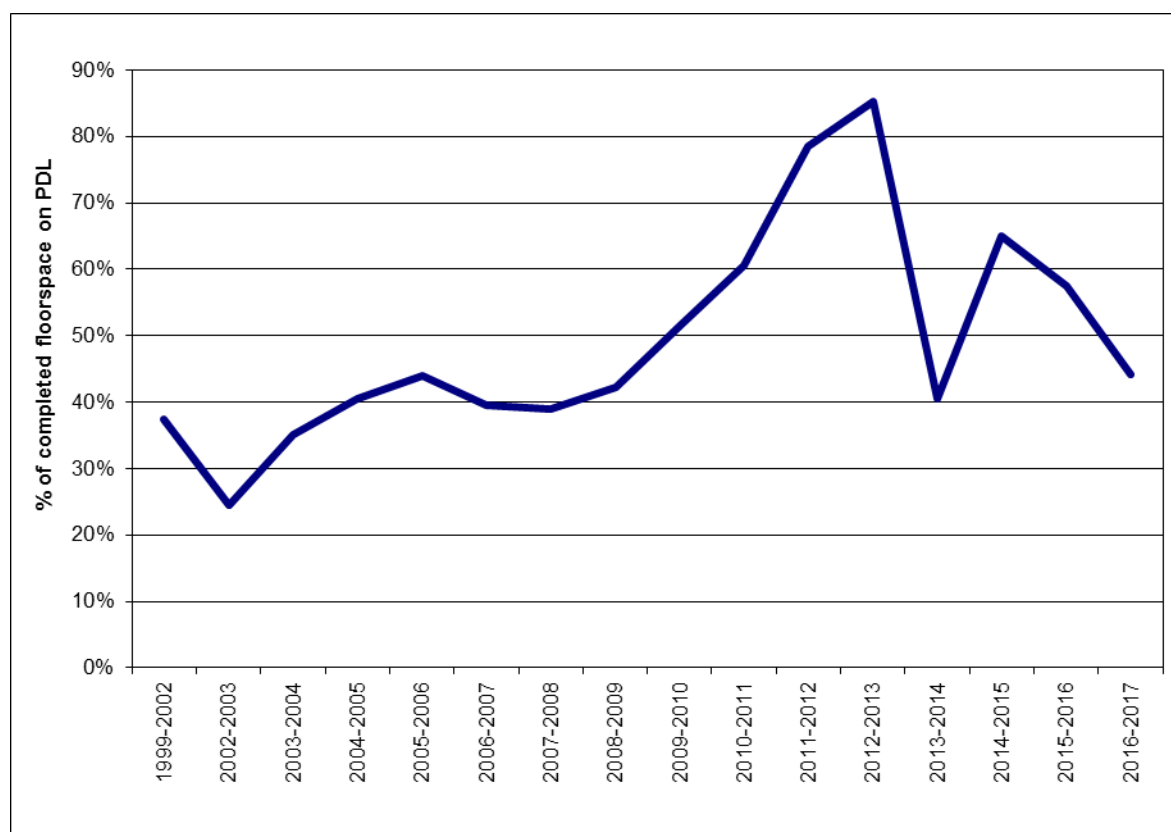
Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.42: Net amount and type of completed employment land (ha) (Indicators LOA10ii and M6b)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.44	18.37	15.53	-1.33	4.80	-1.60	36.21
2002-2003	0.03	4.54	10.43	-2.39	-3.58	0.31	9.34
2003-2004	0.33	5.41	2.44	-0.21	-0.16	0.53	8.34
2004-2005	0.00	1.80	-0.48	1.44	-0.28	0.28	2.76
2005-2006	0.05	1.37	2.16	3.04	-0.53	2.85	8.93
2006-2007	0.00	1.19	-1.52	0.64	1.22	1.21	2.73
2007-2008	0.15	1.51	1.03	0.92	1.25	6.91	11.77
2008-2009	0.00	3.48	11.46	0.76	-0.50	0.84	16.04
2009-2010	-0.04	0.60	1.36	0.09	-18.53	0.61	-15.92
2010-2011	3.77	-0.06	-4.30	-0.92	0.48	-0.26	-1.30
2011-2012	0.00	-3.62	2.83	-0.12	0.05	25.04	24.18
2012-2013	1.60	-1.17	0.07	-0.01	-1.41	0.05	-0.87
2013-2014	0.03	0.34	-14.78	-0.17	-12.97	1.20	-26.36
2014-2015	-0.10	-0.22	7.03	0.20	0.38	2.27	9.56
2015-2016	7.94	3.12	4.90	0.64	3.95	3.76	24.31
2016-2017	0.56	-0.26	0.99	0.32	5.15	2.43	9.19
Total	14.76	36.42	39.13	2.88	-20.70	46.42	118.91

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.43: Amount and type of completed employment floorspace (sqm) on PDL
(Indicators CO-BD2 and M4)



[For data, see figure A.13, appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.44: Amount of completed employment floorspace (sqm) on allocated land
(Indicator LOA11)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Total on allocated land	35,276	2,600	5,476	9,290	13,716	8,009	0	5,972	0	30	2,888	0	5,946	274	0	3,248
% of total floorspace	21.0%	4.1%	13.5%	31.2%	30.8%	20.9%	0.0%	7.0%	0.0%	0.1%	17.1%	0.0%	37.9%	0.5%	0.0%	8.6%

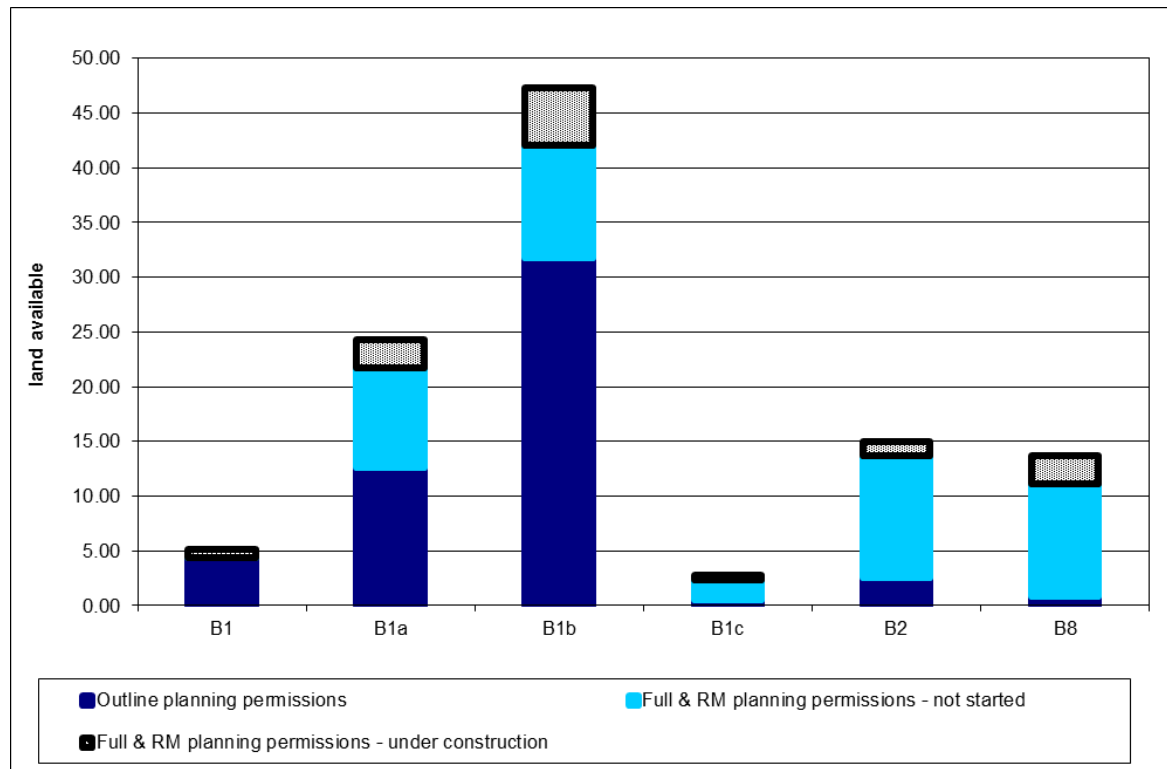
Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.45: Development at Employment Allocations identified in Policies SP/12 and SP/13 of the Site Specific Policies DPD as at 31 March 2017 (**Indicators SSLO5 and SSLO6**)

	Summary of Development Progress
Development at sites allocated for B1 employment use (SP/12)	<p>North of Hatton's Road, Longstanton – the site had reserved matters planning permission, however this planning permission and the outline planning permission for the whole mixed-use development west of Longstanton have both now lapsed.</p> <p>West of Eastern Counties Leather, Pampisford – an outline planning permission (S/1363/10) was granted in September 2011 for B1 business development at Iconix (the southern parcel of this allocation), however no reserved matters application was submitted and therefore this planning permission has lapsed.</p>
Development at sites allocated for B1 / B2 / B8 employment use (SP/13)	<p>Norman Way, Over – the site has no current planning permissions.</p> <p>Papworth Business Park – planning permission (S/1079/13) for a warehouse with ancillary office use (S/1079/13) was granted in September 2013 for the last remaining parcel. Phase 1 of this development has been completed and phase 2 is outstanding. Temporary planning permission (S/0588/14) was granted in October 2014 allowing the land identified for phase 2 to be used as a temporary car park for Papworth Hospital either until October 2019 or when no longer required whichever is the sooner.</p>

Business Commitments

Figure 4.46: Gross amount and type of employment land (ha) available with planning permission at 31 March 2017 (**Indicators CO-BD3i and M6b**)



[For data, see figure A.14, appendix 2]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.47: Net amount and type of employment land (ha) available with planning permission at 31 March 2017 (**Indicators CO-BD3ii and M6b**)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	4.40	-0.25	0.75	4.90
B1a	12.40	7.75	2.33	22.48
B1b	31.75	10.32	5.28	47.35
B1c	0.55	1.47	0.48	2.50
B2	-10.93	9.21	-0.90	-2.62
B8	0.88	2.75	2.16	5.79
Total	39.05	31.25	10.10	80.40

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.48: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2017 (**Indicator CO-BD3iii and M6b**)

	Gross	Net
B1	10.79	10.79
B1a	0.42	0.42
B1b	6.30	6.30
B1c	0.57	0.57
B2	3.27	3.27
B8	3.70	3.70
Total	25.05	25.05

The figures are assumptions based on the proposed land uses for each site; the exact figures will be determined through masterplanning and the planning application process.

Source: Research & Monitoring – Cambridgeshire County Council

4.66 Figure 4.48 shows the land allocated in the adopted Local Development Framework without planning permission at 31 March 2017. This includes: phase 3 (and any later phases) of Northstowe (12.5 ha); land north of Hatton's Road, Longstanton (6.7 ha); land west of Eastern Counties Leather, Pampisford (1.9 ha); land at Norman Way, Over (1.71 ha); and land at former Bayer CropScience Site, Hauxton (0.36 ha).

4.67 A number of new employment developments are included in the **Local Plan** (submitted in March 2014). These sites are not included in figure 4.48. The sites are:

- **Cambridge Northern Fringe East:** the Cambridge and South Cambridgeshire Local Plans identify Cambridge Northern Fringe East as an area with potential for

mixed use employment led development. A joint Area Action Plan is being prepared. Four redevelopment options for the area have been identified ranging from a low level of development to more comprehensive redevelopment options, and these were included in the Issues & Options Report that has been subject to public consultation. The Chesterton Sidings area provides an opportunity for additional employment development.

- **Cambridge Science Park:** 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 Local Plan identifies the opportunity for their redevelopment and densification, to make better use of the site. The Cambridge Northern Fringe East – Employment Guidance for the Area Action Plan – Sector Profile (October 2014) estimated potential for an additional 60,000 sqm to be provided over the next 15-20 years. It should be noted that the policy does not allocate for this specific amount of floorspace, and proposals would be subject to consideration through the planning application process.
- **Waterbeach New Town:** the policy for the new town requires appropriate employment provision to meet the needs of the town, provide access to local jobs and support the continued development of the economy of the Cambridge area. It is not specific regarding the quantity of employment land, as that would be determined in more detail through preparation of a Supplementary Planning Document.
- **Bourn Airfield New Village:** 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, to be identified through the preparation of a Supplementary Planning Document.
- **Cambourne West:** the policy for a fourth linked village at Cambourne 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. The net impact on the land that currently has planning permission is assumed as neutral at this stage.
- **Fulbourn Road (Fulbourn / Edge of Cambridge):** a site adjoining the Peterhouse Technology Park was identified for 6.9 hectares of additional employment development in the Local Plan (submitted in March 2014). An independent review of the Green Belt³², undertaken in response to the Inspectors initial findings, has concluded that a smaller site would be more appropriate in terms of Green Belt impact and therefore in March 2016 the Council submitted to the Inspectors a **proposed modification**³³ to **Policy E/2** to reduce the size of the site to 4.3 hectares.

³² Cambridge Inner Green Belt Boundary Study: <https://www.scambs.gov.uk/localplanmods-dec2015>
³³ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

- **Land south of Cambridge Biomedical Campus (Edge of Cambridge):** the independent review of the Green Belt, undertaken in response to the Inspectors initial findings, concluded that this area of land could be released from the Green Belt without significant harm to its purposes. The Council has undertaken an assessment of the site and consider that it is suitable for development for employment use. In November 2016, further proposed modifications were submitted to the Inspector to allocate this site for employment uses.

4.68 The **Local Plan** (submitted in March 2014) also identifies two industrial estates for partial redevelopment. Both sites will still provide some employment land. These sites are not included in figure 4.48. The sites are:

- **Dales Manor Business Park, Sawston:** an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses. The remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential.
- **Green End Industrial Estate, Gamlingay:** the site is 4.09 hectares of mixed B1/B2/B8, which is proposed for residential led development. The 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. The planning permission covers approximately 75% of the site, and the loss of employment land permitted is included in the commitments data in figure 4.47.

Employment Land Lost

- 4.69 Employment sites within villages are a scarce resource that should be retained to provide local employment. The Council will 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 **Development Control Policy ET/6**). This policy is carried forward into the **Local Plan** (submitted in March 2014) as **Policy E/14**.

Figure 4.49: Amount of employment land (ha) lost on allocated land and in South Cambridgeshire (**Indicators LOA12 and M32**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Whole district	-3.96	-3.77	-2.64	-3.61	-2.87	-4.17	-0.60	-3.36	-18.12	-0.89	-7.65	-4.38	-5.10	-1.85	-2.66	-2.60
On allocated land	none	none	none	-1.08	none	-0.67	none	none	-13.93	none	-0.67	none	-0.76	none	none	none

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.50: Amount of employment land (ha) lost to residential development within village development frameworks and in South Cambridgeshire (**Indicators LOA13 and M32**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Within village development frameworks	-3.82	-3.74	-1.17	-1.29	-0.97	-3.74	-0.26	-1.25	-0.42	-0.18	-0.84	-0.10	-1.12	-0.78	-1.72	-0.98
Whole district	-3.82	-3.74	-2.18	-1.71	-0.97	-3.74	-0.26	-2.14	-0.42	-0.35	-1.62	-2.69	-1.75	-0.78	-2.36	-2.18

Source: Research & Monitoring – Cambridgeshire County Council

Retail, Office and Leisure Development

- 4.70 The Council through **Development Control Objectives SF/a, SF/b, SF/c, SF/f** and **SF/i** seeks to encourage the provision and retention of village services and facilities within villages. **Core Strategy Policy ST/9** requires proposals for retail development to be considered against a hierarchy of preferred locations, and that the proposals should be in scale with the settlement's position in the hierarchy.
- 4.71 The **Local Plan** (submitted in March 2014) continues to seek to protect the loss of village services and facilities (see **Policy SC/3**) and through **Policies E/21** and **E/22** continues to require 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.
- 4.72 Due to the rural nature of South Cambridgeshire and its relationship with the City of Cambridge, the district does not currently have any town centres, and the new town of Northstowe will be the district's first town centre. Locally provided services and facilities are focussed into local centres at the district's more sustainable locations, particularly sites on the edge of Cambridge and larger villages. The district's local centres include a variety of retail and commercial uses, restaurants, cafes and pubs, and other key local services (e.g. doctor's surgeries, libraries).

*Figure 4.51: Gross and net amount of completed floorspace (sqm) for retail, office and leisure uses and financial & professional services (**Indicators CO-BD4** and **M33**)*

(i) in South Cambridgeshire

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,820	n/a	n/a	64,666	64,666	n/a	n/a
2002-2003	1,173	1,173	n/a	n/a	13,561	13,111	n/a	n/a
2003-2004	2,178	2,038	0	0	12,196	10,935	0	-547
2004-2005	991	574	195	132	5,543	5,285	195	195
2005-2006	4,107	2,076	470	138	9,314	6,761	470	470
2006-2007	564	419	1,532	61	10,440	9,384	1,532	1,532
2007-2008	1,469	680	1,360	-79	4,767	3,833	1,360	1,360
2008-2009	336	-1,166	816	403	6,780	5,011	816	816
2009-2010	333	-254	1,063	-213	1,502	783	1,063	936
2010-2011	107	79	2,353	158	1,183	627	2,353	2,300
2011-2012	378	-867	2,468	-78	564	-5,057	2,468	2,468
2012-2013	977	447	827	3	1,112	-1,622	827	737

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2013-2014	1,457	1,009	2,691	31	865	-461	2,691	2,018
2014-2015	3,241	2,552	1,428	178	3,727	1,126	1,428	-1,865
2015-2016	2,227	2,195	16,715	-77	9,972	6,920	16,715	15,710
2016-2017	1,514	-464	2,170	-53	11,576	3,012	2,170	1,799
TOTAL	43,220	22,311	34,088	604	157,768	124,314	34,088	27,929

From the 1 January 2004 the Research & Monitoring team widened the scope of their monitoring to include A2 and D2 uses. A1 (retail) figures are for net tradeable floorspace (sales space); figures for the rest of the use classes are gross floorspace.

(ii) within development frameworks

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,820	n/a	n/a	7,066	7,066	n/a	n/a
2002-2003	800	800	n/a	n/a	9,454	9,004	n/a	n/a
2003-2004	659	519	0	0	3,319	2,718	0	0
2004-2005	455	38	132	132	4,325	4,192	0	0
2005-2006	1,597	1,568	138	138	7,786	6,216	364	364
2006-2007	482	337	103	61	3,859	2,953	315	315
2007-2008	1,308	984	85	-79	1,095	411	315	315
2008-2009	152	-1,312	433	298	2,106	1,673	0	0
2009-2010	183	-188	0	-213	106	-613	413	288
2010-2011	49	21	192	158	112	-173	536	536
2011-2012	342	-846	73	-78	386	-819	1,769	1,769
2012-2013	681	151	48	3	175	-1,603	453	363
2013-2014	1,301	853	31	31	556	-436	122	-108
2014-2015	3,164	2,625	258	178	3,141	876	382	-1,963
2015-2016	2,227	2,195	0	-77	158	-1,536	294	-141
2016-2017	455	-973	0	-53	350	-7,966	314	314
TOTAL	36,023	18,592	1,493	499	43,994	21,963	5,277	2,052

This includes land within the urban area of Cambridge, the urban extensions to Cambridge, the new town of Northstowe and village development frameworks.

From the 1 January 2004 the Research & Monitoring team widened the scope of their monitoring to include A2 and D2 uses. A1 (retail) figures are for net tradeable floorspace (sales space); figures for the rest of the use classes are gross floorspace.

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.52: Gross and net amount of committed floorspace (sqm) for retail, office and leisure uses and financial & professional services at 31 March 2015 (**Indicators LOA9 and M33**)

(i) within South Cambridgeshire

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	36,500	36,500	630	630	60,871	60,042	72,678	11,117
Full & RM planning permissions - under construction	203	203	0	0	9,184	8,013	14,070	4,640
Full & RM planning permissions - not started	7,586	6,313	127	127	17,973	16,427	26,259	7,696
Allocated without planning permission	390	390	390	390	0	0	690	300

A1 (retail) figures are for net tradeable floorspace (sales space); figures for the rest of the use classes are gross floorspace.

(ii) within development frameworks

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	1,500	36,500	517	517	51,478	50,649	917	10,717
Full & RM planning permissions - under construction	107	107	0	0	4,035	2,989	112	112
Full & RM planning permissions - not started	1,774	1,624	127	127	8,567	7,936	3,888	3,675
Allocated without planning permission	0	0	0	0	0	0	0	0

This includes land within the urban area of Cambridge, the urban extensions to Cambridge, the new town of Northstowe and village development frameworks.

A1 (retail) figures are for net tradeable floorspace (sales space); figures for the rest of the use classes are gross floorspace.

Source: Research & Monitoring – Cambridgeshire County Council

Mixed Use Developments

- 4.73 The adopted **Core Strategy** proposes in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. To achieve this, the Council has allocated major mixed-use developments on the edge of Cambridge and at the new town of Northstowe, and smaller housing-led mixed-use developments reusing previously developed land close to Cambridge or within the more sustainable settlements.
- 4.74 The **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made for 19,000 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. To achieve this, the Council is proposing the allocation of additional land between Huntingdon Road, Histon Road and the A14 (known as Darwin Green 2 or NIAB 2) (**Policy SS/2**), two new settlements at Waterbeach and Bourn Airfield (**Policies SS/5** and **SS/6**), a forth linked village at Cambourne (**Policy SS/8**), and eight housing sites in the most sustainable villages (**Policy H/1**).
- 4.75 Additional work relating to calculating the objectively assessed need for the district, undertaken in response to the Inspectors initial findings, has resulted in the Council concluding that provision should be made for 19,500 dwellings in the district during the plan period from 2011 to 2031. In March 2016, the Council therefore submitted a **proposed modification**³⁴ to **Policy S/5** to increase the housing requirement from 19,000 dwellings to 19,500 dwellings. The Council has also submitted a **proposed modification**³⁵ to **Policy SS/3** to carry forward more of the current allocation contained in the **Cambridge East Area Action Plan** at land north of Cherry Hinton.

