

# Annual Monitoring Report

December 2014



# Cambridge City Council Annual Monitoring Report 2014

December 2014

## List of Abbreviations

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

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

## Executive Summary

### Important Note:

Cambridge's planning policy framework is in a transitional phase, with the 2006 adopted local plan (plan period of 1999 - 2016) being replaced by a new local plan, to be adopted, hopefully, in 2015 (plan period of 2011 - 2031).

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

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

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

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

### Local Plan Progress (Chapter 11)

The council submitted the Local Plan 2014: Proposed Submission to the Secretary of State for Communities and Local Government on 28 March 2014 for independent examination. Suggested minor modifications to the Plan following this consultation were also submitted along with a reference documents library which was used to inform the preparation of the South Cambridgeshire District Council and Cambridge City Council Local Plans.

The Secretary of State has appointed Planning Inspector Laura Graham BSc MA MRTPI to carry out independent examinations of both the Cambridge and South Cambridgeshire Local Plans. For Cambridge, her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS – and a Planning Officer – Laura O'Brien.

Given the close relationship between the Cambridge and South Cambridgeshire Local Plans, key shared issues will be considered by the Inspector at joint hearings. The first block of joint hearing sessions started on 4 November 2014.

It is anticipated that the plan will be adopted in 2015, dependent on progress made during the examination.

### **Designing Cambridge (Chapter 3)**

443 completed sites of nine or above dwellings, were monitored in the 2013/14 year. The average density of these sites was 86.22 DPH. 84% of these sites had a density of 50 DPH or more. This indicates that Cambridge continues to make the best use of land for development.

The council will be looking to update its Sustainable Design and Construction Supplementary Planning Document in 2015. It will be used to support a number of policies in the Local Plan 2014.

### **Conserving Cambridge (Chapter 4)**

In 2013/14, a number of conservation areas were reviewed. The boundaries for Newnham Croft, Southacre and The Kite (part of the Central Conservation Area) did not change. The boundary of Brooklands Avenue Conservation Area was extended to include the Accordia development. A review of the Historic Core (part of the Central Conservation Area) has begun and is still ongoing.

There have been no significant changes to the areas of biodiversity importance in Cambridge, although there has been a reduction in the number of City Wildlife Sites (CiWS) this year from 51 sites in 2012/13 to 50 sites in 2013/14. The site that is no longer classified as a CiWS is Trumpington Dismantled Railway CiWS, which is now part of the Cambridge Guided Busway. This reduces the number of hectares that CiWS cover from 168.16 hectares in 2012/13 to 164.74 hectares in 2013/14.

### **Living in Cambridge (Chapter 5)**

A total of 1,299 dwellings (net) were completed in the 2013/14 monitoring year and 447 affordable housing units (gross).

The council's housing trajectory (Appendix D) has been monitored using existing site allocations from the 2006 Local Plan, sites of 10 or more dwellings with planning permission and allocations identified in the Local Plan 2014: Proposed Submission. The council's objectively assessed housing need is identified in the Local Plan 2014: Proposed Submission as 14,000 (between 2011 and 2031). This year's housing trajectory is assessed against the council's new objectively assessed housing need. It demonstrates that Cambridge has the potential to meet the objectively assessed housing need with a surplus of 102 dwellings, when taking into account predicted windfall and new allocations in the Local Plan 2014: Proposed Submission.

The council is currently demonstrating an adequate five year land supply, with a surplus of 2,725 dwellings.

The council consulted on a draft Affordable Housing Supplementary Planning Document (SPD) between 2 June and 14 July 2014. The draft Affordable Housing SPD is included in the reference documents library to support Policy 45: Affordable Housing and Dwelling Mix of the Local Plan 2014. The council aims to adopt the document alongside the Local Plan 2014.

### **Enjoying Cambridge (Chapter 6)**

The Local Plan 2014: Proposed Submission has included new policies on the City Centre; areas of major change; and opportunity areas. These are designed to protect and enhance specific areas of Cambridge, including retail centres at Mill Road, Fitzroy /Burleigh Street/Grafton Centre and Mitcham's Corner.

### **Working and Studying in Cambridge (Chapter 7)**

The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). Growth on this scale would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land.

The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the new local plan looks at protecting all business employment space through Policy 41 – Protection of Business Space. Evidence suggests that there is a need to protect employment land from pressure to redevelop for other uses e.g. residential use.

Overall there have been gains in employment floorspace of 9,926 sqm this year (2013/14) and losses of 22,871 sqm. Most development has taken place on previously developed land. Only 0.7 hectares were lost to residential. Currently there is 7,267 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started. 18,903 sqm of B1 to B8 Employment land is under construction and 179,728 sqm of B1-B8 development has outline planning permission.