Figure 4.53: Development at Mixed Use Allocations identified in the Area Action Plans, Site Specific Policies DPD and Local Plan (Indicators NS01, NS04, CE01, CE04, CSF01, CSF04, NWC01, NWC04, NWC05, SSLO4, SSLO7, SSLO8, SSLO9, SSLO10, M7, M28 and M34)

	Summary of Development Progress
Cambridge East (Area Action Plan and Local Plan Policy SS/3)	<p>Marshall has confirmed that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options.</p> <p>Land north of Newmarket Road (WING): Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016. The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and are preparing reserved matters applications for the first phases of the development.</p> <p>Land north of Cherry Hinton: while the airport remains on site, there is potential for residential development on land north of Cherry Hinton. The Cambridge and South Cambridgeshire Local Plans (submitted in March 2014) proposed the allocation of land north of Cherry Hinton for approximately 460 dwellings, of which 110 dwellings were anticipated to be in South Cambridgeshire. This represented the situation at the time the Local Plans were submitted. In consultation with the landowners, the</p>

³⁴ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

³⁵ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

	Summary of Development Progress
	<p>Councils have proposed modifications through the examinations of their Local Plans to allocate additional land for residential development in the area north of Cherry Hinton. A new larger allocation has been proposed that reflects an improved understanding of constraints. This new allocation has been proposed for 1,200 dwellings, of which approximately 420 dwellings are anticipated to be in South Cambridgeshire.</p> <p>A Supplementary Planning Document (SPD), incorporating a site wide masterplan is being prepared jointly with Cambridge City Council. The draft Cambridge East – North of Cherry Hinton SPD was subject to public consultation in August – October 2017.</p>
North West Cambridge (Area Action Plan)	<p>The site has outline planning permission for key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The development as a whole is expected to deliver 3,000 dwellings plus 2,000 student units. Detailed planning permissions for lots 1-8 and M1 & M2 have been granted. This includes 119 market dwellings on lots M1 & M2 and 70 key worker dwellings on lot 4 in South Cambridgeshire. The reserved matters planning permission for lot 4 has lapsed.</p> <p>The development is under construction. The first key worker dwellings have been completed within Cambridge, the first phase of the primary school was opened in September 2015, and the supermarket opened in September 2017.</p>
Cambridge Southern Fringe (Trumpington Meadows) (Area Action Plan)	<p>The site has outline planning permission for approximately 600 dwellings with a primary school, and recreation, leisure and community facilities. Lots 1-5 (353 dwellings, including 29 dwellings in in South Cambridgeshire) and lots 6-8 (161 dwellings, including 25 dwellings in South Cambridgeshire) have been completed. A new primary school was opened in September 2013.</p> <p>Detailed planning permission for lot 9 (122 dwellings, all within South Cambridgeshire) was granted in April 2016. Detailed planning permission for the Riverside (122 dwellings, of which 80 dwellings are in South Cambridgeshire) was granted in December 2016. Detailed planning permission for the Local Centre (40 dwellings, all of which are in South Cambridgeshire, and 450 sqm of A1, A2, A3 or D1 uses) was granted in January 2017. Detailed planning permission for lots 10 & 11 (392 dwellings, of which 327 dwellings are in South Cambridgeshire) was granted in March 2017. Lot 9, the Riverside and the Local Centre are all under construction.</p>
Cambridge Northern Fringe East (Local Plan Policy SS/4)	<p>A new railway station at Cambridge North opened in May 2017.</p> <p>The new railway station provides a catalyst for an exciting opportunity to create a high quality employment led mixed use development. An Area Action Plan for the Cambridge Northern Fringe East is being prepared jointly with Cambridge City Council. Public consultation on issues and options for the area was undertaken in December 2014 - February 2015. A report setting out the results of the consultation, and the proposed way forward to proposed submission including more detailed work to be undertaken was considered by the relevant members of both Councils in November 2015. The timetable for the preparation of the Cambridge Northern Fringe East AAP is under review and a revised timetable will be considered by the Councils in 2018.</p> <p>To continue the regeneration of the area around the new Cambridge North station, proposals for a hotel with bar and restaurant, gym, swimming pool and conference centre were approved by the Joint Development Control Committee in November 2017.</p>

	Summary of Development Progress
Northstowe (Area Action Plan and Local Plan Policy SS/7)	<p>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.</p> <p>Phase 1: outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Phase 1 will be delivered by five housebuilders. Detailed planning permission for 774 dwellings on parcels H1, H2, H3, H4, H11 and H12 have been granted, and construction has started on site. The Pathfinder Primary School opened in September 2017. The employment land within phase 1 falls within the Cambridgeshire Compass Enterprise Zone.</p> <p>Phase 2: outline planning permission for phase 2 (up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub) was granted in January 2017.</p> <p>Phase 3 (and any later phase(s) including the reserve land identified in the Northstowe AAP): is anticipated to provide a further 5,000 dwellings. The reserve land is allocated in the Local Plan (submitted March 2014) as the Northstowe Extension (Policy SS/7) to provide flexibility for the phasing and delivery of the new town. A small area of the reserve land has planning permission as part of phase 1.</p>
Orchard Park (Site Specific Policy SP/1 and Local Plan Policy SS/1)	<p>The majority of the original outline planning permission for 900 dwellings with employment, retail, leisure, community and education uses has been completed.</p> <p>Parcel K1: this is the final parcel from the original outline planning permission that has not yet been developed. Detailed planning permission for 42 low energy cohousing dwellings plus ancillary facilities including a common house and workshop was granted in December 2016. At November 2017, the development was under construction.</p> <p>Parcel L2: Outline planning permission for 15 townhouses was granted in October 2015. An alternative detailed planning permission for a mixed use scheme including 63 dwellings and commercial units was granted in September 2017.</p> <p>Parcel Com4: Outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities was allowed on appeal in April 2016, and a planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was granted in March 2017. A reserved matters planning application was submitted in August 2017 for development of the apart/hotel, and is being considered by the Council.</p>
North West Cambridge, between Huntingdon Road, Histon Road & A14 (NIAB2 & NIAB3) (Site Specific Policy SP/2 and Local Plan Policy SS/2)	<p>The site is adjacent to the Cambridge City Council allocation (Darwin Green / NIAB Main) and will provide a secondary school to serve development in the whole of the north-west part of Cambridge. The Local Plan proposes the removal of a small additional area of land from the Green Belt, and reduces the notional capacity of the site from approximately 1,100 dwellings to 1,000 dwellings. This change takes account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge, although it does not preclude a higher number of dwellings if demonstrated to be appropriate through a design-led approach. Initial discussions have been held in relation to the development of Darwin Green 2 & 3.</p>

	Summary of Development Progress
Bayer CropScience, Hauxton (Site Specific Policy SP/8 and Local Plan Policy H/2)	<p>Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010 (which has now lapsed). The site was contaminated and remediation works have been undertaken and signed off. Detailed masterplanning of the site has resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission.</p> <p>Detailed planning permission for 201 dwellings on phase 1 was granted in December 2012. At March 2017, 81 dwellings had been completed, 15 dwellings were under construction and 105 dwellings were not started on phase 1.</p> <p>Detailed planning permission for 14 dwellings on phase 3 was allowed on appeal in June 2016. At March 2017, no construction had started on site.</p> <p>Detailed planning permission 70 extra care apartments with associated communal facilities and café on phase 2 was granted in December 2016. At March 2017, all 70 extra care apartments were under construction. It is anticipated that the extra care apartments will be completed in January 2019.</p>
Fulbourn & Ida Darwin Hospitals (Site Specific Policy SP/9 and Local Plan Policy E/7)	<p>The Council's planning committee in June 2014 endorsed a development brief for this site as a material consideration for all subsequent planning applications. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere.</p>
Papworth Hospital Site (Site Specific Policy SP/10, site 1 and Local Plan Policy E/5)	<p>Redevelopment of the site is dependent on the relocation of Papworth Hospital to the Addenbrooke's Biomedical Campus. In May 2014, the Government approved the business case for the relocation of the hospital. Planning permission for the new hospital was granted in December 2014 and the new hospital is under construction. It is anticipated that the hospital will move to the new site in Autumn 2018.</p> <p>No planning application(s) has yet been received for the redevelopment of the existing Papworth Hospital site.</p>
Papworth Everard West Central (Site Specific Policy SP/10, site 2 and Local Plan Policy H/3)	<p>Land south of Church Lane: the site has outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A detailed planning permission for 53 dwellings was granted in August 2017. The full planning permission which includes 8 units appears to have lapsed.</p> <p>Catholic Church site: the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments.</p>

Community Facilities and Local Services

4.76 Good access from housing to a range of services can help to reduce car dependence and may also help to support the vitality of rural communities. **Core Strategy Objective ST/b** therefore requires all new development to be located where access to day-to-day needs such as employment, shopping, education, recreation and health facilities are available by public transport, walking and cycling. The Council will also refuse planning permission for proposals that will cause an unacceptable reduction in the level of community or service provision in the locality (see **Development Control Policy SF/1**).

4.77 The **Local Plan** (submitted in March 2014) seeks to ensure that all new development provides or has access to a range of services and facilities and to maximise the potential for journeys to be undertaken by sustainable modes of transport including walking, cycling and public transport (see **Policy S/2**). The Council will also refuse planning permission for proposals that would result in the loss of a village service and therefore cause an unacceptable reduction in the level of community or service provision in the locality (**Policy SC/3**).

Figure 4.54: Amount of new residential development within 30 minutes public transport journey time of key services (**Indicator LOB4**)

	2005-2006 †	2006-2007 †	2007-2008 †	2008-2009 *	2009-2010 *	2010-2011 *	2011-2012 *	2012-2013 *	2013-2014 *	2014-2015 *	2015-2016 *	2016-2017
General Practitioner	87%	97%	99%	96%	97%	98%	97%	98%	97%	97%	94%	This data is no longer available.
Hospital	68%	53%	38%	18%	36%	13%	22%	10%	17%	11%	19%	
Primary School	96%	97%	99%	97%	95%	96%	98%	97%	96%	97%	95%	
Secondary School	40%	73%	79%	78%	73%	59%	59%	92%	79%	95%	87%	
Employment	97%	97%	99%	96%	96%	99%	98%	98%	95%	77%	83%	
Major Retail Centre	41%	44%	44%	53%	39%	50%	67%	65%	49%	39%	44%	
All of the Above	19%	18%	8%	16%	18%	8%	5%	7%	5%	7%	15%	

† The data has been calculated using a list of all NHS hospitals and therefore includes Papworth Hospital which is a specialist hospital.

* The data has been calculated using a list of general NHS hospitals: Addenbrooke's Hospital and Hinchingbrooke Hospital. (Excludes any specialist hospitals such as Papworth Hospital).

The journey time is the sum of the time taken to walk to the bus stop, the duration of the bus journey and the time taken to walk from the bus stop to the service.

Source: New Communities – Cambridgeshire County Council

Developer Contributions

- 4.78 New developments can create additional demands for physical infrastructure and social facilities, and can have an adverse impact on the environment. The Council, in accordance with government guidance, therefore requires developers to make the scheme 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 **Development Control Policy DP/4**).
- 4.79 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.
- 4.80 The Government has now introduced a new development charge known as the Community Infrastructure Levy (CIL). CIL is the Government's preferred mechanism for securing developer contributions towards local and strategic infrastructure improvements. The CIL Regulations mean that section 106 agreements will revert back to their original intention and mitigate site specific impacts only.
- 4.81 The **Local Plan** (submitted in March 2014) states in **Policy TI/8** that planning permission will only be granted for proposals that have made suitable arrangements for the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.

Figure 4.55: Investment secured for infrastructure and community facilities through developer contributions (**Indicators LOF1 and M38**)

(i) Investment secured for developments

Secured by South Cambridgeshire District Council													
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Affordable Housing	£0	£4,053,033	£289,072	£184,000	£0	£1,782,000	£395,000	£234,000	£616,700	£926,840	£643,837	£589,075	£1,017,826
Open Space	unknown	unknown	unknown	unknown	£191,194	£960,332	£300,982	£377,113	£1,441,847	£848,844	£859,107	£704,358	£1,942,517
Public Art	unknown	unknown	unknown	unknown	£97,500	£6,500	£88,750	£53,540	£110,500	£63,500	£8,400	£7,500	£0
Community Facilities	unknown	unknown	unknown	unknown	£40,000	£300,000	£21,670	£1,520,138	£210,259	£146,243	£181,977	£143,966	£1,925,691
Drainage	unknown	unknown	unknown	unknown	£0	£8,124	£4,115	£205,467	£7,897	£0	£1,294,967	£0	£17,725
Library (on behalf of Parish)	unknown	unknown	unknown	unknown	£5,000	£0	£0	£0	£0	£0	£0	£0	£0
Monitoring (including Air Quality Monitoring)	unknown	unknown	unknown	unknown	unknown	unknown	unknown	£80,100	£102,000	£38,150	£35,580	£26,545	£43,300
Renewable Energy	unknown	unknown	unknown	unknown	unknown	unknown	unknown	£950,000	£20,000	£0	£0	£0	£0
Ecology & Biodiversity	unknown	unknown	unknown	unknown	unknown	unknown	unknown	£500	£24,500	£0	£0	£0	£0
Waste & Recycling	unknown	unknown	unknown	unknown	unknown	unknown	unknown	£31,178 <u>Cambourne</u> 950: £65.26 per house & £150 per flat	£48,347	£35,492	£244,464	£29,209	£131,982
Site Specific Contributions	unknown	unknown	unknown	unknown	unknown	unknown	unknown	£0	£113,809	£5,000	£3,615,789	£0	£543,027

Secured by Cambridgeshire County Council (from planning permissions in South Cambridgeshire)													
	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Education	£290,024	£3,562,850	£319,598	£413,750	£413,300	£897,046	£47,500	£10,681,924	£1,525,530	£186,400	£19,573,438	£1,054,133	£2,013,658
Libraries	£0	£0	£0	£0	£0	£0	£0	£151,200	£0	£0	£8,667	£9,045	£42,139
Transport	£5,000	£6,910,000	£275,663	£75,000	£0	£296,578	£297,627	£482,268	£168,810	£883,979	£5,733,500	£1,747,965	£854,206
Miscellaneous	£0	£102,000	£0	£0	£0	£0	£0	£968,299	£26,746	£20,500	£0	£1,671	£0

Secured by South Cambridgeshire District Council and Cambridge City Council	Trumpington Meadows (2009-2010)	North West Cambridge (2012-2013)	Northstowe (2014-2016)	Cambridge East - North of Newmarket Road (WING) (2016-2017)
Affordable Housing Contribution	£17,651 per affordable housing unit	n/a	A total of £30 million has been secured for the development of Northstowe.	£0
Sports, Health & Community Facilities, Open Space and Allotments (including officers and maintenance)	£1,548,557 plus £504 per street tree	£123,480		£250,000
Ecological Mitigation Measures & Maintenance	£360,173	£24,500		£0
Waste Receptacles	£65 per house or £150 per flat	£75 per house or £150 per flat		£21,000
Miscellaneous	£59,000	£44,600 for monitoring and £2,115 per bus stop		£475,300

Secured by Cambridgeshire County Council	Trumpington Meadows (2009-2010)	North West Cambridge (2012-2013)	Northstowe (2014-2016)	Cambridge East - North of Newmarket Road (WING) (2016-2017)
Education	£13,943,086	£15,440,404	A total of £30 million has been secured for the development of Northstowe.	£14,542,337
Libraries	£366,879	£76,880		£0
Transport	£4,715,995	£2,512,000		£3,102,500
Miscellaneous	£524,875	£706,125		£0

Source: South Cambridgeshire District Council and Cambridgeshire County Council

(ii) Money received from developments

Received by South Cambridgeshire District Council	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Affordable Housing	£54,000	£897,056	£1,217,610	£125,837	£1,333,458	£2,002,615
Open Space	£386,147	£370,382	£621,567	£647,149	£1,142,966	£456,076
Public Art	£22,003	£3,089	£16,652	£111,051	£52,269	£25,061
Community Facilities	£26,809	£62,819	£226,888	£701,328	£167,338	£62,977
Drainage	£0	£214,397	£7,762	£195,253	£0	£0
Library (on behalf of Parish)	£0	£0	£0	£0	£0	£0
Monitoring (including Air Quality Monitoring)	£2,150	£6,756	£35,262	£36,593	£49,548	£38,709
Renewable Energy	£0	£550,000	£1,002,977	£0	£0	£0
Ecology & Biodiversity	£0	£0	£12,828	£0	£0	£651
Waste & Recycling	£5,975	£23,729	£37,540	£165,890	£17,014	£47,444
Site Specific Contributions	£8,377	£500,000	£0	£428,866	£217,848	£261,859

Received by Cambridgeshire County Council (from planning permissions in South Cambridgeshire)	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Education	£8,377	£500,000	£0	£428,866	£3,750,793	£820,003
Libraries	£214,296	£372,993	£2,698,597	£6,599,467	£0	£189,687
Transport	£0	£0	£0	£0	£242,405	£358,520
Miscellaneous	£1,366,752	£47,267	£37,850	£357,816	£20,669	£0

Received by South Cambridgeshire District Council and Cambridge City Council	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Affordable Housing Contribution	n/a	n/a	n/a	n/a	n/a	£0
Sports, Health & Community Facilities, Open Space and Allotments (including officers and maintenance)	n/a	n/a	n/a	£45,952	£106,525	£0
Ecological Mitigation Measures & Maintenance	n/a	n/a	£12,828	n/a	n/a	£0
Waste Receptacles	n/a	£3,585	n/a	n/a	n/a	£16,102
Miscellaneous	n/a	n/a	£4,408	£6,866	£326,766	£10,743

Received by Cambridgeshire County Council	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Education	£756,082	£4,645,337	£210,945	£2,871,043	£32,526	£79,974
Libraries	£12,031	£141,527	£49,628	£572,235	£43,233	£0
Transport	£1,583,153	£1,030,753	£1,089,746	£45,952	£839,556	£156,703
Miscellaneous	£23,237	£0	£111,043	£0	£364,941	£0

Source: South Cambridgeshire District Council and Cambridgeshire County Council

Open Space and Outdoor Recreation

- 4.82 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities, eg. club houses and changing rooms, 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. The Council therefore requires developers to contribute towards providing new open space within their development but may also require contributions towards enhancing existing facilities for the benefit of the new occupants (see **Development Control Policies SF/10** and **SF/11**). The **Local Plan** (submitted in March 2014) carries forward this requirement and sets out the standards for onsite provision of open space (see **Policies SC/7** and **SC/8**).
- 4.83 The Recreation Study 2005 identified specific villages where recreation provision was below the Council's minimum standard for open space and where a need existed for additional facilities. **Site Specific Policy SP/14** identifies nine sites for extensions to recreation grounds, extensions to school playing fields and new recreation grounds, to meet this identified shortfall in specific villages.
- 4.84 A new Recreation Study was published in July 2013 that investigates 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 **Local Plan** (submitted in March 2014) carries forward the majority of the open space allocations from the Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (**Policy SC/1**).
- 4.85 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.

Figure 4.56: Progress of Open Space Allocations (**Indicators SSLO11 and M35**)

	Policy SP/14	Summary of Progress *
Extension to recreation grounds	1a. East of recreation ground, Over	Carried forward into Local Plan (submitted in March 2014). Landowner has indicated through representations that the whole site is unlikely to come forward. Over Parish Council is keen to retain allocation of this land as they consider it to be in the best location to serve the village and other alternative sites on this scale do not exist.
	1b. East of Bar Lane & north-west of Green Hedge Farm, Stapleford	The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain (January 2012). Carried forward into Local Plan (submitted in March 2014).
	1c. North of Hatton's Road, Longstanton	The Parish Council continues to work with the Council to bring forward this site as an extension to the recreation ground (January 2012). Carried forward into Local Plan (submitted in March 2014).
	1d. North of recreation ground, Swavesey	The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain (January 2012). Carried forward into Local Plan (submitted in March 2014). Swavesey Parish Council (August 2016) unanimously agreed it no longer supported the continued allocation of the site as an alternative site had been secured through a planning appeal. In November 2016, at a meeting of full Council it was agreed that a proposed modification would be submitted to the Inspector to delete this allocation.
	1e. East of recreation ground, Impington	Not carried forward into Local Plan (submitted in March 2014) – an alternative site added at Bypass Farm, Histon.
Extension to school playing field	2f. Land at Primary School, Long Furlong, Over	Planning permission was allowed on appeal for the erection of 28 dwellings and the provision of a playing field for Over Primary School in June 2007 (S/1114/06). The development has been completed.
New recreation grounds	3g. East of Mill Lane, Impington	Not carried forward into Local Plan (submitted in March 2014) – an alternative site added at Bypass Farm, Histon.
	3h. South of Manor Park, Histon	Not carried forward into Local Plan (submitted in March 2014) – an alternative site added at Bypass Farm, Histon.
	3i. Land at Barrowcroft, Gunns Lane, Histon	Not carried forward into Local Plan (submitted in March 2014) – an alternative site added at Bypass Farm, Histon.

* Summary of progress is based on the situation at the date of submission of the Local Plan in March 2014 and updated with information included in the Council's hearing statement for Matter SC8: Promoting Successful Communities³⁶.

- 4.86 The Council, through **indicator LOB1**, has stated an intention to monitor the gains and losses of open space and outdoor recreation land resulting from new developments and also the percentage of planning permissions meeting open space standards. The **Local Plan** (submitted in March 2014) carries forward the intention to monitor the gains and losses of open space and outdoor recreation land resulting from new developments. It has not been possible to capture this data as yet, however the Council is developing a methodology and therefore it should be possible to include data in future Annual Monitoring Reports.

³⁶ <https://www.scams.gov.uk/local-plan-examination-statements-matter-SC8>

Renewable Energy

- 4.87 Both the government and the Council are committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. **Development Control Policy NE/2** states that the Council will grant planning permission for proposals to generate energy from renewable sources, provided that they comply with the development principles set out in **Development Control Policies DP/1, DP/2 and DP/3** and where applicable can be connected efficiently to the national grid. The Council also requires through **Development Control Policy NE/3** that all development proposals for greater than 10 dwellings or 1,000 sqm of floorspace will include technology for renewable energy sources to provide at least 10% of their predicted energy requirements.
- 4.88 The **Local Plan** (submitted in March 2014) requires all developments to embed the principles of climate change adaptation and mitigation measures within their design (**Policy CC/1**). The Local Plan 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 sqm of floorspace to include renewable energy technologies that will reduce carbon emissions by a minimum of 10% compared to Building Regulations.

Figure 4.57: Renewable energy capacity installed by type (in MegaWatts) (*Indicators CO-E3i and M8*)

	Wind	Biomass	Landfill Gas	Sewage Gas	Photovoltaic	Hydro Power	Total
Before 1999	0	0	2.1360	0	0	0	2.1360
1999-2000	0	0	0	0	0	0	0
2000-2001	0	0	0	0	0	0	0
2001-2002	0.0025	0	0	0	0	0	0.0025
2002-2003	0	0	0	0	0	0	0
2003-2004	0	0	0	0	0	0	0
2004-2005	0	0	2.1280	0	0	0	2.1280
2005-2006	0.0050	0	0	0	0.0063	0	0.0113
2006-2007	0.0060	0	0	0	0.0034	0	0.0094
2007-2008	0.0010	0	0	0	0.0051	0	0.0061
2008-2009	0.0120	0	0.7270	0	0.0034	0.0001	0.7425
2009-2010	0.0110	0	0	0	0.0576	0	0.0686
2010-2011	0	0	0	0	0.5930	0	0.5930

	Wind	Biomass	Landfill Gas	Sewage Gas	Photovoltaic	Hydro Power	Total
2011-2012	0.0702	0	0	0	5.9026	0	5.9728
2012-2013	30.2300	0	0	0	26.3775	0	56.6075
2013-2014	0.0250	0	0	0	5.8621	0	5.8871
2014-2015	0	0	0	0	89.0069	0	89.0069
2015-2016	0	0.30100	0	0	69.9757	0	70.2767
2016-2017	0	0.20000	0	0	42.2673	0	42.4673
Total	30.3627	0.5010	4.9910	0	240.0609	0.0001	275.9156

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.58: Renewable energy capacity with planning permission at 31 March 2017 by type (in MegaWatts) (Indicator CO-E3ii and M8)

Wind	Biomass	Landfill Gas	Sewage Gas	Photovoltaic	Hydro Power	Total
0.0210	1.3630	0	0	22.7806	0	24.1646

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.59: Development proposals greater than 1,000 sqm or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements (Indicator LOG2)

Number of planning permissions ...	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Including renewable energy technologies	33	18	33	31	24	28	29	44
Meeting the thresholds	39	21	41	32	27	32	36	53
%	85%	86%	80%	97%	89%	88%	81%	83%

Source: Research & Monitoring – Cambridgeshire County Council

Development in Locations of Particular Environmental Importance

- 4.89 The Council is committed to the protection and enhancement of sites of internationally and nationally important nature conservation areas; however this must be balanced with the need for development and in some instances the Council may allow sensitively located and carefully designed developments (see **Development Control Policy NE/7**). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance. This policy is carried forward into the **Local Plan** (submitted in March 2014) as **Policy NH/5**.
- 4.90 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 another and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the **National Planning Policy Framework**) in the Cambridge Green Belt (see **Development Control Policy GB/1**). The **Local Plan** (submitted in March 2014) states that a Green Belt will be maintained around Cambridge and provides guidance on mitigating the impact of development in and adjoining the Green Belt, the redevelopment of previously developed sites in the Green Belt and providing recreation uses within the Green Belt (see Policies **S/4**, **NH/8**, **NH/9** and **NH/10**).
- 4.91 Alongside this the Council is also committed to protecting Important Countryside Frontages. **Development Control Policy CH/7** states that planning permission for development will be refused if it would compromise their purpose, 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. This policy is carried forward into the **Local Plan** (submitted in March 2014) as **Policy NH/13**.

Figure 4.60: Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas (**Indicators LOI1 and M14**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
SSSI (Site of Special Scientific Interest)	none	none	none	none	none	none	none	none	none	n/k	none	none	none
SAC (Special Areas of Conservation)	none	none	none	none	none	none	none	none	none	n/k	none	none	none
RAMSAR (Wetland Areas)	There are no RAMSAR sites in the district.												
SPA (Special Protection Areas)	There are no SPAs in the district.												
NNR (National Nature Reserves)	There are no NNRs in the district.												

Source: Cambridgeshire & Peterborough Environmental Records Centre

Figure 4.61: Amount of land adjacent to an Important Countryside Frontage that has been lost to development (**Indicators LOE2 and M18**)

2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
none	none	none	none	none	none	none	none	none	none	2.64 ha \$	none	none

\$ Replacement community sports pavilion with access track and parking area completed at The Wale Recreation Ground, Whittlesford Road, Little Shelford (S/0034/14): the development is not considered to compromise the designation of the part of the site as an Important Countryside Frontage due to its siting, single storey scale with only essential accommodation, and traditional design and materials.

Source: Research & Monitoring – Cambridgeshire County Council; Planning & New Communities – South Cambridgeshire District Council

Figure 4.62: Amount of inappropriate development completed in the Green Belt (**Indicators LOK1 and M15**)

Housing										
2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
none	none	6 Gypsy & Traveller pitches (S/1895/07)	none	none	2 Gypsy & Traveller pitches (S/1653/07*)	24 Gypsy & Traveller pitches (S/1653/07*), 1 Gypsy & Traveller pitch (S/0218/11), 1 Dwelling (S/0651/03)	18 Gypsy & Traveller pitches (S/0664/11), 30 Gypsy & Traveller pitches (S/2589/11), 89 dwellings (S/1388/12), Replacement dwelling (S/1045/12)	Replacement dwelling (S/1176/13)	Replacement bungalow (S0358/10), Replacement dwelling and outbuilding (S/02115/14)	Workers Dwelling (S/0305/15)

* This development was completed over two years.

Business									
2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
none	none	Building for B1b research use (S/1464/01)	Extension to store & retail area at Scotsdales Garden Centre (S/0692/07), Building to accommodate Cambridge Cancer Help Centre (S/0956/07), Barn for use by Church Children's Group (S/0358/08), Outdoor centre and offices / store (S/1025/08)	Extensions and conversion of public house to restaurant (S/1300/09), Coffee shop (S/1503/09), Research and development buildings (S/0349/07), Extension to business unit (S/2209/10), Extension to hotel (S/0297/08), Community building (S/0198/08) Extension to school (S/1938/09), Extension to sports centre (S/1945/08)	Research building (S/0853/09), Extension to existing business unit(S/1672/10), Extension and alteration to Village Hall (S/1862/09),	Dry cleaning pod at Tesco (S/0356/12), Offices and a dance studio(S/0227/12), Maintenance/store building at Cambridge Lea Hospital (S/1785/12), Care home (S/1492/11) ^	Tesco customer collection pod and canopy (S/0318/13), Research and development building (S/0600/12), Day care nursery (S/2215/11)	Storage building at Scotsdale Nursery & Garden Centre (S/2065/14), Storage container for solar photovoltaic park (S/0923/14), New offices, showroom and 5 holiday accommodation units (S/0787/12) &	Nitrate Removal Plant Building (S/0193/14)
								Tennis facility comprising courts and pavilion (S/1808/12), Hospice building with associated education centre (S/2005/14)	

^ This replaces this existing care home that was demolished in 2011-2012.

& This replaces an existing business use that was demolished in 2014-2015.

Source: Research & Monitoring – Cambridgeshire County Council; Planning & New Communities – South Cambridgeshire District Council

Biodiversity

- 4.92 The Council is 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. **Development Control Policy NE/6** states that the Council will refuse planning permission for development that would have a significant adverse impact on the population or conservation status of protected species, priority species or habitat, unless the impact can be adequately mitigated or compensated for. This policy is carried forward into the **Local Plan** (submitted in March 2014) as **Policy NH/4**.

Figure 4.63: Change in areas of biodiversity importance (*Indicators CO-E2 and M19*)

2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
no change	no change	+ 1.89 ha	+ 0.75 ha	+ 2.24 ha	+ 1.43 ha	- 3.00 ha	- 30.78 ha	+ 1.10 ha

Areas of biodiversity importance are those recognised for their intrinsic environmental value and include sites of international, national, regional and local significance. In South Cambridgeshire these have been defined as: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites, and County Wildlife Sites.

Source: Cambridgeshire & Peterborough Environmental Records Centre

Figure 4.64: Habitats and species affected by new developments (*Indicator LOI2*)

Housing Completions	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
% of planning permissions for housing that are completed and "affect" species records	62.9%	74.0%	81.7%	81.3%	76.5%	72.2%	77.1%	85.7%	82.7%	77.2%
% of species records "affected" by planning permissions for housing that are completed	42.3%	58.6%	54.6%	46.9%	33.6%	22.8%	11.0%	10.2%	15.2%	15.8%

Non-housing Completions \$	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
% of planning permissions for non-housing that are completed and "affect" species records	52.9%	79.7%	73.1%	88.4%	86.9%	52.9%	79.7%	73.1%	88.4%	86.9%
% of species records "affected" by planning permissions for non-housing that are completed	4.0%	4.8%	5.4%	2.0%	2.7%	2.7%	4.2%	6.1%	3.3%	6.0%

* Species listed in section 41 of the Natural Environment and Rural Communities Act 2006.

† Species listed in the South Cambridgeshire Biodiversity Action Plan (BAP).

\$ Non-housing completions include business uses (B1-B8), retail use (A1), financial & professional services (A2) and leisure uses (D2).

Source: Cambridge & Peterborough Biological Records Centre

Listed Buildings

- 4.93 Listed buildings contribute significantly to the character and history of South Cambridgeshire. When assessing listed building applications, in addition to the legislative provisions to protect the historic and architectural significance of the building, the Council will adopt a presumption in favour of the retention and preservation of local materials and details on listed buildings in the district (see **Development Control Policy CH/3**). All listed buildings applications must be determined in accordance with national policy, currently the **National Planning Policy Framework**.
- 4.94 The **Local Plan** (submitted in March 2014) supports development proposals when they sustain and enhance the significance of heritage assets (see **Policy NH/14**). Heritage assets are buildings, monuments, sites, places, area or landscapes which are significant because of their historic interest.

Figure 4.65: Number of listed buildings and number that are at risk (**Indicator LOJ1**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
Number of listed buildings	2,630	2,633	2,665	2,666	2,666	2,660	2,660	2,672	2,672	2,660	2,675
Number at risk	51	50	41	34	29	37	53	46	69	52	52
% of listed buildings at risk	1.9%	1.9%	1.5%	1.3%	1.1%	1.4%	2.0%	1.7%	2.6%	2.0%	1.9%

Source: Planning & New Communities – South Cambridgeshire District Council

Flood Risk

- 4.95 There is a presumption that development should not be permitted in areas at risk of flooding; therefore any proposals for redevelopment or new development in flood risk areas are required to demonstrate that the development is not at risk of flooding and does not increase the risk of flooding elsewhere. **Development Control Policy NE/11** requires that development proposals are considered against national planning policy, which requires the use of a sequential test to determine the suitability of the proposal and its location.
- 4.96 The **National Planning Policy Framework (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 **Local Plan** (submitted in March 2014) states 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 into the proposal; and there would be no increase in flood risk elsewhere.

Figure 4.66: Number of planning permissions granted where Environment Agency initially objected on flooding and water quality grounds (**Indicators CO-E1, M10 and M11**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Flooding	none	2 *	5 †	9 \$	8 #	5 «	8 Ω	8 □	4 ∞	7 β	2 ¥	7 ±
Water Quality	none	none	none	none	1 ^	none	2 ◇	1 ⅃	none	none	none	none

NOTES:

* S/0873/06 was allowed on appeal and S/1086/06 was granted with the proviso that the flooding concerns were addressed through the reserved matters planning applications.

† S/0282/07, S/0349/07, S/1183/07, S/1289/07 & S/1447/07 - all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment, and as a result the Environment Agency withdrew their objections.

\$ S/0376/08, S/0696/08, S/0834/08, S/1211/08, S/1575/08, S/1598/08, S/1624/08, S/1816/08 & S/1834/07 – all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

S/0339/09, S/0696/08, S/0834/08, S/1575/08, S/1598/08, S/1624/08, S/1702/08 & S/1816/08 – all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment, and as a result the Environment Agency withdrew their objections.

^ S/0300/10 – the planning permission is for a variation of planning condition, and therefore the Environment Agency withdrew their initial objection following discussions with the case officer and the submission of the required information by the applicant.

« S/0303/10, S/0758/10, S/1778/10, S/1847/10, S/2079/10 – all these permissions were subject to appropriate conditions and as a result the Environment Agency withdrew their objections.

Ω S/0779/11, S/0849/11, S/1911/11, S/2411/11, S/2587/11, S/0005/12, S/0041/12 & S/2150/11 – all these permissions were subject to appropriate conditions and / or amended plans and as a result the Environment Agency withdrew their

objections, or they were allowed on appeal.

◇ S/1656/11 & S/2411/11 – all these permissions were subject to appropriate conditions and / or amended plans and as a result the Environment Agency withdrew their objections.

□ S/0921/12, S/1349/12, S/1725/12, S/1726/12, S/2378/12, S/2491/12, S/2557/12 & S/2122/12 – all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

⌌ S/2411/11 – this permission was subject to appropriate conditions.

∞ S/0395/13, S/1038/13, S/2150/11 & S/2312/13 – all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections.

β S/0431/15, S/0581/14, S/1427/14, S/1897/14, S/2365/14, S/2713/14 & S/2944/14 - all these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections.

¥ S/2903/14 & S/2921/15 – both these permissions were subject to appropriate conditions and / or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections.

± S/0055/17, S/1073/16, S/1127/16, S/1133/16, S/1661/16, S/1966/16 & S/3441/16 - all these permissions were subject to appropriate conditions, the submission of a satisfactory flood risk assessment, and / or revised designs and as a result the Environment Agency withdrew their objections

Source: Environment Agency

Figure 4.67: Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures (Indicator LOG1)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Previously undeveloped functional floodplain land *	none	none	none	none	none	none	none	none	none	none	none	none
Flood risk areas	none	none	none	none	none	none	none	none	1 dwelling (S/0101/11)	none	none	none

* The Council has functional floodplain modelling for large areas of the district as a result of the completion of its revised Strategic Flood Risk Assessment, however there are still areas in the north of the district where modelling of functional floodplain is not yet available. Functional floodplain (identified as Flood Zone 3b) is the land where there is the highest level of flood risk and is a subset of the areas of flood risk identified by the Environment Agency.

Source: Planning & New Communities – South Cambridgeshire District Council

Reviewing & Monitoring the Statement of Community Involvement

- 4.97 The Council's Statement of Community Involvement (SCI) was adopted in January 2010, and provides information on how the Council will involve the community and other local and national stakeholders in the planning process. The SCI explains the process and methods for public involvement in the preparation and revision of the development plan and in the determination of planning applications. Minimum requirements for public involvement in the planning process are already set out in various Planning Acts, Regulations and Orders, however the SCI sets out any additional methods and processes that the Council will use.
- 4.98 In order to monitor the Council's implementation of the SCI, three monitoring indicators are included that cover public satisfaction with the planning application service and plan making consultations, and success in reaching all relevant sections of the community and stakeholders.

Figure 4.68: Public Satisfaction with the Council's Planning Applications Service (Indicator SCI1)

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
63% and Above	60%	71%	64%	53%	63%
Below 63%	40%	29%	36%	47%	37%
Surveys Received	395	347	216	360	278

Source: South Cambridgeshire District Council

Figure 4.69: Equality & Diversity Characteristics of the Council's Plan Making Respondents (Indicator SCI2)

Consultation on Draft Fen Drayton Former LSA Estate SPD and Draft Health Impact Assessment SPD (October – December 2010)

AGE	25-34	35-44	45-54	55-64	65+	Not Stated
Draft SPDs	0%	0%	11%	56%	33%	0%

ETHNICITY	Asian	Black	White	Mixed	Gypsy & Traveller	Not Stated
Draft SPDs	0%	0%	100%	0%	0%	0%

GENDER	Male	Female	Transgender	Not Stated
Draft SPDs	56%	44%	0%	0%

DISABILITY	Yes	No
Draft SPDs	11%	89%

RELIGION	Christian	Hindu	None	Other	Not Stated
Draft SPDs	56%	0%	33%	0%	11%

SEXUAL ORIENTATION	Bisexual	Heterosexual	Homosexual	Not Stated
Draft SPDs	0%	88%	0%	12%

RELATIONSHIP / MARITAL STATUS	Divorced	Married	Single	Other	Not Stated
Draft SPDs	0%	75%	0%	13%	12%

Source: South Cambridgeshire District Council

Figure 4.70: Customer Satisfaction with the Council's Plan Making Consultations (Indicator SCI3)

Fen Drayton Former LSA Estate SPD	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Overall I am satisfied with the service provided by the Planning Policy Team.	50%	50%	0%	0%	0%

Source: South Cambridgeshire District Council

5. Significant Effects Indicators

Land and Water Resources

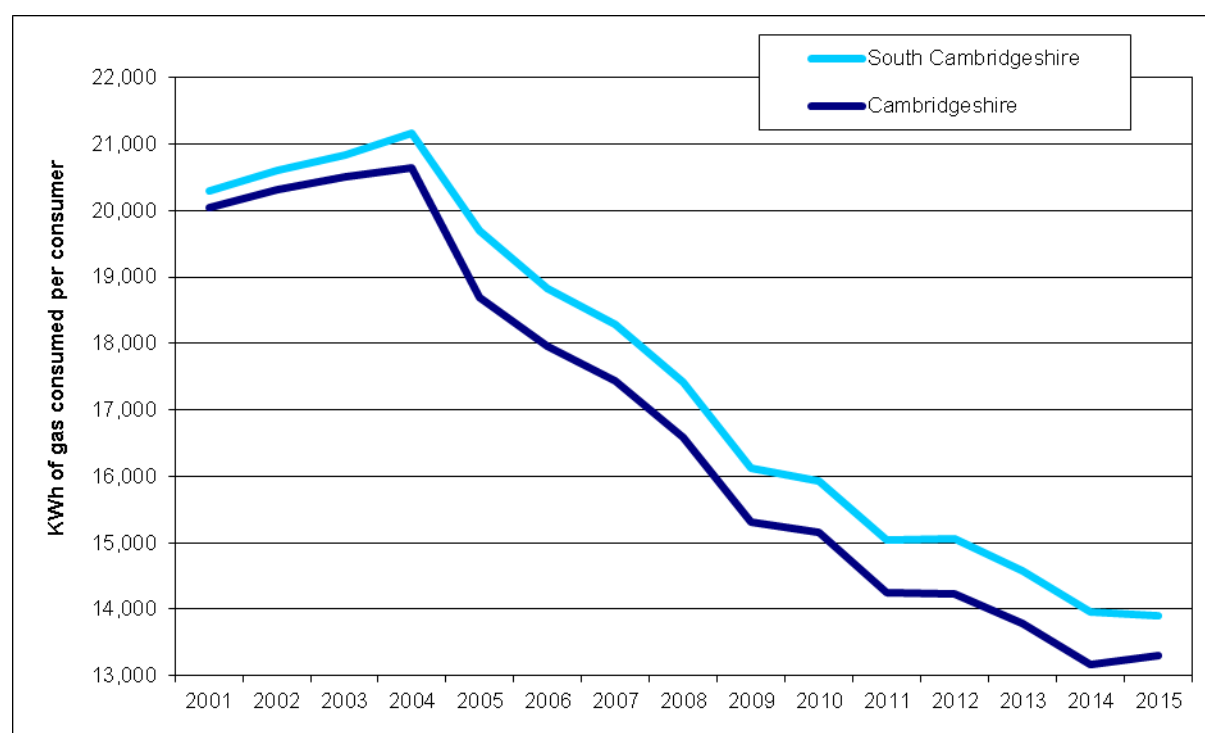
- 5.1. South Cambridgeshire is a rural district with significant areas of high quality agricultural land, mineral resources and sand and gravel aggregates that require protection, and a limited supply of previously developed land available for development. The district is also in one of the driest areas in the country leading to water supply issues and is identified as an area of Serious Water Stress. It is therefore important that any proposed development makes the most efficient use of land while protecting the district's land and water resources. Both the government and the Council are committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources.

Sustainability Appraisal Objectives: Land and Water Resources

- *Minimise the irreversible loss of undeveloped land and productive agricultural holdings.*
- *Reduce the use of non-renewable resources, including energy sources.*
- *Limit water consumption to levels supportable by natural processes and storage systems.*

Renewable & Non-Renewable Energy Sources

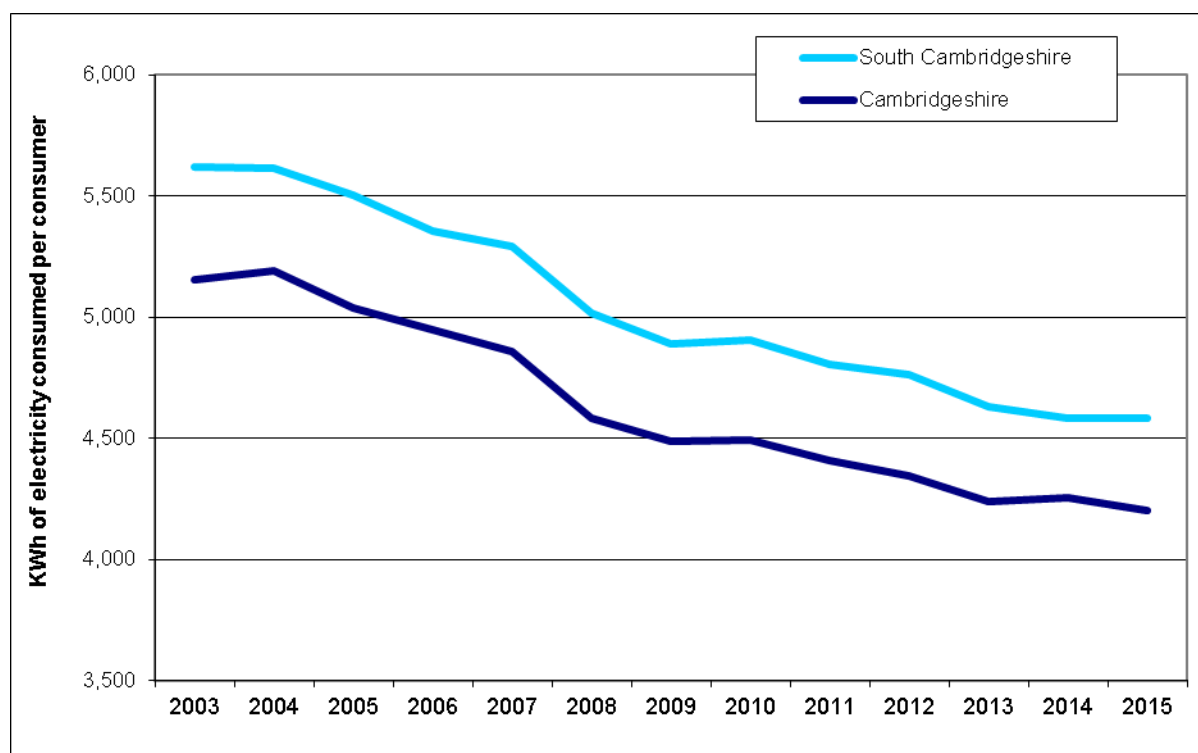
Figure 5.1: KWh (kilowatt hours) of gas consumed per consumer per year (**Indicator SE3i**)



[For full data, see figure A.16, appendix 2]

Source: Department for Energy & Climate Change

Figure 5.2: KWh (kilowatt hours) of electricity consumed per consumer per year (**Indicator SE3ii**)



[For full data, see figure A.17, appendix 2]

NOTE: Electricity consumption statistics for 2003 and 2004 are an experimental series.

Source: Department for Energy & Climate Change

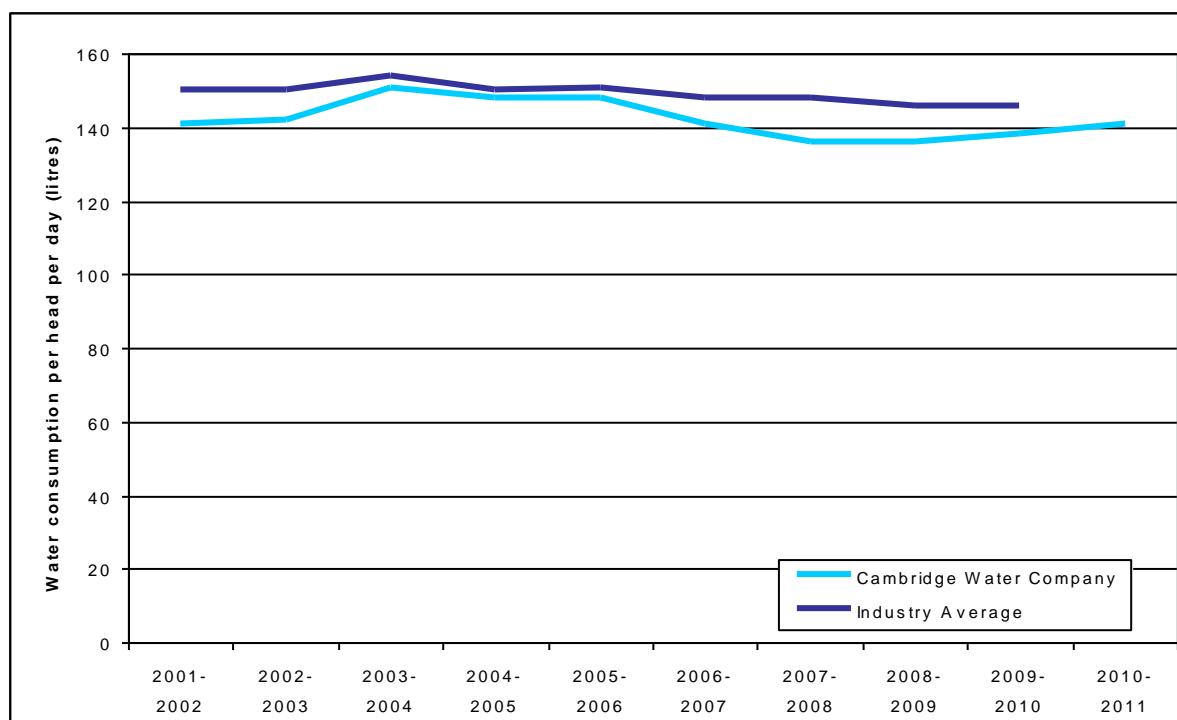
Figure 5.3: Generating potential of renewable energy sources (GWh, gigawatt hours) (**Indicator SE4**)

As at...														
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
16.84	16.84	16.84	16.85	16.85	16.85	33.64	33.65	33.66	33.67	39.45	42.85	42.85	43.79	132.83

Source: Cambridgeshire County Council

Water

Figure 5.4: Water consumption per head per day (in litres) (**Indicator SE5**)



[For full data, see figure A.18, appendix 2]

Source: Ofwat

		2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Cambridge Water Company	Unmeasured	143	146	150	154	150	141	146	143	163	175
	Measured	130	128	129	131	129	123	125	122	117	120
	Average *	136	136	138	141	138	130	133	131	133	137
Anglian Water	Unmeasured	158	158	163	165	163	155	148	149	154	n/a
	Measured	142	139	133	135	134	127	129	127	132	n/a
	Average *	150	147	145	146	141	133	135	134	140	n/a

* Average water consumption is calculated based on the number of properties in each of the unmeasured and measured categories, rather than simply dividing by two.

Source: Anglian Water & Cambridge Water Company

Biodiversity

- 5.2. South Cambridgeshire includes five different National Character Areas each with a unique combination of physical attributes, such as geology, plant and animal species, land use and culture, which combine to create a distinctive biodiversity for each area. The district also has a variety of sites of international, national and local importance for nature conservation such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and County Wildlife Sites. It is therefore important that any proposed development maintains or enhances the biodiversity of the area, or any adverse impact can be adequately mitigated or compensated for.

Sustainability Appraisal Objectives: Biodiversity

- Avoid damage to designated sites and protected species.
- Maintain and enhance the range and viability of characteristic habitats and species.
- Improve opportunities for people to access and appreciate wildlife and wild places.

Figure 5.5: Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition (**Indicator SE6**)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
South Cambridgeshire	77	80	91	91	79	83	88	88	89	86	96	96
Cambridgeshire	71	74	69	68	65	72	79	78	76	80	80	81

Source: Natural England

Figure 5.6: Total area designated as Sites of Special Scientific Interest (SSSIs) (**Indicator SE7**)

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
South Cambridgeshire	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha

Source: Natural England

Figure 5.7: Area of Local Nature Reserves per 1,000 people (**Indicator SE8**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
South Cambridgeshire	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha

Source: Cambridgeshire County Council and Natural England

Figure 5.8: Percentage of Rights of Way that are easy to use (**Indicator SE10**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
% of Rights of Way that are easy to use (based on the number)	70.3	61.2	75.0	70.3	72.6	87.2	84.3	84.0	73.0
% of Rights of Way that are easy to use (based on their length)	65.9	56.7	63.1	72.8	80.0	86.5	83.4	89.6	76.0

Source: Cambridgeshire County Council

Figure 5.9: Proportion of 'local sites' where positive conservation management has been or is being implemented (**Indicator SA13**)

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
South Cambridgeshire	66.1%	68.4%	64.4%	66.9%	60.2%
Cambridgeshire	57.9%	59.5%	56.1%	56.9%	53.9%

Source: Cambridgeshire and Peterborough Environmental Records Centre

- 5.3. The Council is committed to biodiversity conservation through its duty under the Natural Environment and Rural Communities (NERC) Act 2006 and it has input to the [Cambridgeshire Biodiversity Action Plan](#) (BAP). The Council is exploring opportunities to work with other organisations to take forward biodiversity conservation projects within the district (**Indicator SE9**).