### **Connecting and Servicing Cambridge (Chapter 8)**

Supporting the delivery of the Cambridgeshire Local Transport Plan, a Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) was adopted by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council on 4 March 2014. The consultation on the draft strategy ran from 19 July to 14 October 2013. The emphasis of the strategy is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.

The A14 Cambridge to Huntingdon Improvement Scheme was open to public consultation and closed on 13 October 2013. The proposed scheme involves improving the A14 trunk road between Cambridge and Huntingdon, together with widening works on the A1 between Alconbury and Brampton over a total length of approximately 25 miles. A preferred route for the scheme was announced in late 2013.

Planning permission has been granted to build Cambridge Science Park Station. The station will be a new railway station in the north of Cambridge, which will provide links to transport



routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The railway station will provide a huge boost for the local economy, and will kickstart development and the creation of jobs by improving accessibility and journey times. The station is due to open in 2016.

### **Areas of Major Change (Chapter 9)**

Many areas of major change are now underway including development on Trumpington Meadows, Clay Farm, Glebe Farm, the National Institute of Agricultural Botany (NIAB), North West Cambridge, the station area (CB1) and Addenbrooke's (Cambridge Biomedical Campus). Across the southern fringe, 962 housing units are now occupied.

In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure in the district of South Cambridgeshire. The landowner has indicated that, subject to securing outline planning permission in early 2015, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.

### **Implementation (Chapter 10)**

The Community Infrastructure Levy (CIL) Draft Charging Schedule was subject to public consultation between 28 October 2013 and 9 December 2013. The council submitted the Draft CIL Charging Schedule – Submission Version on 28 March 2014 alongside the Local Plan. It is proposed that examination and adoption of the CIL will follow on from that of the Cambridge Local Plan 2014. Commencement of use of the CIL is anticipated to be in 2015.

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

### **Development Monitoring Framework (Chapter 12)**

Since its adoption in July 2006, the council has undertaken regular monitoring of the Cambridge Local Plan 2006 policies and how they are working in practice. Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2014: Proposed Submission. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space. Once the Local Plan 2014 is adopted, these targets will be reported back through the council's Annual Monitoring Report.



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## Introduction

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

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

## Policy Context

- 1.4 The Cambridge Local Plan was adopted on 20 July 2006. The Secretary of State issued a formal Direction on 2 July 2009 saving the majority of policies in the Cambridge Local Plan 2006. Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006 (See Appendix I for a list of deleted policies).
- 1.5 The Cambridge Local Plan 2006, two existing Area Action Plans and six existing Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework (NPPF). The analysis showed that there is significant overall compliance with the NPPF. This analysis was reported to the council's Environment Scrutiny Committee on 26 June 2012.
- 1.6 The Regional Strategy for the East of England (Revocation) Order 2012 came into force on 3 January 2013<sup>1</sup>. As such, the Regional Spatial Strategy for the East of England (East of England Plan) (2008), the Regional Economic Strategy (2008) and the remaining policies of the Cambridgeshire and Peterborough Structure Plan (2003) have now been revoked and no longer form part of the Local Development Framework.
- 1.7 The council's review of the Local Plan 2006 is well underway, the council has produced and consulted on the Local Plan 2014: Proposed Submission (which will replace the Local Plan 2006), and submitted the Plan and associated documentation to the Secretary of State on 28 March 2014. The first block of Local Plan Examination hearing sessions started on 4 November 2014. The current estimated date for adoption is 2015. This process is referenced throughout this document as the local plan review. Further information on the progress and preparation of the Cambridge Local Plan 2014 can be found in Chapter 11.

## Topic Chapters

- 1.8 The topic chapters of the AMR are structured in the same way as the Local Plan 2006. This makes it easier to select and review an area of interest. In addition, Contextual and Local Indicators can also be found in Appendices A and B respectively to enable quick access to these results.
- 1.9 Most chapters have been split into 5 or 6 sections. These sections are explained in more detail in the paragraphs below:
  - Introduction
  - Use of Policies
  - Issues to Consider
  - Target Based Policies and/or Other Indicators
  - Conclusion & Actions

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

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<sup>1</sup> <http://www.legislation.gov.uk/ukxi/2012/3046/made>