Landscape, Townscape and Archaeology

- 5.4. The villages of South Cambridgeshire vary in size and character, with complex combinations of materials and styles set in different landscapes. The district also contains a great variety of buildings of architectural and historical interest. It is therefore important that any proposed new development: does not harm local amenity, responds to local surroundings; is of high quality design; and brings benefits to the landscapes and townscapes of the area.

Sustainability Appraisal Objectives: Landscape, Townscape and Archaeology

- *Avoid damage to areas and sites designated for their historic interest, and protect their settings.*
- *Maintain and enhance the diversity and distinctiveness of landscape and townscape character.*
- *Create places, spaces and buildings that work well, wear well and look good.*

Figure 5.10: Percentage of the total built-up area falling within Conservation Areas (**Indicator SE12**)

2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
21.2 %	21.6 %	21.9 %	21.8 %	22.4 %	22.4 %	20.2 %	20.2 %	20.7 %	20.7 %	20.7 %	20.7%	20.7%

Source: South Cambridgeshire District Council

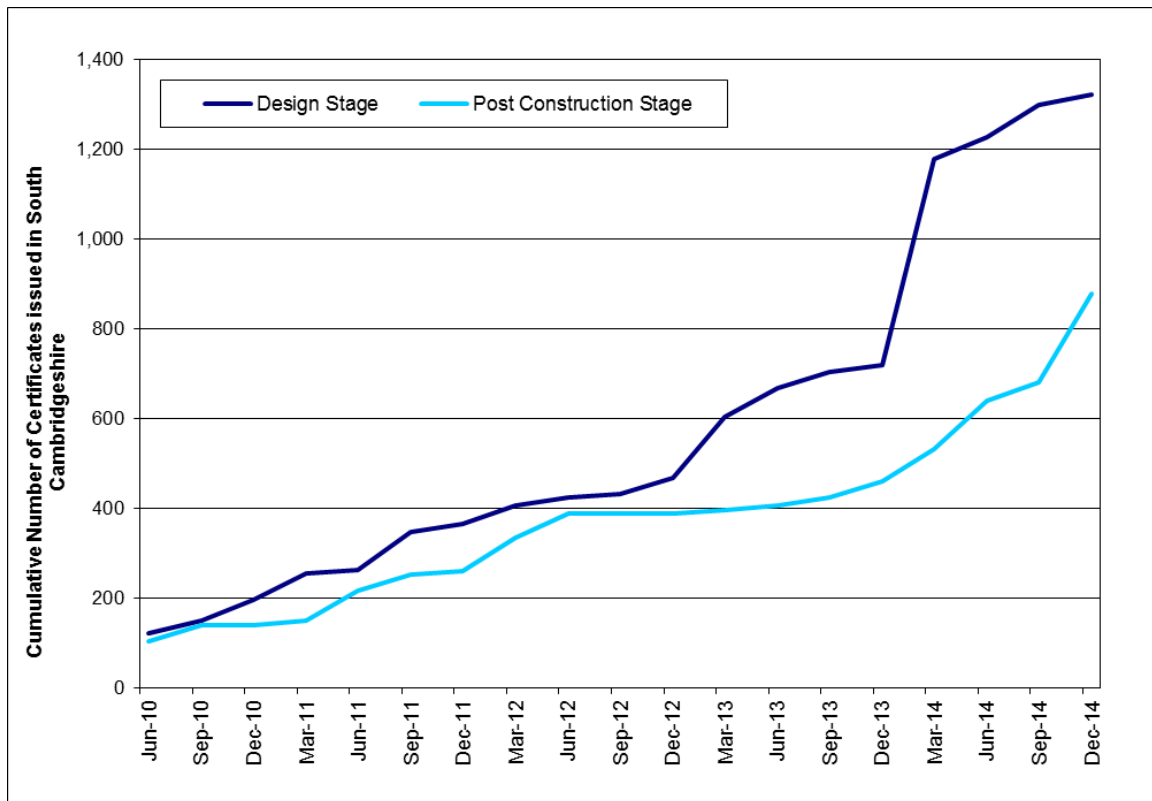
Figure 5.11: (i) Residents' satisfaction with the quality of the built environment and (ii) Percentage of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live (**Indicator SE13**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	57%	47%	91%
Cambridgeshire	50%	43%	86%

Figure 5.12: (i) Percentage of new homes developed to Eco-Homes 'good' or 'excellent' standard and (ii) Cumulative number of Code for Sustainable Homes certificates issued in South Cambridgeshire (**Indicator SE14**)

SE14(i)	2004-2005	2005-2006	2006-2007
% of new homes	1.6%	13.2%	12.9%

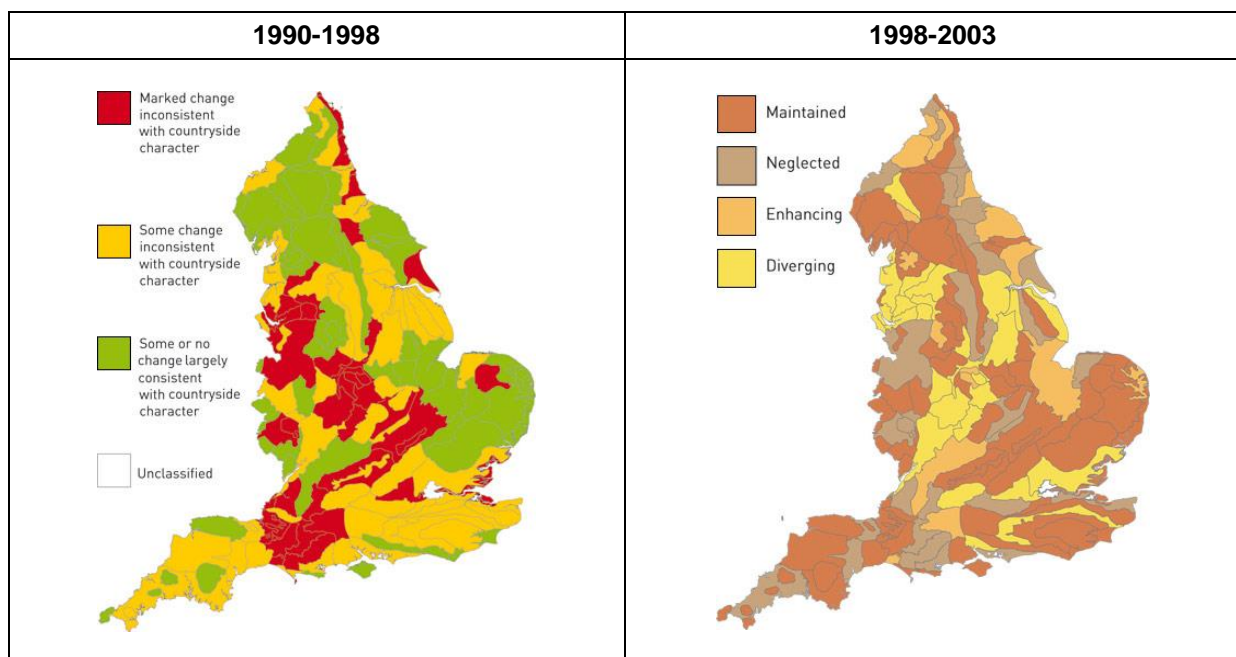
Source: BREEAM



[For full data, see figure A.19, appendix 2]

Source: Department of Communities & Local Government (CLG)

*Figure 5.13: Countryside Quality Counts - areas inconsistent with (local) landscape character (**Indicator SA17**)*



Source: Natural England

Figure 5.14: Other heritage assets at risk (**Indicator SA19**)

	2011	2012	2013	2014	2015	2016	2017
Buildings and Structure	2	2	2	3	2	2	2
Place of Worship	1	1	1	4	5	5	5
Archaeology / Scheduled Monuments	24	25	24	24	22	21	20
Registered Parks and Garden	0	0	0	0	0	0	0
Registered Battlefield	0	0	0	0	0	0	0
Wreck Site	0	0	0	0	0	0	0
Conservation Area	11	10	11	5	5	5	6

Source: English Heritage

Climate Change and Pollution

- 5.5. South Cambridgeshire is a rural district with large areas of high quality agricultural land and large areas of land within the floodplain; therefore the key issues for the district relating to climate change are fluvial flooding and changes in the soil characteristics. The rural nature of the district also increases dependency on car travel, and road transport is a significant source of pollution in the district. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled.

Sustainability Appraisal Objectives: Climate Change and Pollution

- Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise vibration and light).
- Minimise waste production and support the recycling of waste products.
- Limit or reduce vulnerability to the effects of climate change (including flooding).

Pollution

Figure 5.15: Carbon Dioxide emissions (**Indicator SE15**)

Carbon dioxide emissions from domestic sources (kilo tonnes)										
2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
356	366	362	362	332	361	315	339	330	271	260

Carbon dioxide emissions per domestic capita (tonnes)										
2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
2.6	2.7	2.6	2.5	2.3	2.4	2.1	2.2	2.2	1.8	1.7

Source: Department for Energy & Climate Change

Figure 5.16: Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (**Indicator SE16i**)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bar Hill	49.7	42.0	43.0	34.0	42.0	39.0	30.0	43.0	39.0	n/a	n/a	n/a	n/a
Impington	52.2	31.0	30.0	41.0	35.0	33.0	30.0	31.0	31.0	27.0	23.0	22.0	23.0
Orchard Park School	n/a	n/a	n/a	n/a	n/a	20.0	28.0	25.0	21.0	22.0	19.0	18.0	18.0
Girton Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	27.0	26.0	25.0	24.0	23.0

Source: South Cambridgeshire District Council

Figure 5.17: Annual mean number of days when PM_{10} levels exceeded a daily mean of $50\mu g/m^3$ (**Indicator SE16ii**)

Number of days	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bar Hill	40	25	51	49	52	48	37	26	0	n/a	n/a	n/a	n/a
Impington	72	37	42	34	43	55	36	119	180	21	4	2	1
Orchard Park School	n/a	n/a	n/a	n/a	n/a	0	0	10	4	7	7	1	1
Girton Road	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	16	23	2	1	1

Source: South Cambridgeshire District Council

Figure 5.18: Vehicle flows across the South Cambridgeshire – Cambridge City boundary over a 12-hour period (**Indicator SE17**)

2001	172,926
2003	170,036
2004	183,596
2005	185,908
2006	183,850
2007	188,684
2008	187,153
2009	184,962
2010	183,123
2011	185,549
2012	188,744
2013	190,578
2014	200,199
2015	206,304
2016	206,750

Source: Cambridgeshire County Council – Traffic Monitoring Report

Figure 5.19: Cambridgeshire Cycling trips index (**Indicator SA52**)

Year	Cyclist Count
2012	58,525
2013	57,199

Year	Increase from 2004-05 average baseline
2009	16.9%
2010	19.6%
2011	33.2%
2012	35.8%
2013	33.2%
2014	55.6%
2015	63.0%
2016	59.0%

Source: Cambridgeshire County Council

Figure 5.20: Cambridgeshire Congestion - average journey time per mile during the am peak environment (**Indicator SA53**)

Sept 2011 - August 2012	Sept 2012 - August 2013	Sept 2013 - August 2014	Sept 2014 - August 2015	Sept 2015 - August 2016
3.84 minutes	3.78 minutes	4.45 minutes	4.87 minutes	4.87minutes

Source: Cambridgeshire County Council

Figure 5.21: People killed or seriously injured in road traffic accidents in Cambridgeshire (Indicator SA55)

Year	Fatal	Serious	Slight	Total
2000	13	111	818	942
2001	11	149	898	1058
2002	23	119	773	915
2003	13	119	777	909
2004	15	135	842	992
2005	25	141	782	948
2006	22	92	660	774
2007	17	98	664	779
2008	17	87	576	680
2009	6	105	523	634
2010	18	95	514	627
2011	7	81	486	574
2012	9	61	463	533
2013	5	70	428	503
2014	26	294	1,728	2048
2015	9	63	426	498
2016	11	84	477	572
Total	226	1,688	10,545	12,459

Source: Cambridgeshire County Council

Figure 5.22: (i) Percentage of main rivers of 'good' or 'fair' quality and (ii) Ecological Status of Main Rivers (**Indicator SE18**)

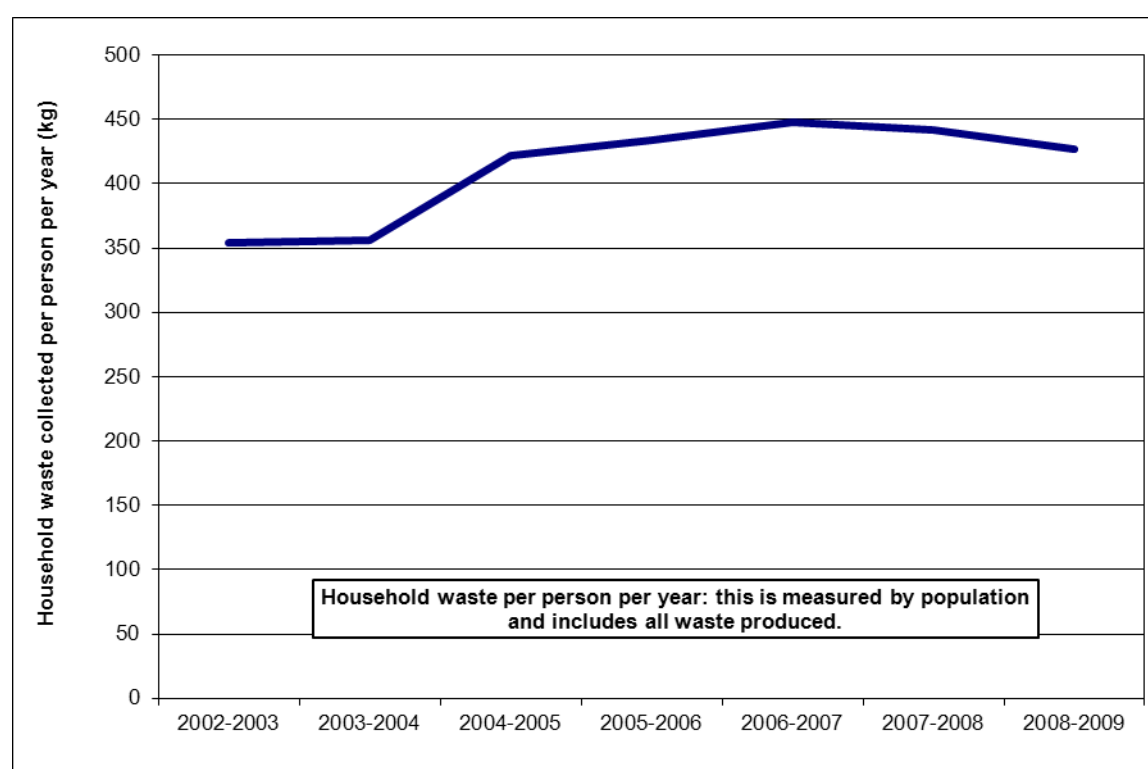
SE18(i)	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Biological	100%	100%	100%	n/a	100%	100%	100%	100%	100%	100%	100%	100%
Chemical	99%	100%	94%	100%	100%	100%	100%	100%	100%	100%	100%	100%

SE18(ii)	2009	2010	2011	2012	2013	2014	2015	2016
High	0%	0%	0%	0%	0%	0%	0%	0%
Good	7%	7%	10%	3%	6%	2%	2%	8%
Moderate	72%	55%	50%	54%	50%	62%	84%	79%
Poor	20%	36%	37%	41%	43%	34%	14%	13%
Bad	0%	2%	3%	2%	2%	2%	0%	0%

Source: Environment Agency

Waste

Figure 5.23: Household waste collected (**Indicator SE19**)



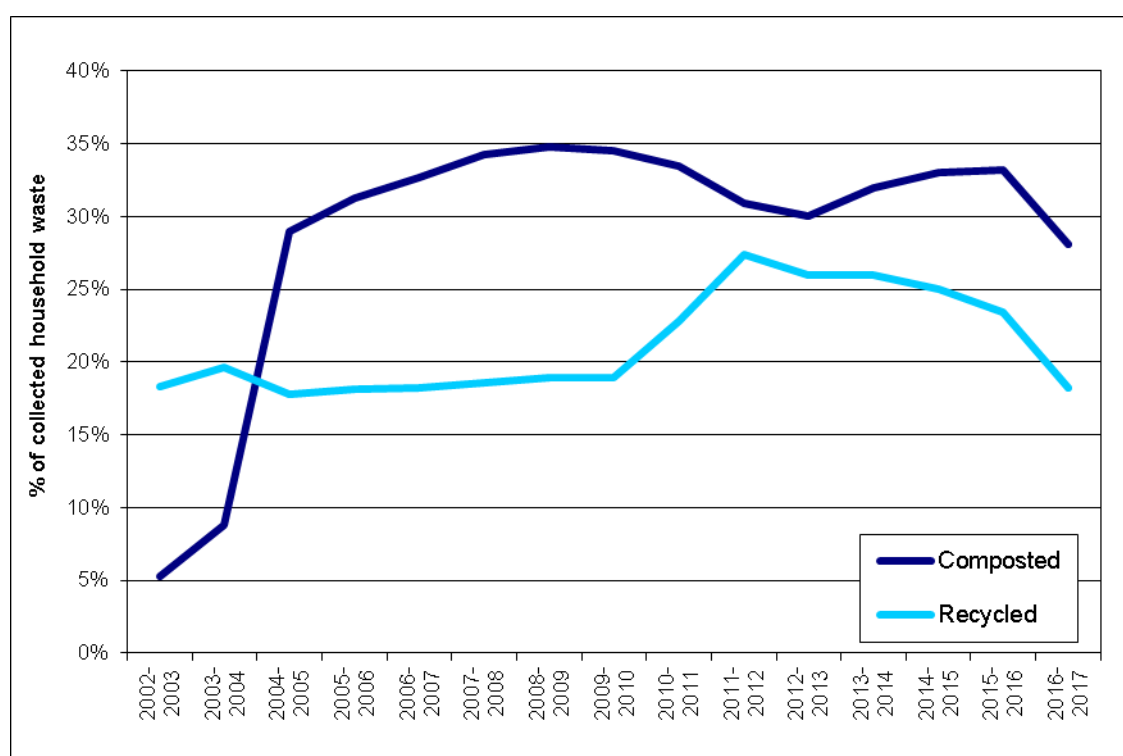
[For full data, see figure A.20, appendix 2]

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Residual waste per household (kg) *	450.7	412.5	419.9	435.0	401.2	397.0	398.0	449.0

* **Residual waste per household:** this is measured by household and only includes the 'black bag' waste, therefore excluding any waste recycled, reused or composted.

Source: South Cambridgeshire District Council

Figure 5.24: Percentage of household waste collected which is recycled or composted (Indicator SE20)



[For full data, see figure A.21, appendix 2]

Source: South Cambridgeshire District Council

Climate Change (including flooding)

Figure 5.25: Number of properties at risk to flooding (**Indicator SE21**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Flood Zone 3 (1 in 100 flood event)	1,736	1,831	1,902	1,873	1,985	1,898*	1,940*	1,940*	n/k
Flood Zone 2 (1 in 1000 flood event)	2,901	3,072	3,312	3,154	3,323	3,239*	3,208*	3,202*	n/k

* 2010-11, 2011-12 & 2012-13 use address points from July 2013

Source: Environment Agency

- 5.6. The Environment Agency is continually updating its flood maps when new modelling becomes available to provide as accurate data as possible and therefore the figures are assessed against a changing framework.

Healthy Communities

- 5.7. Good health both for individuals and communities is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, and opportunities to experience leisure and cultural services activities and green and open space.

Sustainability Appraisal Objectives: Healthy Communities

- Maintain and enhance human health.
- Reduce and prevent crime, and reduce the fear of crime.
- Improve the quantity and quality of publicly accessible open space.

Figure 5.26: Life expectancy at birth (in years) (**Indicator SE22**)

		1999-2001	2000-2002	2001-2003	2002-2004	2003-2005	2004-2006	2005-2007	2006-2008	2007-2009	2008-2010	2009-2011	2010-2012	2011-2013	2012-2014
Males	South Cambridgeshire	79.0	79.0	79.4	79.1	79.3	79.4	80.6	81.3	81.6	81.3	82.1	82.8	83.0	82.7
	England	75.7	76.0	76.2	76.5	76.9	77.3	77.6	77.9	78.2	78.5	78.9	79.2	79.4	79.3
Females	South Cambridgeshire	82.6	83.0	83.1	83.4	84.0	84.3	84.5	84.6	84.5	85.1	85.6	85.9	85.9	85.6
	England	80.4	80.7	80.7	80.9	81.1	81.5	81.8	82.0	82.3	82.5	82.9	83.0	83.1	83.0

Source: Office for National Statistics

Figure 5.27: Percentage of Residents with a Limiting Long-Term Illness (**Indicator SE23**)

Census 2001	Census 2011
13%	14%

Source: Census

Figure 5.28: Number of recorded crimes per 1,000 people (**Indicator SE24**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	49.2	47.5	41.4	35.3	32.9	31.2	30.8	31.1	31.6
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	72.8	71.5	65.0	62.3	55.3	48.9	46.4	47.8	49.0

Source: Cambridgeshire Constabulary

Figure 5.29: Percentage of residents feeling safe after dark (**Indicator SE25**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
Cambridge	45%	45%	53%
East Cambridgeshire	57%	56%	64%
Fenland	47%	43%	46%
Huntingdonshire	59%	58%	60%
South Cambridgeshire	69%	64%	71%

Figure 5.30: Hectares of strategic open space per 1,000 people (**Indicator SE26**)

	2004	2006	2007	2008	2009	2010	2011	2012
South Cambridgeshire	4.30	4.67	7.34	7.30	7.20	7.15	7.03	6.74
Cambridgeshire	5.50	5.14	5.86	5.80	5.73	5.68	5.60	5.42

Source: Cambridgeshire County Council

- 5.8. In South Cambridgeshire there is 1.5 ha of sports pitches available for public use per 1,000 people; this information is from the South Cambridgeshire Recreation Study 2013 (**Indicator SE27**). The Greater Cambridge Playing Pitch Strategy 2015-2031 (published in 2016) assesses the provision of existing facilities and considers the need and location for both the provision of grass and artificial pitches in future. The study includes site assessments for all pitches in Greater Cambridge and includes action plans for each sport to ensure sufficient provision is available to 2031.

Inclusive Communities

- 5.9. It is crucial that new sustainable communities are vibrant and thriving places for everyone irrespective of their age, race, faith, gender, disability or income. The role of planning in developing inclusive communities goes beyond the design of the built environment. It requires thought about the location of accessible and affordable housing and its proximity to community, employment, shopping and leisure facilities as well as providing opportunities for people to play an active role in the place where they live.

Sustainability Appraisal Objectives: Inclusive Communities

- *Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).*
- *Redress inequalities related to age, gender, disability, race, faith, location and income.*
- *Ensure all groups have access to decent, appropriate and affordable housing.*
- *Encourage and enable the active involvement of local people in community activities.*

Figure 5.31: Percentage of the district's population within each settlement category (Revised Indicator SE28)

	Edge of Cambridge	Rural Centre	Minor Rural Centre	Group Village	Infill Village
2001	0.0	19.9	24.6	42.6	12.9
2002	0.0	19.7	24.6	42.6	13.1
2003	0.0	21.0	24.7	41.5	12.8
2004	0.0	21.4	24.6	41.4	12.7
2005	0.0	21.7	24.5	41.2	12.6
2006	0.0	22.0	24.3	41.2	12.5
2007	0.0	22.5	24.2	41.0	12.3
2008	0.6	22.4	24.1	40.7	12.2
2009	0.8	22.5	23.9	40.6	12.2
2010	1.0	22.7	23.8	40.3	12.1
2011	1.1	22.8	23.7	40.3	12.0
2012	1.4	23.9	23.1	39.7	11.9
2013	1.5	24.6	22.6	39.5	11.7

Note: The parish of Orchard Park was created under section 4 of the South Cambridgeshire District Council (Reorganisation of Community Governance Order) 2009. It formally came into existence on 1st April 2009.

- 5.10. **Indicator SE28** as originally set out in the Council's Sustainability Appraisal assumed the use of data collected by the County Council and published in their Structure Plan Annual Monitoring Report. The indicator recorded the percentage of the district's population in each village category; where each village was allocated a category based on the availability of services such as a primary school, food shop, post office and public transport service, with category 1 being the most sustainable settlements. Based on the population in mid 2001, 83% of the population of South Cambridgeshire lived in village categories 1-3 with access to a primary school, food shop, post office and public transport.
- 5.11. The County Council have not updated the data since 2001, and the village categories assigned to the settlements in South Cambridgeshire do not reflect the settlement categories as agreed through the adoption of the **Core Strategy**. A **Revised Indicator SE28** has been created based on the **Core Strategy** settlement categories of: edge of Cambridge, Rural Centre, Minor Rural Centre, Group Village and Infill Village.

Figure 5.32: (i) Percentage of residents who feel their local area is harmonious and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together (**Indicator SE29**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
Cambridge	63%	59%	86%
East Cambridgeshire	60%	50%	79%
Fenland	46%	37%	62%
Huntingdonshire	58%	50%	80%
South Cambridgeshire	67%	57%	82%

Figure 5.33: Indices of Multiple Deprivation (**Indicator SE30**)

	2000	2004	2007	2010	2013
Income Deprivation Rank	298 th	294 th	275 th	254 th	249 th
Employment Deprivation Rank	275 th	286 th	276 th	260 th	250 th
Overall Deprivation Rank	342 nd	345 th	350 th	322 nd	316 th
Average Deprivation Score	7.33	6.39	6.55	7.11	8.05

Defined by super output area and provides the position of the district out of 354 local authorities where 1 is the most deprived and 354 is the least deprived.

Source: Department for Communities & Local Government

Figure 5.34: House price: earnings ratio (**Indicator SE31**)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
South Cambridgeshire	4.9	5.7	5.9	6.5	6.9	6.8	7.4	7.1	8.3	7.9	6.4	7.3	8.0	8.0	8.5	7.8	9.7	9.4
Cambridgeshire	4.2	4.7	4.9	5.7	6.3	6.6	7.2	7.2	7.6	7.6	6.5	7.4	7.2	7.1	7.7	6.9	7.7	8.0

Source: Department for Communities & Local Government

Figure 5.35: Median gross household income (**Indicator SE32**)

Data from CACI	2005	2006	2007	2008	2009	2010	2011
South Cambridgeshire	£33,500	£33,300	n/a	£35,400	£36,000	n/a	£37,200
Cambridgeshire	£29,400	£30,000	n/a	£31,900	£32,500	n/a	£32,900

Data from Hometrack	2012	2013	2014	2015
South Cambridgeshire	£36,100	n/a	£37,900	£38,500
Cambridgeshire	£32,200	n/a	£32,500	£32,700

Source: Research Group – Cambridgeshire County Council

Figure 5.36: (i) Percentage of adults who feel they can influence decisions affecting their local area and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area (**Indicator SE34**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
Cambridge	22%	23%	39%
East Cambridgeshire	16%	14%	28%
Fenland	12%	10%	24%
Huntingdonshire	17%	15%	28%
South Cambridgeshire	19%	17%	34%

Figure 5.37: (i) Percentage of adults who have provided support* to others and (ii) Percentage of people who have participated in regular formal volunteering in last twelve months (**Indicator SE35**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	81%	82%	33%

* Support is defined as unpaid activities such as: looking after property or pets whilst someone is away, babysitting, household jobs for someone else, or providing transport.

Figure 5.38: Delivery of Extra Care Housing (**Indicator SA35**)

	Moorlands, Melbourn	Flaxfield, Linton	Bircham House, Sawston
Completed	March 2008	March 2010	June 2003
HCA Funding Provided	Yes	Yes	Yes
Tenure	Social Rent	Social Rent	Social Rent
Number of units	35	40	30
Breakdown:			
1 bed flat	32	32	28
2 bed flat	3	8	2
Notes	19 private sale properties to provide cross subsidy		

Source: South Cambridgeshire District Council

Economic Activity

- 5.12. The economy of the district is driven by the Cambridge Phenomenon, which is the clustering of hi tech, biotech and research and development industries within the district due to its proximity to Cambridge University and Addenbrooke's Hospital.

Sustainability Appraisal Objectives: Economic Activity

- *Help people gain access to satisfying work appropriate to their skills, potential and place of residence.*
- *Support appropriate investment in people, places, communications and other infrastructure.*
- *Improve the efficiency, competitiveness, vitality and adaptability of the local economy.*

Figure 5.39: Number of people unemployed claiming Job Seekers Allowance (**Indicator SE36**)

2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
830	710	700	720	750	630	1,440	1,480	1,280	1,320	1,280	830	530	470

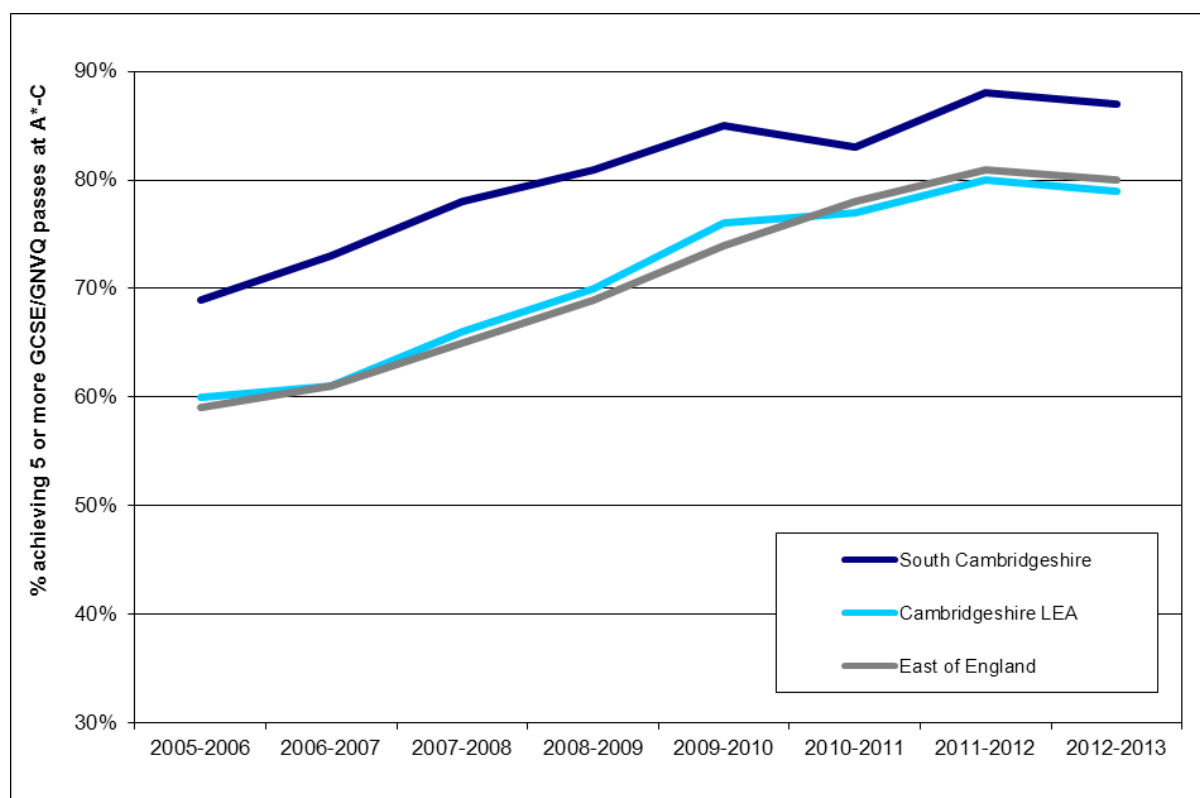
Source: NOMIS

Figure 5.40: Percentage of Residents aged 16-74 in Employment and Working within 5km of Home or At Home (**Indicator SE37**)

Census 2001	Census 2011
37%	35%

Source: Census

Figure 5.41: % of all 15/16 year olds achieving 5 or more GCSE / GNVQ passes at A*-C grade (**Indicator SE38**)



	2013-2014 *	2014-2015 *
South Cambridgeshire	75%	65%
Cambridgeshire LEA	64%	66%
East of England	65%	66%

* Results for 2013-2014 are based upon 'First Entry' and are therefore not comparable with previous years.

[For full data, see figure A.22, appendix 2]

Source: Department for Education & Cambridgeshire County Council

Figure 5.42: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

		2005	2006	2007	2008	2009	2010	2011	2012	2013 *	2014 *	2015 *
English	South Cambridgeshire	88%	85%	87%	89%	87%	84%	86%	89%	n/a ^	n/a ^	n/a ^
	Cambridgeshire LEA	82%	81%	83%	84%	81%	80%	82%	85%	86%	89%	89%
	East of England	80%	80%	80%	81%	80%	79%	80%	85%	87%	88%	89%

* As English is no longer a Key Stage 2 benchmark, the results from 2013 onwards are based upon Teacher Assessments.

^ From 2013 onwards, the Key Stage 2 results for English are not available at a sub-national level as English was replaced by separate Reading and Writing benchmarks.

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Maths	South Cambridgeshire	84%	84%	86%	85%	84%	83%	82%	87%	84%	86%	88%	71%
	Cambridgeshire LEA	78%	79%	80%	80%	79%	79%	80%	84%	82%	84%	85%	67%
	East of England	75%	76%	77%	78%	78%	79%	79%	83%	83%	85%	86%	67%

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Science	South Cambridgeshire	93%	92%	93%	95%	92%	n/a +	n/a +	n/a +	n/a +	n/a +	n/a +
	Cambridgeshire LEA	90%	88%	89%	89%	88%	85%	86%	87%	88%	88%	89%
	East of England	87%	87%	88%	87%	88%	87%	85%	86%	88%	88%	89%

+ From 2010 onwards, the Key Stage 2 results for Science are not available at a sub-national level as Science was no longer assessed through whole cohort testing.

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Reading	South Cambridgeshire	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	90%	91%	92%	74%
	Cambridgeshire LEA	87%	85%	86%	89%	87%	84%	85%	86%	85%	89%	88%	65%
	East of England	85%	84%	84%	87%	x	83%	83%	86%	85%	88%	89%	65%

		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Writing	South Cambridgeshire	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	n/a μ	85%	87%	88%	75%
	Cambridgeshire LEA	66%	70%	69%	71%	67%	71%	76%	81%	81%	84%	86%	71%
	East of England	63%	67%	66%	66%	x	69%	73%	81%	83%	85%	87%	74%

μ The Key Stage 2 results for Reading and Writing are only available for 2013 onwards at a sub-national level. In 2013, Reading and Writing replaced English as Key Stage 2 benchmarks.

x Not calculated due to Key Stage 2 boycott.

Source: Department for Education & Cambridgeshire County Council

*Figure 5.43: Average point score per student entered into GCE / VCE / Applied A / AS and equivalent examinations (**Indicator SE40**)*

(i) by pupil residence

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
South Cambridgeshire	812.1	841.2	842.9	807.6	814.7	797.7	783.9	772.7	n/k
Cambridgeshire LEA	755.7	780.5	756.7	749.7	746.2	731.9	720.6	715.4	n/k
East of England	723.0	739.8	733.3	739.8	739.9	724.9	712.3	706.3	n/k

Source: Office for National Statistics, Department for Education & Cambridgeshire County Council

(ii) by location of educational institution

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
South Cambridgeshire	558.5	692.6	602.7	669.2	579.8	596.1	611.7	629.3	590.5
Cambridgeshire LEA	766.0	797.6	763.2	764.0	755.0	746.2	733.0	731.4	725.0
East of England	722.6	736.1	731.5	737.2	735.3	722.7	711.4	703.8	707.5

Source: Office for National Statistics, Department for Education & Cambridgeshire County Council

Figure 5.44: % of resident population with NVQ level 1 (or equivalent) and above (**Indicator SE41**)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015
South Cambridgeshire	85.2%	85.4%	84.7%	85.0%	78.6%	88.7%	90.4%	92.3%	93.1%	95.0%	95.9%	93.0%
Cambridgeshire	81.0%	80.0%	80.8%	80.8%	80.8%	82.9%	84.6%	86.0%	88.9%	88.5%	88.7%	89.1%
East of England	78.8%	77.5%	77.9%	77.4%	79.9%	81.4%	83.8%	85.5%	85.8%	86.0%	84.9%	85.9%
Great Britain	77.2%	77.6%	77.9%	77.7%	78.9%	80.2%	82.7%	84.0%	84.4%	85.0%	84.9%	85.3%

Source: NOMIS

Figure 5.45: Annual net change in VAT and/or PAYE registered firms (**Indicator SE43**)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Enterprise births	780	725	685	835	710	675	640	675	755	945	910	935	920
Enterprise deaths	590	560	535	590	545	760	645	655	685	640	645	740	855
Active enterprises	6,560	6,670	6,800	7,085	7,235	7,345	7,335	7,310	7,390	7,635	7,915	8,220	8,385

Source: Office for National Statistics

Figure 5.46: Economic Activity Rate (**Indicator SE44**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
South Cambridgeshire	83.7%	85.1%	83.8%	81.5%	84.9%	82.5%	83.1%	85.0%	84.1%	80.6%	84.7%	83.6%	84.1%
Cambridgeshire	82.0%	79.4%	79.2%	81.1%	81.1%	79.8%	79.2%	79.6%	81.2%	81.9%	83.3%	82.4%	80.7%

Source: NOMIS

Figure 5.47: Number of people in employment (**Indicator SE45**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Employed Residents	74,500	74,300	74,000	76,500	73,400	75,000	77,000	76,800	77,200	81,900	79,200	83,900
Workplace Population	66,200	61,900	51,400	48,900	53,900	59,000	49,600	45,400	48,700	56,700	64,400	63,600

Source: Research Group – Cambridgeshire County Council

Figure 5.48: Industrial composition of employee jobs (**Indicator SE46**)

Industry Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Manufacturing	23.5%	23.6%	23.3%	22.6%	20.6%	20.0%	19.9%	17.2%	17.7%	17.1%
Construction	5.3%	3.8%	3.9%	4.2%	3.7%	3.7%	4.7%	5.2%	5.5%	5.2%
Services	68.1%	70.0%	70.1%	70.3%	73.1%	73.5%	72.8%	75.2%	74.1%	75.1%
- Distribution, Hotels & Restaurants	19.5%	18.0%	16.1%	18.8%	20.2%	21.6%	18.5%	17.3%	16.9%	22.5%
- Transport & Communications	3.5%	4.0%	4.5%	3.5%	3.4%	4.0%	3.4%	2.5%	2.0%	1.9%
- Banking, Finance & Insurance	22.5%	24.2%	26.3%	25.3%	27.0%	26.9%	25.4%	27.9%	27.9%	27.1%
- Public Admin, Education & Health	19.1%	19.9%	19.6%	18.1%	18.5%	17.3%	21.3%	23.1%	23.0%	20.1%
Other	3.6%	3.9%	3.6%	4.6%	4.0%	3.7%	4.2%	4.4%	4.3%	3.5%

Source: NOMIS

Industry Sector	2008	2009	2010	2011	2012	2013	2014	2015
Mining, Quarrying & Utilities	0.6%	0.7%	0.7%	1.0%	0.8%	0.9%	0.7%	0.8%
Manufacturing	16.4%	14.1%	13.7%	15.3%	14.3%	15.1%	14.2%	12.5%
Construction	5.6%	5.6%	4.8%	5.4%	5.4%	5.2%	5.3%	5.5%
Services	77.1%	79.5%	80.8%	78.0%	79.4%	78.5%	79.4%	81.1%
- Distribution, Hotels & Restaurants	22.6%	22.7%	18.3%	18.5%	17.5%	17.7%	18.3%	16.9%
- Transport, IT & Communications	7.4%	7.7%	13.3%	11.1%	12.3%	9.8%	9.0%	8.9%
- Finance & Other Business Activities	24.1%	25.8%	26.7%	24.3%	25.1%	27.1%	27.8%	31.0%
- Public Admin, Education & Health	19.8%	20.1%	18.7%	20.4%	21.3%	20.3%	21.1%	20.7%
Other Services	3.2%	3.2%	3.8%	3.7%	3.2%	3.6%	3.2%	3.6%

Tourism-Related (extract)	5.9%	4.6%	5.4%	5.5%	6.1%	6.0%	6.1%	5.9%
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Source: Business Register and Employment Survey

Appendix 1: Assessment of Housing Land Supply Sites

South Cambridgeshire Housing Trajectory – Summary of Sites

a. Existing Allocations within Cambridge Urban Area (see Table SC2)

Orchard Park

- A.1. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005 (which has now lapsed). The **Site Specific Policies DPD** (adopted in January 2010) and **Local Plan** (submitted in March 2014) carry forward the allocation, and also allow the potential for additional housing development in place of other uses.
- A.2. **Parcel K1**: this is the final parcel from the original outline planning permission that has not yet been developed. Outline planning permission for 38 PassivHaus dwellings and ancillary facilities including common house and communal gardens was granted in June 2016. An alternative detailed planning permission for 42 low energy cohousing dwellings plus ancillary facilities including a common house and workshop was granted in December 2016. At March 2017, no construction had started on site. At November 2017, the site is under construction.
- A.3. The developer advises that construction started on site in June 2017 and anticipates that the development will be completed in June 2018. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has an alternative detailed planning permission and the site is under construction.
- A.4. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel K1** is considered **deliverable** for the following reasons:
- **Available**: the site has detailed planning permission for 42 dwellings and construction has started on site.
 - **Suitable**: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission. It is at the first stage in the development sequence.
 - **Achievable and Viable**: the developer has advised that the scheme is achievable and viable and that the development is under construction.
- A.5. **Parcel L2**: the **Site Specific Policies DPD** (adopted in January 2010) identified this parcel as having the potential for additional housing development and that together with parcel Com4 the two parcels could provide 80 dwellings. Design criteria for parcels L2 and Com4 are included in the **Orchard Park Design Guidance SPD** (adopted in March 2011). Outline planning permission for 15 townhouses was granted in October 2015. An alternative detailed planning permission for a mixed use scheme including 63 dwellings and commercial units was granted in September

2017. Therefore together with parcel Com4, these parcels are now anticipated to provide 105 dwellings.

- A.6. The agent has indicated that the landowner is intending to sell the site, however it is anticipated by the agent that development could start on site in mid 2018 and be completed within two years. This would suggest that all dwellings would be completed in 2020-2021 as the development is a single block of flats. The Council has taken a more cautious approach to delivery on this site and assumed that the completions will be in 2021-2022 to allow time for the sale of the site and the new landowner to take forward the development. Delivery of this development is anticipated to be three years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).
- A.7. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel L2** is considered **deliverable** for the following reasons:
- **Available:** the site has detailed planning permission for 63 dwellings.
 - **Suitable:** the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission. It is at the first stage in the development sequence.
 - **Achievable and Viable:** the site has detailed planning permission and a s106 agreement has been signed for the provision of onsite affordable housing and financial contributions for the refurbishment and improvement of Arbury Road Surgery, household waste, monitoring, public open space and improvements to cycling facilities.
- A.8. **Parcel Com4:** the **Site Specific Policies DPD** (adopted in January 2010) identified this parcel as having the potential for additional housing development and that together with parcel L2 the two parcels could provide 80 dwellings. Design criteria for parcels Com4 and L2 are included in the **Orchard Park Design Guidance SPD** (adopted in March 2011). Outline planning permission for up to 42 apartments and an 82 unit apart/hotel with a restaurant and gym facilities was allowed on appeal in April 2016, and a planning application to vary conditions, including the time scale for the submission of reserved matters planning applications, was granted in March 2017. The variation of condition planning permission allows the landowner until March 2020 for the submission of reserved matters planning application(s). Therefore together with parcel L2, these parcels are now anticipated to provide 105 dwellings.
- A.9. The site has multiple landowners and is being developed as two separate parcels. Only the 42 apartments are included in the housing trajectory, as the apart/hotel is not providing dwellings. A reserved matters planning application was submitted in August 2017 for development of the apart/hotel, and is being considered by the Council. A reserved matters planning application for the 42 apartments has not yet been submitted.
- A.10. It is unclear exactly when construction will start on the 42 apartments as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume the site will be started and completed within five years.

Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.11. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel Com4** is considered **deliverable** for the following reasons:
- **Available:** the site has outline planning permission for 42 apartments and a subsequent planning permission to vary conditions including the timescale for submission of reserved matters planning application(s).
 - **Suitable:** the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has outline planning permission. It is at the first stage in the development sequence.
 - **Achievable and Viable:** there is a reasonable prospect that the development will be delivered as the site has outline planning permission and a unilateral undertaking has been signed for the provision of on-site affordable housing and financial contributions for education, household waste, monitoring and pedestrian and cycle improvements.

b. Existing Allocations on Cambridge Fringe (see Table SC3)

North West Cambridge (University Site)

- A.12. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Maddingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.
- A.13. Outline planning permission for the site was granted in February 2013 and the landowner anticipates that on the basis of the approved scheme approximately 1,155 dwellings will be provided in South Cambridgeshire. Detailed planning permissions for lots 1-8 and M1 & M2 have been granted. This includes 119 market dwellings on lots M1 & M2 and 70 key worker dwellings on lot 4 in South Cambridgeshire. The reserved matters planning permission for lot 4 has lapsed.
- A.14. The development is under construction and the first key worker dwellings have been completed within Cambridge. The exact timetable for the delivery of the development is unclear as the landowner has not provided a completed questionnaire, however the landowner has previously advised that the first dwellings will be completed in South Cambridgeshire in 2018-2019 on lots M1 & M2. Discharge of conditions applications are being considered for lots M1 & M2. Pre-application discussions are underway for development of lots S1 & S2 and for a revised scheme on lot 4, which are within South Cambridgeshire.

- A.15. The development at North West Cambridge will include a range of dwelling types, from apartments to large detached houses. The first phase of development, focused around the local centre, is predominantly flats, and these types of development are capable of delivering large number of dwellings in a year as flats are only counted as completed once a whole building is finished.
- A.16. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the whole site has outline planning permission, and reserved matters planning permissions have been approved for lots 1-8 and M1 & M2. The development is under construction.
 - **Suitable:** the site is allocated for development in the adopted North West Cambridge Area Action Plan (October 2009), having been released from the Cambridge Green Belt. The whole site has outline planning permission and detailed planning permissions for lots 1-8 and M1 & M2 have been granted. It is at the second stage in the development sequence.
 - **Achievable and Viable:** the development has planning permission and is under construction.

Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)

- A.17. The site is allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD** (adopted in January 2010) and in the **Local Plan** (submitted in March 2014). The site known as Darwin Green 2 & 3 (and formerly known as NIAB 2 & 3) is adjacent to the Cambridge City Council allocation (Darwin Green / NIAB Main) and will provide a secondary school to serve development in the whole of the north-west part of Cambridge. The Local Plan proposes the removal of a small additional area of land from the Green Belt, and reduces the notional capacity of the site from approximately 1,100 dwellings to 1,000 dwellings. This change takes account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge, although it does not preclude a higher number of dwellings if demonstrated to be appropriate through a design-led approach.
- A.18. The agent anticipates that construction of Darwin Green 1 will commence in Autumn 2017, with the first housing completions in 2018-2019, and that Darwin Green 1 will be completed in 2026. Cambridge City Council has taken a cautious approach to delivery of this site and assumed that the first completions on Darwin Green 1 will be delivered two years later than anticipated by the agent.
- A.19. Initial discussions have been held in relation to Darwin Green 2 & 3. The agent anticipates that construction of Darwin Green 2 & 3 will start in 2021, with the first completions in 2022-2023, and that Darwin Green 2 & 3 will be completed in 2028. The Council has taken a more cautious approach to delivery of this site and assumed that the first dwellings on Darwin Green 2 & 3 will not be completed until Darwin Green 1 has been completed, which is five years later than anticipated by the agent. Delivery of Darwin Green 2 & 3 is anticipated to be six years later than

predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.20. The Councils have taken a cautious approach in their housing trajectories and have assumed that Darwin Green as a whole will deliver no more than 250 dwellings a year. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions at Darwin Green. If in future years, there is evidence of higher actual annual completions or the site coming forward sooner, this will be considered in the preparation of future housing trajectories.
- A.21. In accordance with footnote 12 to paragraph 47 of the NPPF **land between Huntingdon Road, Histon Road and the A14** is considered **developable** for the following reasons:
- **Available:** the agent has advised the site is available immediately and initial discussions have been held.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
 - **Achievable and Viable:** the agent anticipates that construction of Darwin Green 2 & 3 will start in 2021 and has advised that the development is achievable and viable.