- 1.9.2 *Use of Policies* This involves straightforward recording of the key policies (from the 2006 Local Plan) used in planning decision-making. Previous AMRs have investigated reasons for policy usage when necessary. In many cases, under-usage of policies has occurred because there had not been any relevant applications or because policies have been used only in pre-application discussions by Development Management. As the Local Plan 2014 is currently being examined by the Planning Inspectorate, this year's commentary with regard to policy usage has been reduced. All comments on policy usage from previous AMRs have been used to aid in the development of the Local Plan 2014 policies. To view the Local Plan 2014: Proposed Submission visit <https://www.cambridge.gov.uk/draft-local-plan-2014>. Appendix C of this report lists all local plan policies and their associated usage over 2013/14 year. This year's policy usage figures are higher than the previous year by 2.95%.
- 1.9.3 *Issues to Consider* - Information such as the emergence of new policy documents, background evidence or schemes are also included in this section.
- 1.9.4 *Target Based Policies and/or Other Indicators* - A number of policies in the Local Plan 2006 are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the council is at implementing these policies or whether there are any issues that need to be addressed.
- 1.9.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.
- 1.10 Some chapters such as the Local Development Scheme, Areas of Major Change and Living in Cambridge have been laid out differently as more detailed content is required. A change in format helps to ensure ease of reading.

## The Housing Trajectory

- 1.11 The council's Housing Trajectory (Appendix D) has been monitored using existing site allocations from the 2006 Local Plan; sites of 10 or more dwellings with planning permission; and allocations identified in the Local Plan 2014: Proposed Submission. The council's objectively assessed housing need is identified in the Local Plan 2014: Proposed Submission document as 14,000 (between 2011 and 2031). This year's housing trajectory is assessed against the council's objectively assessed housing need of 14,000. Additional information has been provided this year showing the joint housing trajectory position of Cambridge City Council and South Cambridgeshire District Council including joint five-year land supply calculations. Further information on housing and the council's five-year land supply can be found in chapter 5.



## Cambridge Today

- 2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge (which is made up of 31 colleges).
- 2.2 Results from the 2011 census show a 'usually resident' population in Cambridge of 123,900. This indicates that the population of Cambridge has grown by 13.8% since the last Census figures in 2001.<sup>2</sup> Census population density calculations show Cambridge as having 30.4 persons per hectare, significantly higher than that of the rest of the county which reveals an average density of 2 persons per hectare.
- 2.3 The 2011 Census shows that of a population of 123,900, 16,500 people live in communal establishments. The average household size is 2.3 persons per household.
- 2.4 The 2011 Census also estimates that Cambridge has 3,300 short-term non-UK residents. The total figure for the whole of Cambridgeshire is 4,100.
- 2.5 The latest population estimates put the population of the city at 128,000 (Cambridgeshire County Council, 2013) for 2013. Cambridge is the main settlement within a rapidly growing sub-region. As a county, Cambridgeshire<sup>3</sup> encompasses over 632,000 people living in surrounding villages, new settlements and market towns.
- 2.6 The figures in Appendix A illustrate the student numbers for the University of Cambridge and Anglia Ruskin University. In the 2013/14 year, 19,890 studied at the University of Cambridge in comparison to 19,290 in 2012/13. Anglia Ruskin University has also seen an increase in its student population, with 8,692 students in 2010/11 and 9,296 in 2011/12.
- 2.7 Usual resident population by age group shows that Cambridge has a high percentage of residents in their twenties (25%), whilst 22% of the population is 19 years old or under.

**Figure 1: Population by age**

Age Range	Cambridgeshire	Cambridge	Cambridge % of Total Population
All Ages	635,000	128,000	100.0%
0-4	38,100	6,800	5.3%
5-9	35,500	5,700	4.5%
10-14	34,000	5,000	3.9%

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

<sup>3</sup> Cambridgeshire consists of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire Local Authorities unless stated otherwise

Age Range	Cambridgeshire	Cambridge	Cambridge % of Total Population
15-19	39,400	10,300	8.0%
20-24	44,500	19,400	15.2%
25-29	42,600	13,200	10.3%
30-34	43,700	11,800	9.2%
35-39	41,400	8,900	7.0%
40-44	45,700	7,800	6.1%
45-49	46,800	7,300	5.7%
50-54	42,100	6,300	4.9%
55-59	36,600	5,500	4.3%
60-64	35,500	4,900	3.8%
65-69	35,000	4,200	3.3%
70-74	24,400	3,100	2.4%
75-79	19,700	2,700	2.1%
80-84	14,900	2,300	1.8%
85-89	9,400	1,700	1.3%
90+	5,500	1,100	0.9%

(Cambridgeshire County Council – 2013 Base Population Estimates)