Cambridge East

- A.22. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- A.23. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The **Local Plan** (submitted in March 2014) carries forward the parts of Cambridge East that can be delivered with the airport remaining and proposes that the land at Cambridge Airport is identified as safeguarded land that could be brought forward for development at a later date through a review of the Local Plan if circumstances change. As no housing is expected to be delivered on land at Cambridge Airport in the plan period to 2031, no allowance is made for housing in the housing trajectory on the land proposed to be safeguarded.
- A.24. **Land north of Newmarket Road (WING):** this land is allocated as Phase 1 in the **Cambridge East AAP** (adopted in February 2008) and as Policy SS/3 in the **Local Plan** (submitted in March 2014). Outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space was granted in November 2016.

- A.25. The landowner (Marshall Group Properties) and a housebuilder (Hill Residential) are working together to deliver the project, and Hill Marshall LLP anticipate that infrastructure works will start in 2019, with the first housing completions in 2020. Hill Marshall LLP are preparing reserved matters applications for the first phases of the development. It is anticipated that the development will be completed in 2030. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however outline planning permission has now been granted.
- A.26. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Newmarket Road** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has outline planning permission and Hill Marshall LLP has advised that the site is available immediately.
 - **Suitable:** the site is part of the land allocated for development in the adopted Cambridge East AAP (February 2008) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site has outline planning permission.
 - **Achievable and Viable:** Hill Marshall LLP anticipate that infrastructure works will start in 2019 and has advised that the development is achievable and viable.
- A.27. **Land north of Cherry Hinton:** while the airport remains on site, there is potential for residential development on land north of Cherry Hinton, as identified in the **Cambridge East AAP** (adopted in February 2008). The Cambridge and South Cambridgeshire **Local Plans** (submitted in March 2014) proposed the allocation of land north of Cherry Hinton for approximately 460 dwellings, of which 110 dwellings were anticipated to be in South Cambridgeshire. This represented the situation at the time the Local Plans were submitted and was based on an understanding of the land that was able to come forward with the airport still operating.
- A.28. In consultation with the landowners, the Councils have proposed modifications through the **examinations** of their Local Plans to allocate additional land for residential development in the area north of Cherry Hinton. A new larger allocation has been proposed as a modification to the Local Plans to replace the existing allocations, and reflects an improved understanding of constraints and progress by landowners to bring forward the development. This new allocation has been proposed for 1,200 dwellings, of which approximately 420 dwellings are anticipated to be in South Cambridgeshire.
- A.29. A Supplementary Planning Document (SPD), incorporating a site wide masterplan is being prepared jointly with Cambridge City Council. The draft Cambridge East – North of Cherry Hinton SPD was subject to public consultation in August – October 2017.
- A.30. The two landowners have indicated that development of the proposed new larger allocation could start on site in 2021 and be completed in 2028, subject to the relocation of some existing airport equipment and infrastructure, and resolving transport and education requirements. The anticipated housing completions provided by the landowners for this site are based on an even split across the delivery

timetable for the development and on a split proportionally between the two local authority areas. Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and reflects the timetable for the preparation of the SPD and current discussions relating to the delivery of the site.

- A.31. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Cherry Hinton** is considered **deliverable and developable** for the following reasons:
- **Available:** the landowners have advised that the site is available immediately.
 - **Suitable:** the site is part of the land allocated for development in the adopted Cambridge East AAP (February 2008) and in the Local Plan (submitted in March 2014), as proposed to be modified by the Councils through the examinations, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
 - **Achievable and Viable:** the landowners anticipate that construction could start on site in 2021 and have advised that the development is achievable and viable.

Trumpington Meadows (Cambridge Southern Fringe)

- A.32. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. Outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge – South Cambridgeshire boundary, with approximately half in South Cambridgeshire.
- A.33. Lots 1-5 (353 dwellings, including 29 dwellings in in South Cambridgeshire) and lots 6-8 (161 dwellings, including 25 dwellings in South Cambridgeshire) have been completed. The development is well underway, and the majority of the remaining dwellings are within South Cambridgeshire.
- A.34. Detailed planning permission for lot 9 (122 dwellings, all within South Cambridgeshire) was granted in April 2016 and at March 2017, 39 dwellings had been completed and 83 dwellings were under construction.
- A.35. Detailed planning permission for the Riverside (122 dwellings, of which 80 dwellings are in South Cambridgeshire) was granted in December 2016 and at March 2017, the 42 dwellings in Cambridge were under construction and the 80 dwellings in South Cambridgeshire had not been started.
- A.36. Detailed planning permission for the Local Centre (40 dwellings, all of which are in South Cambridgeshire) was granted in January 2017 and at March 2017, no construction had started. This lot is now under construction.
- A.37. Detailed planning permission for lots 10 & 11 (392 dwellings, of which 327 dwellings are in South Cambridgeshire) was granted in March 2017.

- A.38. The developer has advised that the development will be completed in 2021, and has provided a breakdown of predicted completions by lots. The developer anticipates that lot 9, the Riverside, and the Local Centre will all be completed by March 2018, and that lots 10 & 11 will be delivered between 2017-2018 and 2021-2022 across Cambridge and South Cambridgeshire. The Councils have based their housing trajectories on continued development of this site along the spine road from north to south, and around the Park and Ride, with the final completions being within Cambridge along the frontage with Hauxton Road. The Councils have anticipated that lot 9, the Local Centre and the part of Riverside within Cambridge will be completed in 2017-2018 as these dwellings are under construction. The Councils have anticipated that the part of Riverside with South Cambridgeshire will be delivered in the following year (2018-2019), and that lots 10 & 11 will be delivered between 2018-2019 and 2021-2022 as suggested by the developer but with all the dwellings in Cambridge in the final year, rather than across all four years.
- A.39. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the whole site has outline planning permission, and reserved matters planning permissions have been approved for all lots. The development is under construction.
 - **Suitable:** the site is allocated for development in the adopted Cambridge Southern Fringe Area Action Plan (February 2008), having been released from the Cambridge Green Belt. The whole site has outline planning permission and reserved matters planning permissions have been approved for all lots. It is at the second stage in the development sequence.
 - **Achievable and Viable:** the development has planning permission and is under construction.

c. Existing Allocations at New Settlements (see Table SC4)

Northstowe

- A.40. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the **Northstowe Area Action Plan** (adopted in July 2007) with an area of reserve land to the west of the town. 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.
- A.41. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The Development Consent Order for the A14 improvements was approved by the Secretary of State in May 2016³⁷. Construction works are underway and the scheme is planned to be open by March 2021.

³⁷ <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>

- A.42. **Phase 1:** outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Phase 1 will be delivered by five housebuilders.
- A.43. The housing trajectory assumes that the site as a whole will deliver no more than 250 dwellings a year, with phase 1 delivering no more than 200 dwellings a year. There are no planning policy barriers restricting the annual rate of completions of phase 1 of Northstowe. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.44. For phase 1 of Northstowe, the Council has assumed that for each of the four housebuilders delivering either multiple parcels or one large parcel that no more than 50 market dwellings will be completed a year. This is based on its typical delivery rate assumptions. Housing completions of affordable dwellings are in addition to this, and therefore annual housing completion rates for a parcel may be higher than 50 dwellings if affordable dwellings are completed in that year. It is understood from the housebuilders on phase 1 of Northstowe that the current annual delivery rate for market dwellings is lower than this, and is approximately 35 market dwellings a year.
- A.45. Parcel H1 (Bloor Homes): detailed planning permission for this parcel (92 dwellings) was granted in September 2016, and at March 2017, 13 dwellings had been completed and 49 dwellings were under construction. The exact timetable for the delivery of this scheme is unclear as the housebuilder has not provided a completed questionnaire, and the housebuilder has advised that it will not be providing a response. However, it is reasonable to assume the scheme will be completed within five years, as the scheme is under construction.
- A.46. Parcel H2 (Barratt Homes): detailed planning permission for this parcel (135 dwellings) was granted in January 2017, and at March 2017, no construction had started on site. Barratt Homes is advertising plots for sale on this scheme. The exact timetable for the delivery of this scheme is unclear as the housebuilder has not provided a completed questionnaire, and the housebuilder has advised that it will not be providing a response. However, it is reasonable to assume the scheme will be started and completed within five years, as the housebuilder is advertising plots for sale.
- A.47. Parcel H3 (Taylor Wimpey): detailed planning permission for this parcel (40 dwellings) was granted in November 2016. At March 2017, no construction had started on site. The housebuilder has advised that parcel H3 started on site in May 2017 and anticipates that this parcel will be largely completed in Summer 2018. The Taylor Wimpey sales complex is on this parcel and is likely to be used for all Taylor Wimpey parcels at Northstowe, therefore 9 dwellings on parcel H3 can only be completed once the sales complex is no longer needed and has been removed.
- A.48. Parcel H4 (Bovis Homes): detailed planning permission for this parcel (84 dwellings) was granted in December 2016, and at March 2017, 14 dwellings were under construction. The housebuilder has advised that from its three parcels (H4, H5 and

H6) approximately 30 dwellings will be completed in 2017-2018, and then 40 dwellings will be completed per year in future years.

- A.49. Parcel H11 (Taylor Wimpey): detailed planning permission for this parcel (152 dwellings) was granted in June 2017. The housebuilder anticipates that construction will start on site in Autumn 2017, and that the first dwellings will be completed in Summer 2018.
- A.50. Parcel H12 (Linden Homes): detailed planning permission for this parcel (271 dwellings) was granted in January 2017, and at March 2017, no construction had started on site. Linden Homes is advertising plots for sale on this scheme. The housebuilder has advised that approximately 50 dwellings will be completed per year.
- A.51. Phase 1 (remaining parcels): parcels H5 and H6 will be delivered by Bovis, parcels H7, H8 and H9 will be delivered by Barratt Homes, and parcels H10 and H13 will be delivered by Taylor Wimpey. Bovis Homes anticipates that its parcels will be completed between 2018 and 2027. Barratt Homes has advised that it will not be providing a response on the predicted completions for its parcels. Taylor Wimpey anticipates that its parcels will be completed between 2020 and 2022.
- A.52. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **phase 1** is considered **deliverable and developable** for the following reasons:
- **Available**: the site has outline planning permission and detailed planning permission for parcels H1, H2, H3, H4, H11 and H12. Construction has started on site.
 - **Suitable**: the site is allocated for development in the adopted Northstowe AAP (July 2007). The site has outline planning permission and detailed planning permission for parcels H1, H2, H3, H4, H11 and H12. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
 - **Achievable and Viable**: the site has outline planning permission and the first parcels are under construction.
- A.53. **Phase 2**: outline planning permission for phase 2 (up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub) was granted in January 2017. A condition on the planning permission restricts any dwellings from being occupied on phase 2 of Northstowe prior to (i) the opening of the Bar Hill junction of the A14 improvements, (ii) the widening of the A14 between Bar Hill and Girton as part of the A14 improvements, and (iii) the widening of the B1050 to dual carriageway between its junctions with the A14 at Bar Hill and the proposed Northstowe Southern Access Road (West). The landowner anticipates that construction of the dwellings will start in 2018, and that the first completions will be in 2019.
- A.54. The Council has taken a cautious approach in the housing trajectory and has assumed that Northstowe as a whole will deliver no more than 250 dwellings a year. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of phase 2 of Northstowe. If in future years, there is evidence of

higher actual annual completions, this will be considered in the preparation of future housing trajectories. However, delivery of dwellings on phase 2 is restricted by a condition attached to the outline planning permission relating to the completion of specific elements of the A14 improvements. The landowners are working with the Council to accelerate delivery of this phase.

- A.55. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **phase 2** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has outline planning permission and the landowner has advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the adopted Northstowe AAP (July 2007). The site has outline planning permission. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
 - **Achievable and Viable:** the landowner has advised that the development is achievable and viable.
- A.56. **Phase 3** (and any **later phase(s)**) including the reserve land identified in the Northstowe AAP) is anticipated to provide a further 5,000 dwellings. The reserve land is allocated in the Local Plan (submitted March 2014) as the **Northstowe Extension** (Policy SS/7) to provide flexibility for the phasing and delivery of the new town. A small area of the reserve land has planning permission as part of phase 1. The landowner anticipates that the first housing completions on phase 3 will be in 2022-2023.
- A.57. The Council has taken a cautious approach in the housing trajectory and has assumed that Northstowe as a whole will deliver no more than 250 dwellings a year; therefore no allowance is made for housing on phase 3 (and any later phases) in the housing trajectory. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of phase 3 (and any later phases) of Northstowe. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories. The landowners are working with the Council to accelerate delivery of this phase.
- A.58. In accordance with footnote 12 to paragraph 47 of the NPPF **phase 3 (and any later phase(s))** is considered **developable** for the following reasons:
- **Available:** the landowner has advised that the site is available immediately for development.
 - **Suitable:** the site is allocated for development in the adopted Northstowe AAP (July 2007). It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
 - **Achievable and Viable:** the landowner has advised that the development is achievable and viable.

d. New Allocations at New Settlements (see Table SC4)

Waterbeach New Town

- A.59. Land north of Waterbeach is allocated in the **Local Plan** (submitted in March 2014) for the creation of a sustainable new town. The submitted Local Plan proposes that the new town will provide 8,000 to 9,000 dwellings and employment, retail, sports and leisure, community, and education uses. The site is owned by multiple landowners but has two joint promoters.
- A.60. The promoters anticipate that the first new dwellings could be completed in 2019-2020. The promoters anticipate that annual completions of 400-500 dwellings could be achieved. An outline planning application for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses; a hotel; new primary and secondary schools; and green open spaces including parks, ecological areas and woodlands was submitted in February 2017 by Urban & Civic. This planning application covers part of the land proposed to be allocated in the Local Plan (submitted in March 2014).
- A.61. A Neighbourhood Plan for the parish of Waterbeach is due to be produced, and will be undertaken in close consultation with the local authorities, local community and other stakeholders. A [Joint Working Agreement](#) has been agreed and signed by both the Parish and District Councils that sets out a framework for how the two councils will work together in relation to key projects such as the Local Plan, Neighbourhood Plan, Development Framework Document and the City Deal.
- A.62. **Policy SS/5** of the **Local Plan** (as submitted in March 2014) assumed that no more than 1,400 dwellings would be completed by 2031 and **Policy SS/12** (as submitted in March 2014) required the development to be phased so that the first housing completions would be in 2026. In March 2016, the Council submitted to the Inspectors proposed modifications to the **Local Plan** to remove these restrictions. **Policy SS/5** (as submitted in March 2014) also states that an Area Action Plan (AAP) will be prepared to guide the development of the site. The Council has obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and has been advised that the guidance it intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, the Council submitted to the Inspectors further proposed modifications to **Policy SS/5** to take account of this legal advice, and also to make other consequential changes to the policy including adding 'approximately' to the proposed number of dwellings for the site.
- A.63. A SPD is being prepared by ARUP on behalf of the Council, and it is anticipated that the draft Waterbeach New Town SPD will be subject to public consultation in 2018.
- A.64. The Council has taken a more cautious approach to the delivery of this site in the housing trajectory than suggested by the promoters. The housing trajectory assumes that the first dwellings will be completed in 2021-2022 and that the site will deliver an average of 250 dwellings a year following a gradual build up in the early years. The

proposed modifications mean that there are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Waterbeach New Town. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.

- A.65. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the promoters have advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
 - **Achievable and Viable:** the promoters anticipate that the first new dwellings could be completed in 2019-2020 and have advised that the development is achievable and viable.

Bourn Airfield New Village

- A.66. Land at Bourn Airfield is allocated in the **Local Plan** (submitted in March 2014) for the development of a new village of approximately 3,500 dwellings. The development will include a new secondary school and at least two primary schools.
- A.67. **Policy SS/6** of the **Local Plan** (as submitted in March 2014) required the development to be phased so that the first housing completions would be in 2022 and that no more than 1,700 dwellings would be completed by 2031. In March 2016, the Council submitted to the Inspectors proposed modifications to the **Local Plan** to remove these restrictions. **Policy SS/6** (as submitted in March 2014) also states that an Area Action Plan (AAP) will be prepared to guide the development of the site. The Council has obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and has been advised that the guidance it intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, the Council submitted to the Inspectors further proposed modifications to **Policy SS/6** to take account of this legal advice, and also to make other consequential changes to the policy.
- A.68. A SPD is being prepared by ARUP on behalf of the Council, and it is anticipated that the draft Bourn Airfield New Village SPD will be subject to public consultation in 2018.
- A.69. The developer has indicated that the site is available immediately and that construction could start on site in mid 2019, with the first housing completions in early 2020. The Council has taken a more cautious approach to the delivery of this site in the housing trajectory than suggested by the promoters. The housing trajectory assumes that the first dwellings will be completed in 2021-2022 and that the site will deliver no more than 150 dwellings a year following a gradual build up in the early years, so that together this site and Cambourne West will deliver no more than 300 dwellings a year. The proposed modifications mean that there are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Bourn Airfield New Village. If in future years, there is evidence of

higher actual annual completions, this will be considered in the preparation of future housing trajectories.

- A.70. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the developer has advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
 - **Achievable and Viable:** the developer has advised that the development is achievable and viable.

e. **Existing Allocations in the Rural Area** (see Table SC5)

Cambourne – additional 950 dwellings

- A.71. Cambourne is a new settlement to the west of Cambridge and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** (adopted in January 2010) states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per hectare.
- A.72. The site has outline planning permission for 950 dwellings and detailed planning permissions for all 950 dwellings have been granted. At March 2017, 747 dwellings were built, 72 dwellings were under construction and 131 dwellings had not been started. The developer anticipates that the development will be completed in 2020. Completion of this development is earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of the increased actual completions delivered in 2016-2017 (95 dwellings) compared to the predicted number of housing completions (31 dwellings).
- A.73. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has detailed planning permissions for 950 dwellings and is under construction.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010). The site has detailed planning permission for 950 dwellings.
 - **Achievable and Viable:** the development has planning permission and is under construction.

Fulbourn & Ida Darwin Hospitals

- A.74. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site.

The site was anticipated to provide up to 275 dwellings. The **Local Plan** (submitted in March 2014) carries forward this allocation.

- A.75. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities.
- A.76. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site, subject to the prior completion of a s106 agreement. The application proposes that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere. The proposed conditions to be attached to the planning permission will allow the landowner three years for the submission of reserved matters planning application(s) for phase 1, eight years for the submission of reserved matters planning application(s) for phase 2, and two years for development to start from the approval of the detailed planning permissions for each phase.
- A.77. The agent has indicated that the site is available immediately and that the first 150 dwellings could be completed within five years. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has a resolution to grant outline planning permission from the Council's planning committee in August 2017.
- A.78. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the site is available immediately. It is proposed that the development is split into two phases to allow the immediate redevelopment of the majority of the site, with a small number of buildings retained for ongoing use by the NHS Trust until they are no longer required or the accommodation has been relocated elsewhere.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). A development brief for the site was endorsed by Planning Committee in June 2014 and the site has a resolution to grant outline planning permission, subject to the prior completion of a s106 agreement.
 - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

Papworth Everard West Central

- A.79. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village

centre. This is anticipated to take the form of a number of separate developments of individual land parcels within the policy area. The **Local Plan** (submitted in March 2014) carries forward this allocation.

- A.80. **Land south of Church Lane:** a hybrid planning permission was granted in October 2014: outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms. A detailed planning permission for 53 dwellings was granted in August 2017. The full planning permission which includes 8 units appears to have lapsed. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning permission approved to start on site to anticipate the delivery timetable for the 53 dwellings.
- A.81. In accordance with footnote 11 to paragraph 47 of the NPPF **land south of Church Lane** is considered **deliverable** for the following reasons:
- **Available:** the site has detailed planning permission for 53 dwellings and the developer has previously advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission for 53 dwellings.
 - **Achievable and Viable:** the developer has previously advised that the development is achievable and viable.
- A.82. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and erection of four new apartments. The agent anticipates that construction will start on site in late 2018 / early 2019, and that the development will be completed in late 2019 / early 2020. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has planning permission.
- A.83. In accordance with footnote 11 to paragraph 47 of the NPPF **the Catholic Church site** is considered **deliverable** for the following reasons:
- **Available:** the site has planning permission and the agent has advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has detailed planning permission.
 - **Achievable and Viable:** the site has detailed planning permission and the agent has advised that the development is achievable and viable.

Former Bayer CropScience Site

- A.84. The former Bayer CropScience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning

permission was granted for a scheme including up to 380 dwellings in February 2010 (which has now lapsed). The site was contaminated and remediation works have been undertaken and signed off. The **Local Plan** (submitted in March 2014) carries forward this allocation.

- A.85. Detailed masterplanning of the site has resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The housing trajectory therefore assumes that 285 dwellings will be provided on this site. Detailed planning permission for 201 dwellings on phase 1 was granted in December 2012. At March 2017, 81 dwellings had been completed, 15 dwellings were under construction and 105 dwellings were not started on phase 1. Detailed planning permission for 14 dwellings on phase 3 was allowed on appeal in June 2016. At March 2017, no construction had started on site. Detailed planning permission 70 extra care apartments with associated communal facilities and café on phase 2 was granted in December 2016. At March 2017, all 70 extra care apartments were under construction. The Registered Provider anticipates that the extra care apartments will be completed in January 2019.
- A.86. The exact timetable for the delivery of the dwellings on the remainder of the development is unclear as the developer / agent has not provided a completed questionnaire, and the agent has advised that they will not be providing a response. It is reasonable to assume that the site will be completed within five years. The Council has assumed that no more than 50 market dwellings will be completed a year, based on its typical delivery rate assumptions. A higher number of completions are predicted in 2018-2019, when it is anticipated that the affordable extra care apartments that are currently under construction will be completed.
- A.87. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has planning permission and is under construction.
 - **Suitable:** the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has planning permission.
 - **Achievable and Viable:** the development has planning permission and is under construction.

f. **New Allocations in the Rural Area** (see Table SC5)

Cambourne West

- A.88. Land north west of Lower Cambourne, including an area of land within the current Business Park, is allocated in the **Local Plan** (submitted in March 2014) for the development of a sustainable, fourth linked village to Cambourne. The site allocated in the Local Plan (submitted in March 2014) has multiple landowners and capacity for approximately 1,200 dwellings with high levels of green infrastructure.
- A.89. **Land north west of Lower Cambourne:** the developer is seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger development site with a capacity of 2,350 dwellings (on land

outside of the Business Park). The Council's planning committee in January 2017 gave officers delegated powers to approve an outline planning application for up to 2,350 dwellings; retail and offices/light industry uses, community and leisure facilities, two primary schools and one secondary school; and open space on this larger site, subject to the prior completion of a s106 agreement. The developer has indicated that for this larger scheme, the first dwellings could be completed in 2019-2020 and up to 220 dwellings per year could be delivered.

- A.90. The housing trajectory assumes that Cambourne West as a whole will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more cautious approach than proposed by developers of land north west of Lower Cambourne and is also lower than the 220 dwellings per year average for the delivery of Cambourne so far. There are no planning policy barriers restricting the annual rate of completions of Cambourne West. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.91. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north west of Lower Cambourne** is considered **deliverable and developable** for the following reasons:
- **Available:** the site has a resolution to grant planning permission and the agent has advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has a resolution to grant outline planning permission, subject to the prior completion of a s106 agreement.
 - **Achievable and Viable:** the agent has advised that the development is achievable and viable.
- A.92. **Land within the Business Park:** this area has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation proposed in the Local Plan (submitted in March 2014) of approximately 1,200 dwellings. Initial discussions have been undertaken with the landowner / agent; however a planning application(s) has not yet been submitted. The exact timetable for the delivery of this development is unclear as the landowner / agent has not provided a completed questionnaire.
- A.93. The Council has taken a cautious approach to the delivery of Cambourne West in the housing trajectory, and assumed that the development as a whole will deliver no more than 150 dwellings a year; therefore no allowance is made for housing on land within the Business Park in the housing trajectory. There are no planning policy barriers restricting the timing of delivery or the annual rate of completions of Cambourne West. If in future years, there is evidence of higher actual annual completions, this will be considered in the preparation of future housing trajectories.
- A.94. In accordance with footnote 12 to paragraph 47 of the NPPF **land within the Business Park** is considered **developable** for the following reasons:
- **Available:** initial discussions have been undertaken with the landowner / agent of land within the business park.

- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
- **Achievable and Viable:** the landowner / developer has previously advised that the development is achievable and viable.

Dales Manor Business Park, Sawston

- A.95. The site is allocated in the **Local Plan** (submitted in March 2014) for 200 dwellings and light industrial and office uses. Not all of the site is available immediately, due to existing tenancies; however these areas of the site will become available during the plan period. The phasing of delivery takes account of the existing tenancies and when areas of the site will become available.
- A.96. The agents have previously advised that the site could accommodate up to 230 dwellings; however until the landowners' proposals have been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 200 dwellings.
- A.97. The exact timetable for the delivery of this development is unclear as the landowners / agents have not provided a completed questionnaire. The Council has taken a cautious approach to delivery on this site and assumed that the first completions will be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016). This takes account of the multiple landowners, the brownfield nature of the site, and will allow time for the submission and approval of a planning application(s).
- A.98. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the site is not available immediately, but the phasing of delivery takes account of the existing tenancies on the site.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
 - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

Land north of Babraham Road, Sawston

- A.99. The site is allocated in the **Local Plan** (submitted in March 2014) for 80 dwellings. Initial discussions relating to developing the site have taken place and the agent anticipates that the site will be able to accommodate 140 dwellings. Until the capacity has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 80 dwellings.
- A.100. The agent anticipates that construction will start on site in 2018, and that the development will be completed in 2020. The Council has taken a more cautious approach to delivery on this site than suggested by the agent and assumed that the first completions will be delivered in 2019-2020 to allow time for the submission and approval of a planning application(s). Delivery of this development is anticipated to

be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

A.101. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- **Available:** initial discussions have been undertaken and the agent has advised that the site is available immediately.
- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
- **Achievable and Viable:** the agent anticipates that the development will be completed within five years, and has advised that the development is achievable and viable.

Land south of Babraham Road, Sawston

A.102. The site is allocated in the **Local Plan** (submitted in March 2014) for 260 dwellings. The landowners have advised that the site is not available immediately as the landowners are awaiting the outcome of the Local Plan examination, notice needs to be given to the tenant farmer, and planning permission needs to be obtained. However the landowners anticipate that the site will become available in 2019-2020, that construction will start in 2020-2021, and that the development will be completed in 2024-2025. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and reflects a revised timetable to adoption of the Local Plan.

A.103. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- **Available:** the landowners have advised that the site will become available in 2019-2020.
- **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
- **Achievable and Viable:** the landowners anticipate that the development will be completed in 2024-2025 and have advised that the development is achievable and viable.

Land north of Impington Lane, Impington

A.104. The site is allocated in the **Local Plan** (submitted in March 2014) for 25 dwellings. The agent has advised that the site is available immediately, and anticipates that construction will start on site in August 2018, with the first dwellings completed in August 2019. It is anticipated that the development will be completed in April 2020.

A.105. The landowners are seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger site with a capacity of approximately 74 dwellings. Until the landowners proposals have been considered through the examination of the Local Plan, the Council is only relying on this site to provide 25 dwellings.

- A.106. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site is available immediately.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014).
 - **Achievable and Viable:** the developer anticipates that the development will be completed in April 2020 and has advised that the development is achievable and viable.

Land west of New Road, Melbourn

- A.107. The site is allocated in the **Local Plan** (submitted in March 2014) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments, and the planning permissions granted have resulted in the site now being anticipated to deliver a total of 82 dwellings.
- A.108. **Land south west of Victoria Way:** the site has planning permission for 64 dwellings. At March 2017, 17 dwellings had been completed, 1 dwelling was under construction and 46 dwellings had not been started. The agent anticipates that the development will be completed in 2019-2020.
- A.109. **Land at 36 New Road:** the site has outline planning permission for the erection of 18 dwellings and the retention of the existing dwelling at 36 New Road. The developer anticipates that construction will start on site in 2018, and that the development will take 18 months to complete. The developer has also advised that a detailed planning permission will be submitted in Autumn 2017 and that it is looking to increase the number of dwellings on the site.
- A.110. In accordance with footnote 11 to paragraph 47 of the NPPF **land west of New Road, Melbourn** is considered **deliverable** for the following reasons:
- **Available:** the site has multiple landowners and is being brought forward as two separate but complementary developments. The site has planning permission for 82 dwellings, and the development on land south west of Victoria Way is under construction.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has planning permission for 82 dwellings.
 - **Achievable and Viable:** construction has started on site to deliver the 64 dwellings on land south of Victoria Way and the agent has advised that the development is achievable and viable. The developer for land at 36 New Road has advised that the scheme is achievable, and that a detailed planning permission for the development will be submitted in Autumn 2017.

Green End Industrial Estate, Gamlingay

- A.111. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings and light industrial and/or office uses. The site has outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings. The planning permission covers approximately 75% of the site. The agent has advised that the site is for sale and that negotiations with a buyer are

expected to be completed in Autumn 2017. It is anticipated that construction will start on site in Summer 2019 and that the development will be completed in Summer 2022, but the exact timetable will be dependent on the new landowner / developer securing detailed planning permission.

- A.112. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- **Available:** the agent has advised that the site is available immediately and the site has planning permission.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
 - **Achievable and Viable:** the agent has advised that the development is achievable and viable.

East of Rockmill End, Willingham

- A.113. The site is allocated in the **Local Plan** (submitted in March 2014) for 50 dwellings. The site has outline planning permission for up to 72 dwellings, relocation of allotments and provision of public open space. This planning permission covers a larger site than proposed for allocation in the Local Plan (submitted in March 2014).
- A.114. The developer anticipates that construction will start on site in October 2018 and that the development will be completed in 2020. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site now has planning permission.
- A.115. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site is available immediately and the site has outline planning permission.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
 - **Achievable and Viable:** the developer has advised that the development is achievable and viable.

Land at Bennell Farm, West Street, Comberton

- A.116. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The site has outline planning permission for up to 90 dwellings, car park, football pitch and changing facilities. The Council's planning committee in September 2017 gave officers delegated powers to approve an alternative outline planning application for up to 90 dwellings and associated infrastructure, subject to the prior completion of a s10 agreement.
- A.117. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire, and the agent has

advised that they will not be providing a response. The agent has indicated that the development is likely to be completed between 2019 and 2021.

- A.118. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the agent has previously advised that the site is available immediately and the site has outline planning permission.
 - **Suitable:** the site is allocated for development in the Local Plan (submitted in March 2014). The site has outline planning permission.
 - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

Three Sites in Great and Little Abington

- A.119. The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan, the Parish Councils consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council proposed a main modification (MM/7/01³⁸) alongside the submission of the **Local Plan** to allocate these three sites for housing. The proposed modifications were subject to public consultation in December 2015 – January 2016 alongside the other proposed modifications resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions.
- A.120. **Land at Linton Road, Great Abington:** the main modification proposes that the site is allocated for 35 dwellings. The Council's planning committee in October 2017 approved a full planning application for 45 dwellings, community orchard and children's play area, subject to the prior completion of a s106 agreement. The developer anticipates that construction will start on site in early 2018 and that the development will be completed in 2019.
- A.121. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the agent has advised that the site is available immediately and the site has detailed planning permission.
 - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014). The site has a resolution to grant planning permission for 45 dwellings, subject to the prior completion of a s106 agreement.
 - **Achievable and Viable:** the developer has advised that the development is achievable and viable.
- A.122. **Land at junction of High Street & Pampisford Road, Great Abington:** the main modification proposes that the site is allocated for 12 dwellings. The site has planning permission for 20 dwellings. The planning permission covers a larger site than the site proposed for allocation in the Local Plan. At March 2017, 13 dwellings

³⁸ [Schedule of Proposed Major Modifications to the Proposed Submission Local Plan](#)

were under construction and 7 dwellings had not been started. The developer anticipates that the development will be completed in late 2018, which is a few months later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), however it reflects current construction of the site.

- A.123. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the site has planning permission and is under construction.
 - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014). The site has planning permission.
 - **Achievable and Viable:** the developer has previously advised that the development is achievable and viable and the development is under construction.
- A.124. **Land at Bancroft Farm, Church Lane, Little Abington:** the main modification proposes that the site is allocated for 6 dwellings. The landowner is seeking, through representations submitted on the Proposed Modifications (December 2015), the allocation of a larger site with a capacity of 9 dwellings. Until the landowners proposal has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 6 dwellings.
- A.125. The developer has advised that it is in the process of agreeing the sale of the site, and anticipate that construction could start on site in 2018-2019, and be completed in the following year. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and will allow time for the submission and approval of a planning application(s).
- A.126. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the developer has advised that the site will be available once the sale of the site has been agreed.
 - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014).
 - **Achievable and Viable:** the developer has advised that the development is achievable and viable.

Land at Toseland Road, Graveley

- A.127. Graveley Parish Council is promoting a small scale housing development at Toseland Road to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people about whether the site should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council proposed a main modification (MM/7/02³⁹) alongside the submission of the **Local Plan** to allocate this

³⁹ [Schedule of Proposed Major Modifications to the Proposed Submission Local Plan](#)

site for 6 dwellings. The proposed modification was subject to public consultation in December 2015 – January 2016 alongside the other proposed modifications resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions.

- A.128. The agent anticipates that construction could start on site in 2019-2020 and that the development could be completed in 2019-2020. The Council has taken a more cautious approach to delivery on this site than suggested by the agent and assumed that the first completions will be delivered in 2020-2021 to allow time for the submission and approval of a planning application(s). Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).
- A.129. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:
- **Available:** the agent has advised that the site is available immediately.
 - **Suitable:** the site is proposed for allocation as a main modification to the Local Plan (submitted in March 2014).
 - **Achievable and Viable:** the agent has previously advised that the development is achievable and viable.

g. Windfalls: Unallocated Sites with Planning Permission (see Table SC6)

Land west of 22a West Road, Gamlingay

- A.130. The site has planning permission for 12 dwellings. At March 2017, 4 dwellings had been completed and 8 dwellings had not been started. At November 2017, 6 dwellings were under construction. Discharge of conditions applications are being considered for the final two dwellings. The agent anticipates that the development will be completed in 2018. Completion of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.
- A.131. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land at Former EDF Energy Depot and Training Centre, Ely Road, Milton

- A.132. The site has planning permission for 89 dwellings, a sports pavilion and open space, the restoration of the Humphrey Repton Landscape and the restoration of North Lodge. At March 2017, 89 dwellings and the sports pavilion were built, and construction was underway on the restoration of North Lodge. It is unclear exactly when the restoration will be completed as the owner / agent has not provided a completed questionnaire; however it is reasonable to assume that the restoration will be completed within five years as the site is under construction.

- A.133. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Land north of Bannold Road, Waterbeach

- A.134. The site has planning permission for 135 dwellings. At March 2017, 33 dwellings were under construction and 102 dwellings had not been started. The developer anticipates that the development will be completed in 2019-2020. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the site is now under construction.

- A.135. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Showmans Site, Biddall's Boulevard, Kneesworth Road, Meldreth

- A.136. Planning permission for the variation of the original planning permission to allow an additional 10 plots was granted in May 2014. This planning permission regularises 6 plots and permits 4 new plots. The 4 new plots can be occupied as conditions relating to the provision and implementation of surface water drainage, the provision and maintenance of the area of public open space, and the provision of a footpath along the north west side of Kneesworth Road have been discharged. It is unclear exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.

- A.137. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as although the site has planning permission for 4 new plots and the conditions have been discharged, it is unclear exactly when the new plots will be provided.

Land rear of Cygnus Business Park, Swavesey

- A.138. The site has planning permission for 12 dwellings. At March 2017, 7 dwellings had been completed and 5 dwellings had not been started. At November 2017, two dwellings were under construction and 3 dwellings had not been started.

- A.139. It is unclear exactly when the development will be completed as the agent has not provided a completed a questionnaire; however it is reasonable to assume that the development will be completed in 2018-2019. Completion of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.

- A.140. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land at Bannold Road and Bannold Drove, Waterbeach

- A.141. The site has planning permission for 57 dwellings. At March 2017, 7 dwellings had been completed and 50 dwellings were under construction. It is anticipated that the development will be completed by March 2018. Completion of this development is anticipated to be two years earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), and takes account of construction of the site.
- A.142. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land to east of Cody Road, Waterbeach

- A.143. The site has planning permission for up to 36 dwellings. At March 2017, no construction had started on site. The developer has advised that construction started on site in September 2017, and anticipates that the development will be completed in December 2018.
- A.144. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Railway Tavern, Station Road, Great Shelford

- A.145. The site has planning permission for 12 dwellings following the demolition of the existing public house and flat. At March 2017, the existing dwelling had been demolished and all 12 new dwellings were under construction. The agent has advised that the development will be completed in Autumn 2017.
- A.146. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

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

- A.147. The site has outline planning permission for 20 dwellings. A detailed planning application for the site was submitted in October 2016, and is being considered by the Council. The agent advises that the site is available immediately and that construction can start on site as soon as detailed planning permission is granted. It is anticipated that construction will start on site in Autumn 2017, and that the development will be completed in March 2019. Delivery of this development is anticipated to be one year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to take account of the timetable for approval of the detailed planning permission.
- A.148. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Former Aspinalls Builders Yard, Over Road, Willingham

A.149. The site has planning permission for the redevelopment of the former builders merchant yard to provide 12 dwellings. At March 2017, 10 dwellings were under construction and 2 dwellings had not been started. It is unclear exactly when the development will be completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be completed in 2017-2018.

A.150. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Gills Hill Farm, Bourn

A.151. The site has planning permission for the demolition of the existing commercial buildings and erection of 16 dwellings. At March 2017, 3 dwellings had been completed and 13 dwellings were under construction. The developer anticipates that the development will be completed in late 2017 or early 2018.

A.152. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

18 Boxworth End, Swavesey

A.153. The site has outline planning permission for 30 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2019.

A.154. The agent advises that the site is in the process of being sold, and that the reserved matters planning application will be submitted by the new landowner. However, it is anticipated by the agent that construction could start on site within a year from approval of the reserved matters planning application, and that the development could be completed within 18 months to 2 years. Delivery of this development is anticipated to be two years later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the resolution of the sale of the site and also submission and approval of a detailed planning application(s).

A.155. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

8 Greenacres, Duxford

A.156. The site has planning permission for 35 dwellings following the demolition of the existing dwelling. At November 2017, the existing dwelling has been demolished and construction had started on site. The exact timetable for the delivery of the site is unclear as the developer / agent has not provided a completed questionnaire;

however it is reasonable to assume the site will be completed within five years as construction has started on site. Delivery of this development is anticipated to be one year earlier than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016); however the development is now under construction.

- A.157. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

East of New Road, Melbourn

- A.158. The site has outline planning permission for up to 199 dwellings, a care home of up to 75 beds, new vehicular and pedestrian access, public open space, and a landscape buffer. A detailed planning application for 199 dwellings and open space was submitted in July 2017, and is being considered by the Council.

- A.159. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started within five years and be completed within the plan period. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site, and has assumed that nearly 90% of the development will be completed within the five year period.

- A.160. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest that a significant proportion of the development will not be completed within five years.

Land adjacent to 41 Denny End Road, Waterbeach

- A.161. The site has planning permission for 30 affordable dwellings. At March 2017, no construction had started on site. Construction started on site in Summer 2017 and it is anticipated that the development will be completed in Autumn 2018.

- A.162. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Adjacent to 12 Back Lane, Cambourne

- A.163. The site has planning permission for 27 affordable dwellings. At March 2017, all 27 dwellings were under construction. It is anticipated that the development will be completed by March 2018.

- A.164. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Former CEMEX Works, Haslingfield Road, Barrington

- A.165. The site has outline planning permission for the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2018. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started within five years and be completed within the plan period.
- A.166. The Council has taken a more cautious approach to delivery of this site than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow for the submission and approval of a reserved matters planning application(s). The Council has used the predicted annual delivery rate previously provided by the agent, which is consistent with its typical delivery rate assumptions that no more than 50 market dwellings will be completed a year. Therefore, 50% of the development is anticipated to be completed within the five year period.
- A.167. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest that a large proportion of the development will not be completed within five years.

Land off Mill Lane, Sawston

- A.168. The site has outline planning permission for up to 48 dwellings. A detailed planning application for 48 dwellings, landscaping and public open space was submitted in August 2017, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the approval of the reserved matters planning application.
- A.169. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

36 Oakington Road, Cottenham

A.170. The site has outline planning permission for the demolition of the existing barn and construction of up to 50 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by December 2019. The developer anticipates that construction will start on site in April 2018, subject to detailed planning permission being granted, and that the development will be completed in April 2020. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the submission and approval of a reserved matters planning application.

A.171. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

83 Moorfield Road, Whittlesford Bridge

A.172. The site has planning permission for 18 dwellings. The developer anticipates that construction will start on site in January 2018, subject to detailed planning permission being granted, and that the development will be completed in June 2019.

A.173. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land off Haden Way, Willingham

A.174. The site has outline planning permission for 64 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by January 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016), to allow time for the submission and approval of a reserved matters planning application.

A.175. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

East of Spring Lane, Bassingbourn

A.176. The site has outline planning permission for 30 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved

matters planning application(s); therefore a reserved matters planning application would need to be submitted by March 2019. The developer anticipates that construction will start on site in Spring / Summer 2018 and that the development will be completed in Summer 2019. Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.177. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Rear of 7-37 Station Road, Foxton

- A.178. The site has outline planning permission for up to 22 dwellings. A condition on the planning permission allows the landowner 18 months for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by September 2018. The developer anticipates that construction will start on site in Summer 2018 and that the development will be completed in Winter 2019. The access to the land is owned by SCDC, and therefore discussions are being undertaken relating to the sale of the land. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for the resolution of the sale of the access and also submission and approval of a detailed planning application(s).

- A.179. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land west of Mill Road, Over

- A.180. The site has outline planning permission for up to 55 dwellings. A detailed planning application for 55 dwellings with associated roads, footpaths, parking, landscaping and open space was submitted in October 2017, and is being considered by the Council. It is unclear exactly when the development will be started and completed as the developer / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

- A.181. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

South of West Road, Gamlingay

- A.182. The site has outline planning permission for up to 29 dwellings. A condition on the planning permission allows the landowner 18 months for the submission of reserved matters planning application(s); therefore a reserved matters planning application

would need to be submitted by November 2018. The agent advises that the site is being sold, however it is anticipated that the development could be completed in 2019-2020.

- A.183. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at 22 Linton Road, Balsham

- A.184. An outline planning permission for up to 29 dwellings was allowed on appeal in March 2017. An alternative outline planning application for 36 dwellings was granted in October 2017, which includes a condition that allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years.

- A.185. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Robinson Court, Grays Road, Gamlingay

- A.186. The site has planning permission for the demolition of 22 dwellings and the erection of 14 dwellings. Construction started on site in Summer 2017 and it is anticipated that the development will be completed in Autumn 2018.

- A.187. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Monkfield Nutrition, High Street, Shingay-cum-Wendy

- A.188. The site has outline planning permission for up to 10 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by May 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The agent has advised that the site is being sold. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

- A.189. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

7 High Street, Balsham

A.190. The site has planning permission for 33 dwellings following the demolition of all existing buildings. The developer advises that demolition is underway, and anticipates that construction of the new dwellings will start by the end of 2017. It is anticipated that the development will be completed by the end of 2019.

A.191. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Hallmark Hotel, Bar Hill

A.192. The site has planning permission for 40 dwellings and a childrens play area. Discharge of conditions applications are being considered. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The agent has advised that the development could be completed in 2019-2020.

A.193. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Land off Rampton Road, Cottenham

A.194. The site has outline planning permission for erection of up to 200 dwellings and up to 70 apartments with care (use class C2), demolition of 117 Rampton Road, informal public open space and children's play area, and surface water flood mitigation and attenuation. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2019. The developer anticipates that construction will start on site in 2020-2021 and that the development will be completed in 2024-2025.

A.195. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** as the site has outline planning permission and there is no evidence to suggest the development will not be started within five years and completed within the plan period.

Land east of Highfields Road, Caldecote

A.196. The site has outline planning permission for up to 140 dwellings, informal public open space and children's play area, community orchard and allotments, and surface water flood mitigation and attenuation. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by July 2019. The developer anticipates that construction will start on site in late 2018 / early 2019 and that the development will be completed in early / mid 2022. The site is currently being marketed for sale.

- A.197. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at Hurdleditch Road, Orwell

- A.198. The site has outline planning permission for up to 49 dwellings, community car park and coach drop-off facility, and pumping station. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by June 2019. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire, and the agent has advised that they will not be providing a response. The agent has indicated that construction is likely to start on site in 2019-2020 and that the development will be completed in 2020-2021.

- A.199. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land rear of 130 Middlewatch, Swavesey

- A.200. The site has outline planning permission for up to 70 dwellings, public open space, and children's play area. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by July 2019. The agent anticipates that construction will start on site in early 2019 and that the development will be completed in late 2020. This is subject to the site being sold to a developer and detailed planning permission being granted.

- A.201. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

West of Cemetery, The Causeway, Bassingbourn

- A.202. The site has outline planning permission for 26 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by June 2020. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

- A.203. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land south of 1b Over Road, Willingham

- A.204. The site has outline planning permission for erection of 26 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by August 2020. The agent anticipates that construction will start on site in 2019 and that the development will be completed in 2020.

- A.205. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land north and south of Bartlow Road, Linton

- A.206. The site has outline planning permission for up to 55 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by September 2019. The agent advises that the site is being sold, and anticipates that the first dwellings will be completed in 2018-2019 and that the development will be completed in 2019-2020.

- A.207. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the agent to allow time for the sale of the site and also submission and approval of a detailed planning application(s). Delivery of this development is anticipated to be a year later than predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016).

- A.208. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

W2 Building, High Street, Cambourne

- A.209. The site has prior approval for change of use of the building from office use to 18 dwellings. At March 2017, all 18 dwellings were under construction. The developer advises that the development will be completed in Autumn 2017.
- A.210. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

South of Thompsons Meadow, Trap Road, Guilden Morden

A.211. The site has outline planning permission for up to 16 dwellings. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2020. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

A.212. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

West of Grace Crescent, Hardwick

A.213. The site has outline planning permission for up to 98 dwellings. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from planning permission approved to start on site to anticipate the delivery timetable for this site.

A.214. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Rear of 18-28 Highfields Road, Highfields Caldecote

A.215. The site has planning permission for up to 71 dwellings. Discharge of conditions applications are being considered. The agent has advised that construction could start on site in 2017, with the first dwellings completed in 2018-2019, and that the development will be completed in 2019-2020.

A.216. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at Teversham Road, Fulbourn

A.217. The site has outline planning permission for up to 110 dwellings with public open space. A condition on the planning permission allows the landowner two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by October 2019. It is

unclear exactly when the development will be started and completed as the developer has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years.

- A.218. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Land off Bartlow Road, Castle Camps

- A.219. The site has outline planning permission for up to 10 dwellings. A condition on the planning permission allows the developer two years for the submission of reserved matters planning application(s); therefore a reserved matters planning application would need to be submitted by November 2019. The developer anticipates that construction will start on site in late 2018 and that the development will be completed in late 2019.

- A.220. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has outline planning permission and there is no evidence to suggest the development will not be completed within five years.

Small Sites (9 dwellings or less)

- A.221. At 31 March 2017, there were 106 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

- A.222. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and are under construction.

- A.223. At 31 March 2017, there were 360 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 324 dwellings are anticipated to be completed within five years.

- A.224. Between 1 April and 31 October 2017, 194 dwellings were granted planning permission on small sites that did not already have planning permission at 31 March 2017. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development

Framework documents when assessing housing supply. On this basis, 175 dwellings are anticipated to be completed within five years.

- A.225. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and a discount of 10% has been applied to allow for any that may not come forward. There is no clear evidence that these sites will not be delivered within five years.

h. Windfalls: Unallocated Sites with Resolution to Grant Planning Permission (see Table SC6)

Land west of Longstanton

- A.226. The Council's planning committee in May 2008 approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings. There are still issues to be resolved relating to the planning application and s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory.