- 2.8 The 2011 Census demonstrates that ethnic minorities constituted around 17.5% of the total population. People of Asian ethnicity were the next largest group in the city (7.4%) next to those of white ethnicity, followed by Chinese (3.6%), those of mixed ethnicity (3.2%) and then those of black ethnicity (1.7%). 19.1% of students were from ethnic minorities (Office for National Statistics, 2011 [online]).
- 2.9 Cambridge is an internationally celebrated historic city attracting over 4.1 million visitors a year (East of England Tourism, 2008). The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 812 listed buildings on the National Heritage List for England. 67 are Grade I, 47 are Grade II\* and 698 are Grade II. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore overall numbers may be considerably higher. The city has 6 Scheduled Monuments and 11 Historic Parks and Gardens. There are 11 Conservation Areas designated in the city totalling 957.24 hectares. This represents 23.52% of the city's area. 1,043 buildings are designated as being of Local Interest.
- 2.10 The city is an acknowledged world leader in higher education, research and knowledge based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area, termed the "Cambridge Phenomenon", has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major part within the local economy. In early 2006, the city had 16,518 jobs within 461 high

technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire County Council [online], 2006).

- 2.11 Unemployment levels are relatively low at 1.2 % in March 2014, below the regional and national averages of 2.2% and 2.9% respectively (ONS: Claimant Count cited in Nomis [online], 2014).
- 2.12 Cambridge and the surrounding rural district of South Cambridgeshire provide over 158,500 employee jobs<sup>4</sup> (ONS: business register and employment survey 2013 cited in Nomis [online], 2014), approximately 94,100 of which are based within the city boundary. Cambridge's total jobs figure is 100,000, which includes the self-employed, Government-supported trainees, HM Forces (ONS: Jobs Density 2012 cited in Nomis [online] 2014). Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.09 (ONS: Jobs Density 2012 cited in Nomis [online], 2014).
- 2.13 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour's drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Cambridge International Airport is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond<sup>5</sup>. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and King's Lynn are only 40 miles away.
- 2.14 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the city centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge. The 2011 Citizens Survey highlighted that residents ranked the reduction of traffic congestion and pollution as the second most important priority for the council (<https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/docs/citizens-survey-2011.pdf>).

<sup>4</sup> Employee jobs excludes self-employed, government-supported trainees and HM Forces

<sup>5</sup> <http://www.marshallairportcambridge.co.uk/>

- 2.15 The Transport Strategy for Cambridge and South Cambridgeshire was prepared by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council. The document was formally adopted in March 2014 and included an action plan to guide the implementation of schemes. The emphasis of the strategy is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area (Cambridgeshire County Council, 2014).
- 2.16 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the city's jobs were associated with these firms in 2008.
- 2.17 Gross mean household income was recorded as £36,835 in 2013; this is an increase from 2010 figures, when gross median household income was assessed as £29,800. The lower quartile gross median household income however averages out at £15,700.
- 2.18 Figures on average house prices and average wage levels produced by Hometrack suggest that in 2014 the ratio or multiplier of wages to average house prices in the city was around 10.4. The ratio of lower quartile earnings, (against the cheapest housing available) was 11.1 in 2014. Average (mean) house prices are now around £415,544, an increase of 12% from 2013 and over £45,000 in monetary terms. In the sub-region, average house prices are £267,748.
- 2.19 The number of households presented as homeless, and number accepted as homeless and in priority need, was recorded as 189 and 127 respectively between April 2013 and March 2014 (CCC [online], 2014). This information can also be found in Appendix A - Contextual Indicators.
- 2.20 The number of individuals sleeping rough in Cambridge in March 2014 was 33. From April 2013 to March 2014, there were 298 recorded instances of rough sleeping in Cambridge.
- 2.21 More information on housing figures including figures on overcrowding, tenure, house prices, rent, the needs register and rough sleeping can be found by accessing the council's Strategic Housing Key Facts June 2014 (CCC [online], 2014).