- A.227. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as there are still issues to be resolved relating to the planning application and s106 agreement and therefore it is unclear exactly when the development will be delivered.

Lion Works, Station Road West, Whittlesford Bridge

- A.228. The Council's planning committee in July 2016 approved an outline planning application for the redevelopment of the site for residential use, subject to the prior completion of a s106 agreement. The site is expected to provide 60 dwellings. The agent has advised that there are still issues to be resolved relating to the planning application and s106 agreement, and therefore there will be delays in delivery of the development compared to the timetable anticipated in the housing trajectory included in the Annual Monitoring Report 2015-2016 (published in December 2016). The Council has taken a cautious approach to delivery on this site and has assumed that the development will be completed between 2020 and 2022.

- A.229. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

South of 279 St Neots Road, Hardwick

- A.230. The Council's planning committee in May 2017 gave officers delegated powers to approve an outline planning application for up to 155 dwellings following the demolition of two dwellings, subject to the prior completion of a s106 agreement and addition of details to the conditions relating to the surfacing of the emergency access road.

A.231. The developer has advised that a contractor will be secured to deliver the scheme and therefore detailed phasing on delivery of the development is not available. However it is anticipated that construction will start on site in April 2018 and that the development will be completed in October 2020. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for the contractor to be secured, outline planning permission to be granted, and also the submission and approval of a detailed planning application(s).

A.232. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be significantly completed within five years.

Land at Oakington Road, Cottenham

A.233. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for up to 126 dwellings, subject to the prior completion of a s106 agreement. The developer anticipates that construction will start on site in March 2018 and that the development will be completed in mid 2020. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the developer to allow time for outline planning permission to be granted and also the submission and approval of a detailed planning application(s).

A.234. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Rear of 79 High Street, Meldreth

A.235. The Council's planning committee in August 2017 gave officers delegated powers to approve an outline planning application for 18 dwellings, subject to the prior completion of a s106 agreement. The agent anticipates that construction will start on site in 2019-2020 and that the development will be completed in 2020-2021.

A.236. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Land off Gibson Close, Waterbeach

A.237. The Council's planning committee in August 2017 gave officers delegated powers to approve a full planning application and a local play area, subject to the prior completion of a s106 agreement. The agent anticipates that construction will start on site in early 2018 and be completed within 12-14 months. The Council has taken a more cautious approach to delivery on this site and assumed that the first completions will be a year later than proposed by the agent to allow time for the

planning permission to be granted and pre-commencement conditions to be discharged.

- A.238. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at Belsar Farm, Willingham

- A.239. The Council's planning committee in September 2017 gave officers delegated powers to approve a full planning application for 25 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed as the landowner / agent has not provided a completed questionnaire; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

- A.240. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Land adjacent Longstanton Road, Over

- A.241. The Council's planning committee in October 2017 approved a full planning application for 26 dwellings, subject to the prior completion of a s106 agreement. The agent has advised that the site is due to be sold; however the agent anticipates that construction could start on site in mid / late 2018, and that the development could be completed in late 2019.

- A.242. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at Meldreth Road, Shepreth

- A.243. The Council's planning committee in November 2017 gave officers delegated powers to approve a full planning application for 25 dwellings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed; however it is reasonable to assume that the development will be started and completed within five years. The officer report to planning committee states in [paragraph 44](#) that "officers are of the view that as this is a full application, the site can be delivered within a timescale whereby weight can be given to the contribution the proposal could make to the five year housing land supply". The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

A.244. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

Plumbs Dairy, 107 High Street, Balsham

A.245. The Council's planning committee in November 2017 gave officers delegated powers to approve a full planning application for 15 dwellings following the demolition of the existing dairy buildings, subject to the prior completion of a s106 agreement. It is unclear exactly when the development will be started and completed; however it is reasonable to assume that the development will be started and completed within five years. The Council has used its typical assumptions from detailed planning application submitted to start on site to anticipate the delivery timetable for this site.

A.246. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has a resolution to grant planning permission and there is no evidence to suggest the development will not be completed within five years.

i. Windfalls: Windfall Allowance (see Table SC6)

A.247. The **NPPF** says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

A.248. In South Cambridgeshire, analysis of housing completions between 2006 and 2014, shows that an average of 203 dwellings per year have been completed on windfall sites. This excludes any dwellings completed on garden land as required by the **NPPF**, and dwellings completed on allocated land as these are not windfall sites.

A.249. Rural exception sites for affordable housing are windfall sites, as they are sites for 100% affordable housing (or with the minimum amount of market housing to make them viable) adjacent to village frameworks that can only be brought forward where there is a demonstrable local need for affordable housing. On average, 50 dwellings per year of the 203 dwellings completed on windfall sites are on rural exception sites for affordable housing.

A.250. The housing trajectory includes two types of windfall sites: (i) identified; and (ii) unidentified. Identified windfall sites are developments with planning permission that are on land not land allocated in the Local Plan or Local Development Framework. Unidentified windfalls are developments that are not yet known about that will come forward in future on land not allocated.

A.251. Previous housing trajectories included an annual allowance for unidentified windfall sites, up to a maximum of 200 dwellings. Where identified windfall sites are predicted to deliver 200 or more dwellings in a year, no windfall allowance was included in that year. For the years where identified windfall sites were predicted to deliver less than 200 dwellings, a windfall allowance (rounded to the nearest 50 dwellings) was included that together with the predicted completions on identified windfall sites did not exceed 200 dwellings a year.

- A.252. The supply of 'traditional' rural exception sites (as described above) has declined in South Cambridgeshire over the last few years mainly due to the impact of the Council being unable to demonstrate a five year supply. This has meant that instead of sites being released at a lower value for rural exception site sites, many landowners have sought planning permission for 'five year supply' sites (market-led housing developments) due to their greater value. Therefore larger 'five year supply' sites providing a mix of market and affordable housing are coming forward in the rural area as exceptions to normal planning policy, rather than smaller rural exception sites.
- A.253. In the current housing trajectory, an adjustment has been made to the windfall allowance within the five year period (2017-2022) to reflect the current shift in delivery from rural exception sites to 'five year supply' sites. The maximum windfall allowance has been revised so that no more than 150 dwellings per year are anticipated on windfall sites (excluding 'five year supply' sites).
- A.254. Given the circumstances in which the 'five year supply' sites have been permitted, the predicted completions from these sites are counted in addition to the normal supply from windfall sites. Therefore the Council's assumptions regarding windfall sites excludes any predicted completions from 'five year supply' sites.
- A.255. Identified windfall sites (excluding 'five year supply sites') are predicted to deliver over 150 dwellings in the first three years of the housing trajectory (2017-2018 and 2019-2020) and therefore no allowance for unidentified windfall sites is included in the housing trajectory for these years. For the remaining years an annual windfall allowance (rounded to the nearest 50 dwellings) is included that together with the predicted completions on identified windfall sites (excluding 'five year supply sites') does not exceed 150 dwellings a year in the five year period, and 200 dwellings a year for the remainder of the plan period. It is anticipated that unidentified windfall sites will deliver 1,950 dwellings by 2031.
- A.256. In accordance with footnotes 11 and 12 to paragraph 47 of the **NPPF** these sites are considered **deliverable and developable** as historic data shows that an average of 203 dwellings per year have been completed on windfall sites (compliant with the definition in the **NPPF**) and therefore the Council's assumption of no more than 200 dwellings on 'unidentified' windfall sites a year is a realistic allowance.

Appendix 2: Data for Indicators

a. Core and Local Output Indicators

Figure A.1: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)

1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008	1999-2009	1999-2010	1999-2011	1999-2012	1999-2013	1999-2014	1999-2015	1999-2016	1999-2017
26%	25%	25%	26%	27%	27%	27%	29%	29%	30%	31%	31%	31%	32%	32%	32%	31%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.2: Percentage of dwellings completed on Previously Developed Land (**Indicator CO-H3 and M5**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
26%	22%	28%	26%	34%	29%	24%	40%	28%	51%	44%	31%	22%	46%	31%	31%	27%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.3: Net density of completed new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)

	Less than 30 dph	Between 30 dph and 50 dph	More than 50 dph
1999-2001	75%	19%	6%
2001-2002	48%	52%	0%
2002-2003	76%	17%	6%
2003-2004	42%	34%	24%
2004-2005	51%	47%	2%
2005-2006	44%	34%	23%
2006-2007	29%	61%	10%
2007-2008	35%	45%	20%
2008-2009	7%	64%	30%
2009-2010	22%	32%	46%
2010-2011	34%	42%	25%
2011-2012	46%	22%	32%
2012-2013	76%	15%	10%
2013-2014	20%	73%	7%
2014-2015	13%	73%	14%

	Less than 30 dph	Between 30 dph and 50 dph	More than 50 dph
2015-2016	47%	53%	0%
2016-2017	53%	24%	24%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.4: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicator LOB3**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
26.4	27.0	24.6	34.1	28.4	33.2	32.4	31.3	40.0	38.7	35.8	32.9	26.1	29.0	39.7	27.1	32.2

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.5: Affordable housing completions (**Indicators CO-H5 and M3**)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Gross	142	38	127	271	115	285	238	463	275	281	205	192	105	207	329	129	132
	9%	7%	19%	26%	18%	30%	23%	35%	40%	41%	29%	25%	16%	28%	36%	18%	22%
Net	142	38	127	259	95	283	169	459	223	230	202	168	69	150	329	129	116
	9%	7%	19%	27%	17%	32%	18%	36%	37%	39%	31%	24%	12%	24%	38%	19%	21%
Acquisitions	u/k	u/k	u/k	u/k	u/k	u/k	u/k	u/k	19	17	1	10	0	11	0	0	12

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure A.6: Affordable housing completions by tenure (**Indicator LOA2**)

	Social rented	Intermediate housing	Affordable rented
2004-2005	81%	19%	0%
2005-2006	52%	48%	0%
2006-2007	51%	49%	0%
2007-2008	65%	35%	0%
2008-2009	67%	33%	0%
2009-2010	64%	36%	0%
2010-2011	70%	30%	0%
2011-2012	52%	33%	15%
2012-2013	30%	50%	19%
2013-2014	20%	30%	50%
2014-2015	0%	35%	65%
2015-2016	7%	37%	56%
2016-2017	0%	30%	70%

Source: Research & Monitoring – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure A.7: Gypsy & Traveller pitches and Travelling Showpeople plots completed
(Indicators CO-H4, LOA14 and M25)

	Permanent Gypsy & Traveller Pitches		Gypsy & Traveller Pitches for Emergency Stopping		Permanent Travelling Showpeople Plots	
	Private	Public	Private	Public	Private	Public
1999-2001	18	0	0	0	0	0
2001-2002	19	0	0	0	0	0
2002-2003	17	0	0	0	0	0
2003-2004	0	0	0	0	10	0
2004-2005	0	0	0	0	11	0
2005-2006	3	0	0	0	0	0
2006-2007	0	0	0	0	0	0
2007-2008	4	0	0	1	0	0
2008-2009	0	0	0	0	0	0
2009-2010	0	0	0	0	0	0
2010-2011	0	0	0	0	0	0
2011-2012	10	1	0	0	0	0
2012-2013	29	0	0	0	0	0
2013-2014	54	0	0	0	0	0
2014-2015	4	0	0	0	6	0
2015-2016	5	1	0	0	0	0
2016-2017	8	0	0	0	0	0

Source: Planning & New Communities – South Cambridgeshire District Council; Research & Monitoring – Cambridgeshire County Council

Figure A.8: Total dwellings built by settlement category (**Indicators LOE1iii and M2**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
Cambridge Urban Area	100	305	149	100	97	57	34	15	75	40	30
Edge of Cambridge	0	0	0	0	0	0	0	0	29	2	62
Rural Centres	260	362	214	275	340	197	194	277	280	265	143
Minor Rural Centres	141	164	57	100	70	91	81	74	282	112	47
Group Villages	231	209	72	65	105	215	179	107	26	64	54
Infill Villages	67	60	28	11	14	30	15	6	25	20	16
Outside Village Frameworks	124	174	82	44	29	104	53	152	150	176	191

Settlement category as in the adopted Local Development Framework, see Core Strategy Policies ST/4, ST/5, ST/6 and ST/7.

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.9: Percentage of housing completions by number of bedrooms (**Indicators LOA1 and M21**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
1999-2001	23%	22%	48%	7%
2001-2002	19%	27%	47%	7%
2002-2003	31%	34%	32%	3%
2003-2004	35%	37%	26%	1%
2004-2005	32%	36%	30%	2%
2005-2006	39%	34%	23%	3%
2006-2007	34%	30%	35%	0%
2007-2008	48%	19%	31%	2%
2008-2009	48%	31%	20%	0%
2009-2010	51%	29%	21%	0%
2010-2011	37%	32%	31%	0%
2011-2012	45%	23%	31%	1%
2012-2013	32%	34%	29%	4%
2013-2014	39%	27%	28%	6%
2014-2015	43%	34%	22%	1%
2015-2016	28%	33%	37%	1%
2016-2017	33%	35%	30%	2%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017
1 or 2 bedrooms	30%	28%	37%	36%	38%	33%	40%	35%	26%	24%	21%
3 bedrooms	26%	22%	28%	30%	26%	31%	24%	21%	33%	33%	35%
4 or more bedrooms	45%	48%	35%	34%	37%	36%	35%	44%	40%	41%	42%
unknown	0%	1%	1%	0%	0%	0%	0%	0%	1%	1%	2%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.11: Gross amount and type of completed employment floorspace (sqm) (**Indicators CO-BD1i and M6b**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	650	64,666	63,332	7,135	27,558	4,951	168,292
2002-2003	320	13,561	37,890	2,229	3,950	5,457	63,407
2003-2004	1,328	12,196	17,114	2,030	3,816	4,166	40,650
2004-2005	0	5,543	14,958	2,806	3,274	3,238	29,819
2005-2006	448	9,314	7,356	11,437	5,999	10,027	44,581
2006-2007	0	10,440	5,299	5,646	15,600	1,263	38,248
2007-2008	546	4,767	8,557	4,971	7,937	17,811	44,589
2008-2009	64	6,780	57,162	8,282	5,363	8,024	85,675
2009-2010	0	1,502	9,404	1,284	235	1,318	13,743
2010-2011	8,141	1,183	10,891	673	3,277	2,706	26,871
2011-2012	0	564	5,461	172	5,767	4,947	16,911
2012-2013	4,821	1,112	574	870	8,359	6,561	22,297
2013-2014	128	865	4,154	853	2,261	7,420	15,681
2014-2015	330	3,727	33,613	1,754	4,845	7,696	51,965
2015-2016	5,529	9,972	17,372	2,668	14,104	3,354	52,999
2016-2017	1,043	11,576	9,630	990	4,591	9,864	37,694
TOTAL	23,348	157,768	302,767	53,800	116,936	98,803	753,422

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.12: Gross amount and type of completed employment land (ha) (**Indicators LOA10i and M6b**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.61	18.37	15.61	2.12	6.93	0.99	44.63
2002-2003	0.03	4.73	10.43	1.00	0.64	0.78	17.60
2003-2004	0.33	6.88	2.86	0.75	0.35	0.53	11.70
2004-2005	0.00	2.32	6.34	2.04	0.45	1.70	12.86
2005-2006	0.05	1.95	4.03	3.63	1.13	3.12	13.90
2006-2007	0.00	2.22	0.76	1.81	3.77	1.46	10.02
2007-2008	0.22	1.65	1.92	1.30	2.03	8.80	15.92
2008-2009	0.00	4.58	13.60	2.19	4.75	3.10	28.22
2009-2010	0.00	0.83	1.91	0.30	0.02	0.82	3.88
2010-2011	3.77	0.60	7.43	0.07	1.18	0.71	13.75
2011-2012	0.00	0.88	2.83	0.02	2.50	25.98	32.21
2012-2013	1.66	0.53	0.08	0.84	1.65	2.02	6.78
2013-2014	0.03	0.63	1.42	0.63	0.10	2.03	4.84
2014-2015	0.02	1.06	8.23	0.79	2.78	4.02	16.91
2015-2016	7.94	3.96	4.90	0.93	4.16	7.04	28.92
2016-2017	0.56	2.45	2.01	0.45	6.18	3.45	15.11
TOTAL	15.22	53.63	84.37	18.87	38.62	66.54	277.25

Source: Research & Monitoring – Cambridgeshire County Council

*Figure A. 13: Amount and type of completed employment floorspace (sqm) on PDL
(Indicators CO-BD2 and M4)*

	B1	B1a	B1b	B1c	B2	B8	Total on PDL	% of total floorspace
1999-2002	0	16,789	25,278	2,361	15,510	3,000	62,938	37%
2002-2003	0	9,843	278	535	2,830	1,978	15,464	24%
2003-2004	0	2,525	7,678	100	1,550	2,447	14,300	35%
2004-2005	0	3,977	4,888	1,476	1,473	246	12,060	40%
2005-2006	0	5,488	2,973	3,578	3,641	3,897	19,577	44%
2006-2007	0	9,367	1,045	31	4,471	186	15,100	39%
2007-2008	122	1,120	8,557	842	2,741	4,008	17,390	39%
2008-2009	64	5,865	24,482	485	1,961	3,340	36,197	42%
2009-2010	0	208	4,285	1,032	235	1,318	7,078	52%
2010-2011	8,141	329	1,960	673	2,821	2,355	16,279	61%
2011-2012	0	401	5,461	172	2,282	4,947	13,263	78%
2012-2013	4,821	505	574	0	6,529	6,561	18,990	85%
2013-2014	128	741	1,135	611	2,261	1,474	6,350	40%
2014-2015	330	3,727	21,983	1,226	3,405	3,087	33,758	65%
2015-2016	5,363	3,032	5,063	200	14,104	2,734	30,496	58%
2016-2017	0	776	8,673	176	3,498	3,539	16,662	44%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.14: Gross amount and type of employment land (ha) available with planning permission at 31 March 2017 (**Indicators CO-BD3i and M6b**)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	4.40	0.00	0.75	5.15
B1a	12.64	9.15	2.56	24.35
B1b	31.75	10.32	5.28	47.35
B1c	0.55	1.81	0.48	2.84
B2	2.61	11.15	1.22	14.98
B8	0.91	10.26	2.55	13.72
Total	52.86	42.69	12.84	108.39

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.15: Quality of new housing developments – Building for Life 12 Scores for Housing Developments Completed (**Indicator CO-H6**)

Developments Completed in 2015-2016				
Location	No. of dwellings	Scores		
		Green	Amber	Red
North of Fen Drayton Road, Swavesey	20	7	5	0
Long Drove & Beach Road, Cottenham	47	4	7	1
Newdigate House, Linton (Keene Fields)	11	9	3	0
London Road, Great Shelford	18	5	6	1
Parcels 3C & 4C, Cambourne	131	3	7	2
Parcels 2B & 2C, Cambourne	121	9	3	0
South of Station Road, Gamlingay	85	3	8	1
Summersfield, Papworth	81	3	8	1
TOTAL		43	47	6

Developments Completed in 2014-2015				
Location	No. of dwellings	Scores		
		Green	Amber	Red
Parcel UC1A, Cambourne	87	10	2	0
Parcels UC1C & UC2A, Cambourne	130	10	2	0
Parcel UC3B, Cambourne	56	3	9	0
Windmill Estate, Fulbourn	257	5	7	0
SCA Packaging Ltd, Villa Road, Histon	72	6	4	2
Former EDF Depot & Training Centre, Ely Road, Milton	89	1	8	3
9 to 15, Cambridge Road, Linton	18	5	6	1
Junction of Nelson Crescent & High Street, Longstanton	10	10	2	0
Land off Hurdleditch Road, Orwell	15	3	7	2
Summersfield, Papworth Everard	108	2	10	0
Phase 1 (Lots1-5), Trumpington Meadows	29	11	1	0
Robson Court, Waterbeach	30	4	4	4
TOTAL		70	62	12

Developments Completed in 2013-2014				
Location	No. of dwellings	Scores		
		Green	Amber	Red
Land between 26-58, Meldreth Road, Shepreth	12	10	2	0
Phase 3b, Land west of Longstanton	159	9	3	0
22-24, Mays Avenue, Balsham	11	9	2	1
312-322, Cambridge Road, Fulbourn	18	8	4	0
Blue Lion, Horningsea Road, Fen Ditton	13	8	4	0
Land adjacent to 4, Cambridge Road, Fowlmere	10	8	4	0
Land to rear of Blacksmith's Close, High Street, Babraham	11	8	2	2
15-17, Whitecroft Road, Meldreth	22	6	6	0
Parcel G, Orchard Park, Cambridge	16	7	4	1
Brooksbank, High Street, Melbourn	13	4	5	3
Land parcel UC01 – Upper Cambourne	116	3	8	1
Land parcel UC06 – Upper Cambourne	25	1	10	1
Sandy Park, Chesterton Fen Road, Milton	30 pitches	0	6	6
West View Park, Chesterton Fen Road, Milton	18 pitches	0	1	11
TOTAL		81	61	26

Source: South Cambridgeshire District Council – Consultancy Unit, Planning & New Communities

b. Significant Effects Indicators

Figure A.16: KWh (kilowatt hours) of gas consumed per consumer per year (**Indicator SE3i**)

	South Cambridgeshire	Cambridgeshire
2001	20,291	20,043
2002	20,609	20,324
2003	20,829	20,513
2004	21,163	20,643
2005	19,691	18,685
2006	18,832	17,950
2007	18,290	17,445
2008	17,417	16,587
2009	16,120	15,309
2010	15,936	15,150
2011	15,047	14,246
2012	15,060	14,223
2013	14,576	13,790
2014	13,953	13,173
2015	13,909	13,301

Source: Department for Energy & Climate Change

Figure A.17: KWh (kilowatt hours) of electricity consumed per consumer per year (**Indicator SE3ii**)

	South Cambridgeshire	Cambridgeshire
2003	5,621	5,152
2004	5,615	5,191
2005	5,503	5,036
2006	5,353	4,948
2007	5,291	4,860
2008	5,015	4,582
2009	4,889	4,486
2010	4,903	4,490
2011	4,805	4,405
2012	4,761	4,346
2013	4,628	4,239
2014	4,581	4,254
2015	4,581	4,203

NOTE: Electricity consumption statistics for 2003 and 2004 are an experimental series.

Source: Department for Energy & Climate Change

Figure A.22: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade (**Indicator SE38**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013
South Cambridgeshire	69%	73%	78%	81%	85%	83%	88%	87%
Cambridgeshire LEA	60%	61%	66%	70%	76%	77%	80%	79%
East of England	59%	61%	65%	69%	74%	78%	81%	80%

Source: Cambridgeshire County Council

Appendix 3: Rolling Five Year Supply

Greater Cambridge (Cambridge & South Cambridgeshire)		2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Liverpool	5%	6.2	6.6	7.1	7.2	7.2	7.3	7.4	7.8	8.6	10.4
Liverpool	20%	5.4	5.8	6.2	6.3	6.3	6.4	6.5	6.8	7.6	9.1
Sedgefield	5%	5.7	6.2	6.7	7.1	7.6	8.2	8.9	9.5	10.1	10.4
Sedgefield	20%	5.0	5.5	5.8	6.2	6.7	7.2	7.8	8.3	8.8	9.1

South Cambridgeshire		2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Liverpool	5%	6.2	6.8	7.2	7.2	7.3	7.4	7.9	8.8	10.2	13.1
Liverpool	20%	5.4	6.0	6.3	6.3	6.4	6.5	6.9	7.7	8.9	11.4
Sedgefield	5%	5.1	5.5	6.0	6.5	7.1	7.8	8.8	10.1	11.6	13.1
Sedgefield	20%	4.5	4.8	5.2	5.7	6.2	6.8	7.7	8.9	10.1	11.4

Cambridge		2017-2022	2018-2023	2019-2024	2020-2025	2021-2026	2022-2027	2023-2028	2024-2029	2025-2030	2026-2031
Liverpool	5%	6.2	6.2	6.8	7.1	7.1	7.1	6.6	6.1	6.0	6.3
Liverpool	20%	5.4	5.4	6.0	6.2	6.2	6.2	5.8	5.3	5.3	5.5
Sedgefield	5%	7.2	8.6	8.7	8.5	8.8	9.3	9.1	8.3	7.4	6.3
Sedgefield	20%	6.3	7.6	7.6	7.5	7.7	8.1	8.0	7.2	6.4	5.5