## Designing Cambridge

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

## Use of Policies

- 3.2 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 1,121 times. Policy 3/7 Creating Successful Places was used 699 times and Policy 3/14 Extending Buildings was used 657 times. These policies are key to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 811 occasions and requires the submission of a sustainable development checklist with major developments. Policy 3/3 Safeguarding Environmental Character increased in usage from 18 (in 2012/13) to 53.
- 3.3 Policy 3/7 plays an important role in place-making and the development of the city and its urban extensions. Development Management find it especially useful when dealing with areas where the street scene may be affected through development. Considerable work is undertaken on planning applications for the major growth sites and much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.
- 3.4 Some policies were used on only a few occasions, Policy 3/2 Setting of the City (11 times), 3/9 Watercourses and other Bodies of Water (7) and 3/13 Tall Buildings and the Skyline (12). Whilst usage of these policies is low, they all have a part to play, especially in relation to large development sites, sites on the edge of the city (of which Policy 3/2 is very useful) and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

## Issues to Consider

- 3.5 The Local Plan 2014: Proposed Submission has taken account of analysis from previous AMRs to inform the development of new policies. More information on the progress of the Local Plan 2014 can be found in Chapter 11.
- 3.6 The council will be reviewing its Sustainable Design and Construction Supplementary Planning Document (adopted in 2007) in 2015. Last year's AMR noted that the

process of updating the SPD would begin in 2014. As the new SPD will be used to support certain policies in the Local Plan 2014 (see below), it was considered sensible to delay the development of the SPD in order to include any changes or feedback received through the Local Plan examination on these policies:

- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use;
- Policy 30: Energy-efficiency improvements in existing dwellings;
- Policy 31: Integrated water management and the water cycle;
- Policy 32: Flood risk;
- Policy 63: Works to a heritage asset to address climate change.

### Target Based Policies

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

3.8 443 completed sites of nine or above dwellings, were monitored in the 2013/14 year. The average density of these sites was 86.22 DPH, 84% of these sites had a density of 50 DPH or more. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council [online], 2014).

### Conclusion and Actions

3.9 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.

3.10 The council will be looking to update its Sustainable Design and Construction Supplementary Planning Document in 2015. It will be used to support a number of policies in the Local Plan 2014.

## Conserving Cambridge

- 4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact city with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.

### Use of Policies

- 4.2 There are 13 policies in this chapter of the Local Plan 2006. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 172 times; Policy 4/10 Listed Buildings was used on 197 occasions; Policy 4/11 Conservation Areas 596 times; and Policy 4/13 Pollution and Amenity was used on 178 occasions.
- 4.3 Policy 4/8 Local Biodiversity Action Plans was only used three times. The use of the policies in this chapter is highly dependent upon the nature and location of applications submitted within the monitoring year. As such, these policies remain a useful part of the planning policy framework of the city.

### Issues to Consider

- 4.4 In 2013/14, a number of conservation areas were reviewed. The boundaries for Newnham Croft, Southacre and The Kite (part of the Central Conservation Area) did not change. The boundary of Brooklands Avenue Conservation Area was extended to include the Accordia development. A review of the Historic Core (part of the Central Conservation Area) has begun and is still ongoing.
- 4.5 Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of Conservation Areas means that the development is controlled more strictly than in other areas (CCC [online], 2014a).

### Target Based Policies

- 4.6 No policies have been identified for target based monitoring at present.
- 4.7 Contextual indicator E1 highlights the number of planning permissions that have been granted in the Cambridge local authority area against the advice of the Environment Agency.

Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2013/14	
i	0
ii	0

(Source: Environment Agency)

- 4.8 In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency objected to three applications within the monitoring year. In the case of two applications: 13/0102



and 13/1250, the objections were remedied before planning permission was approved. In the case of the third application 14/0028/OUT, the application has not yet been determined. It is expected that the issues raised by the Environment Agency will be rectified before the decision is issued.

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

E2	Change in areas of biodiversity importance 2012/13																																							
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller’s Rest Pit, totalling 15.03 hectares, There has been no change in the status of these SSSIs from the previous year (2012/13).</p> <p>36.1% of SSSI land area in the city remains in favourable condition and 57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. This has remained unchanged from the previous year’s results in 2012/13.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.1 hectares; this figure has also remained unchanged from the previous year.</p> <table><tr><th>LNR Name</th><th>Total area (ha)</th><th>Area in authority (ha)</th></tr><tr><td>Barnwell East</td><td>3.26</td><td>3.26</td></tr><tr><td>Barnwell West</td><td>4.02</td><td>4.02</td></tr><tr><td>Bramblefields</td><td>2.06</td><td>2.06</td></tr><tr><td>Byron’s Pool</td><td>4.36</td><td>2.82</td></tr><tr><td>Coldham’s Common</td><td>10.37</td><td>10.37</td></tr><tr><td>East Pit</td><td>8.11</td><td>8.11</td></tr><tr><td>Limekiln Close</td><td>2.87</td><td>2.87</td></tr><tr><td>Logan’s Meadow</td><td>2.13</td><td>2.13</td></tr><tr><td>Paradise</td><td>2.17</td><td>2.17</td></tr><tr><td>Sheep’s Green and Coe Fen</td><td>16.85</td><td>16.85</td></tr><tr><td>Stourbridge Common</td><td>19.38</td><td>19.38</td></tr><tr><td>West Pit</td><td>3.03</td><td>3.03</td></tr></table> <p>Cambridge has 0.61 hectares of Local Nature Reserve per 1,000 people as of 2013/14.</p> <p>There is no change in the number or size of County Wildlife Sites; there are 15 County Wildlife sites in Cambridge, which comprise 93.59 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).</p> <p>City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There has been a reduction in the number of City Wildlife Sites (CiWS) this year from 51 sites in 2012/13 to 50 sites in</p>	LNR Name	Total area (ha)	Area in authority (ha)	Barnwell East	3.26	3.26	Barnwell West	4.02	4.02	Bramblefields	2.06	2.06	Byron’s Pool	4.36	2.82	Coldham’s Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.87	2.87	Logan’s Meadow	2.13	2.13	Paradise	2.17	2.17	Sheep’s Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
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Sheep’s Green and Coe Fen	16.85	16.85																																						
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West Pit	3.03	3.03																																						

E2	Change in areas of biodiversity importance 2012/13
	<p>2013/14. The site that is no longer classified as a CiWS is Trumpington Dismantled Railway CiWS, which is now part of the Cambridge Guided Busway. This reduces the number of hectares that CiWS cover from 168.16 hectares in 2012/13 to 164.74 hectares in 2013/14.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented shows that 46 out of 65 sites (70.8%) have shown positive conservation management. This demonstrates a 2.6% increase on last year's figures and illustrates the council's positive approach towards conservation management.</p> <p style="text-align: right;">Source: CPERC 2014</p>

- 4.10 Table E2 shows that the standard of SSSI land has not worsened and that positive conservation management techniques are being successfully implemented across the Authority.

### Conclusion and Actions

- 4.11 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.
- 4.12 In 2013/14 a number of conservation areas were reviewed. The boundaries for Newnham Croft, Southacre and The Kite (part of the Central Conservation Area) did not change. The boundary of Brooklands Avenue Conservation Area was extended to include the Accordia development. A review of the Historic Core (part of the Central Conservation Area) has begun and is still ongoing.

## Living in Cambridge

- 5.1 The high cost of housing in Cambridge is recognised as a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the city. This also has a knock-on effect as employees have to look further afield for housing and then commute in, which in turn has implications for sustainability issues and congestion on the city's roads.
- 5.2 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 looks to secure new affordable housing to meet local needs in housing developments. This local plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.
- 5.3 This chapter also includes information relating to the five-year land supply (Paragraphs 5.9 to 5.21), housing trajectory for Cambridge (Paragraphs 5.22 to 5.28 and Appendix D), dwelling mix and housing completions and commitments.

## Use of Policies

- 5.4 Development Management have used 13 policies out of 14 in this chapter, the most used policies were 5/1 Housing Provision, used 122 times, and 5/14 Provision of Community Facilities Through New Development used 58 times. Development Management have indicated that many of the policies in this chapter are also used at the pre-application stage.
- 5.5 Policy 5/8 Travellers was not used this year, and has in fact not been used since the 2007/08 monitoring year. However this policy is still important in order to deal with any planning applications for temporary stopping places that may arise. The Local Plan 2014 has reviewed this policy and has produced Policy 49: Provision for Gypsies and Travellers within the Local Plan 2014. This policy states the need for regular assessment in partnership with neighbouring Local Authorities to understand the need for and provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople.

## Issues to Consider

- 5.6 The current Local Plan Policy 5/5 Meeting Housing Needs requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing on site. The Local Plan 2014 reviewed the affordable housing thresholds as follows in its Policy 45: Affordable housing and dwelling mix:

**Figure 2 – Affordable Housing Thresholds from Policy 45: Affordable housing and dwelling mix of the Local Plan 2014: Proposed Submission**

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

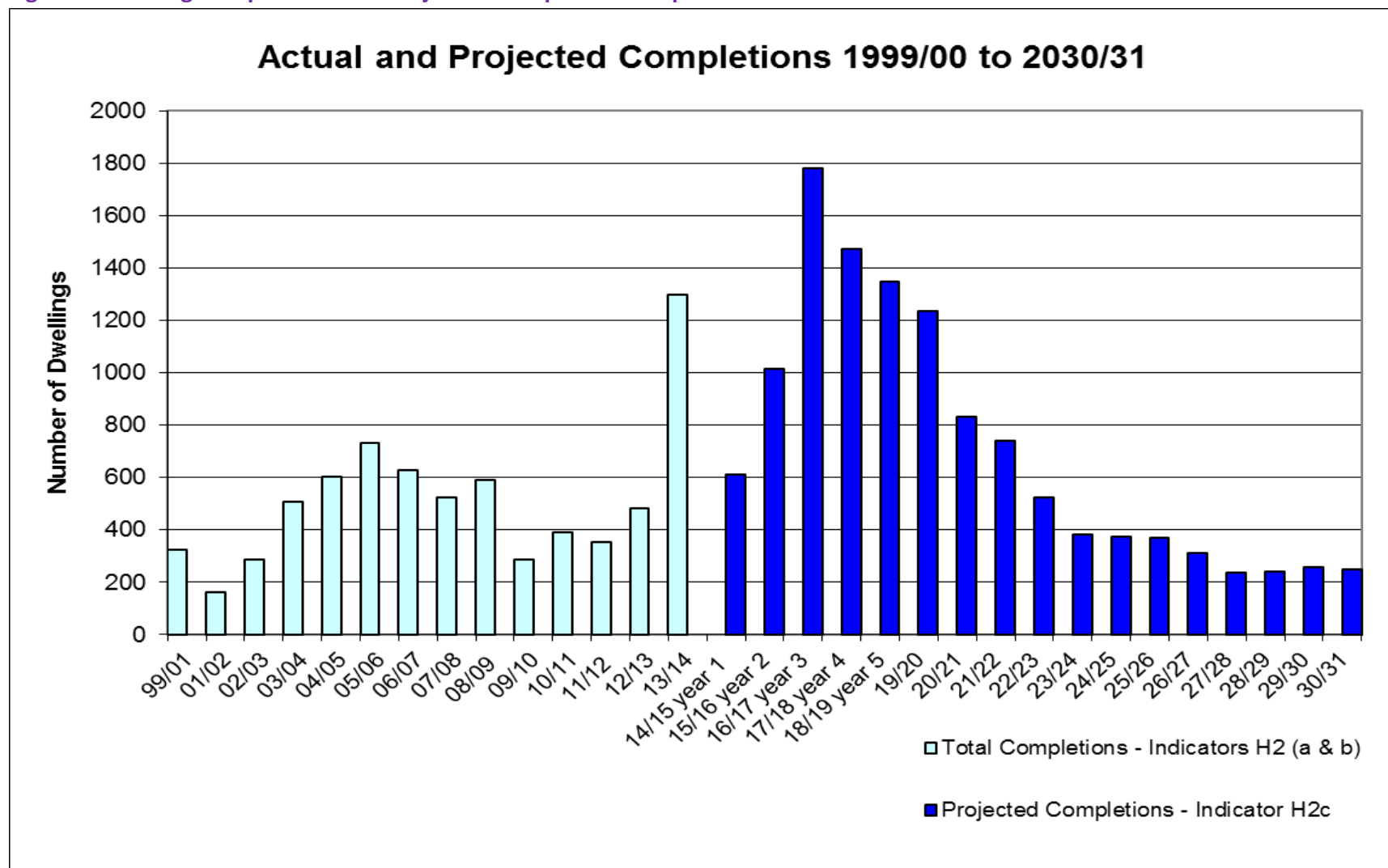
\* On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow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

- 5.7 In 2014, the council revised its Affordable Housing Supplementary Planning Document in order to support Policy 45: Affordable housing and dwelling mix in the Cambridge Local Plan 2014: Proposed Submission. The draft Affordable Housing SPD was publicly consulted upon between 2 June 2014 and 14 July 2014. 169 comments were received during the consultation. The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will expect to formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014.

## Housing Supply

<b>H1</b>	<b>Plan period and housing targets</b>
	<ul style="list-style-type: none"> <li>Local Plan 2014: Proposed Submission 2011 to 2031 – 14,000 dwellings.</li> <li>Local Plan 2006 Target 1999-2016 – 12,500</li> </ul> <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
<b>H2 (a)</b>	<b>Net additional dwellings in previous years</b>
	See Appendix D
<b>H2 (b)</b>	<b>Net additional dwellings – 2012-2013</b>
	1,299 dwellings
<b>H2(c)</b>	<b>Net additional dwellings – in future years</b>
	See Appendix D
<b>H2 (d)</b>	<b>Managed delivery target</b>
	See Appendix D
<b>H3</b>	<b>New and converted dwellings – on previously developed land (Gross) 2012-2013</b>
	70.2%
<b>H4</b>	<b>Net additional pitches (Gypsy and Travellers) 2012-2013</b>
	0
<b>H5</b>	<b>Gross affordable housing completions 2012-2013</b>
	447

Figure 3: Housing Completions and Projected Completions 1 April 1999 to 31 March 2031.



(Cambridgeshire County Council [online] 2014 &amp; Appendix D)

- 5.8 Figure 3 shows the actual dwelling completion figures for the years 1999/00 to 2013/14 and the projected completions from 2014/15 to 2030/31. To date, 7,155 dwellings have been completed between 1999/00 - 2013/14. A total of 1,299 dwellings have been completed in the last year (2013/14).

### Five-Year Land Supply

- 5.9 Projected figures (featured in this chapter and Appendix D) are based on the council's housing trajectory. This is intended to track the housing supply provision over the lifespan of the local plan and any subsequent development plan documents as well as identifying housing land likely to come forward in the first 5 years as required in Section 6 of the National Planning Policy Framework. The trajectory must cover at least 15 years after the adoption of a local plan or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and South Cambridgeshire District Council and also from discussions with Development Management officers where owners could not be contacted. For more site-by-site details, please see the main housing trajectory in Appendix D.
- 5.10 Previous AMRs have assessed the housing trajectory against a revised Regional Spatial Strategy housing target. The Strategic Housing Market Assessment (part of the evidence base work underpinning the Local Plan 2014: Proposed Submission) has now assessed the housing requirement for Cambridge and identified housing need of 14,000 dwellings. This housing trajectory assesses housing completions and projections against this figure of 14,000, using existing site allocations from the 2006 Local Plan, sites of 10 or more dwellings with planning permission and allocations identified in the Local Plan 2014: Proposed Submission. This demonstrates a surplus in housing of 102 dwellings.
- 5.11 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions to date of 352 in 2011/12<sup>6</sup>, 481 in 2012/13 and 1,299 in 2013/14 total 2,132 dwellings demonstrating that Cambridge is currently meeting its housing requirement. Over the next five years (2014/15 to 2018/19), 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 6,225.
- 5.12 The National Planning Policy Framework (Paragraph 47) requires Local Planning Authorities to:
- “identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving

<sup>6</sup> Completion figures for 2011/12 and 2013/14 have been revised due to new information received.

the planned supply and to ensure choice and competition in the market for land;”

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

**Figure 4: Five Year Land Supply Summary Table**

Figure 4: Five Year Land Supply Summary Table

	Financial Year					
	14/15	15/16	16/17	17/18	18/19	Total
Housing trajectory – predicted completions	612	1,012	1,781	1,472	1,348	6,225
Local Plan 2014: Proposed Submission annual housing target	700	700	700	700	700	3,500
Under/over supply in relation to Local Plan 2014						2,725
Five Year Supply Calculation Methods including (taking into account a surplus of 37 dwellings completed between 2011/12 and 2013/14)						
	Five-year supply as a percentage			Five-year supply represented in years		
Liverpool Method with 5% buffer	170%			8.49 years		
Liverpool Method with 20% buffer	149%			7.43 years		
Sedgefield method with 5% buffer	171%			8.55 years		
Sedgefield method with 20% buffer	150%			7.48 years		



- 5.16 Currently, monitoring data for the 2013/14 monitoring year shows that Cambridge has planning permission for 7,215 residential units which have yet to be built.<sup>7</sup>
- 5.17 Further research conducted in June 2014 by Cambridgeshire County Council on major development sites (sites providing 100 dwellings or more) identified that 396 dwellings are currently under construction. More information can be found on Cambridgeshire County Council's webpages<sup>8</sup>.
- 5.18 In response to a number of changes in circumstance since the Local Plan was submitted in March 2014, the council agreed (on 9 September 2014 at the Joint Strategic Spatial Planning Group) to a Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory with South Cambridgeshire District Council. This memorandum confirms the agreement between the two councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, including for calculating 5-year housing land supply for plan-making and decision-taking. The council has set out proposed modifications to the Local Plan (submitted in March 2014) to give effect to the Memorandum in the council's statement submitted to the Local Plan examination hearing for Matter 1: Legal Requirements. The merits of the Memorandum of Understanding will be an issue for consideration at appropriate hearing sessions of the Local Plan examination. This joint trajectory can be found at the end of Appendix D and demonstrates that jointly, the councils have an adequate five year supply.
- 5.19 In view of the various ways that five year supply could be calculated, and pending the outcome of consideration at the Local Plan examination, the five year land supply for 2014-2019 for the Greater Cambridge area has been summarised in the tables below. These calculations use the housing targets based on the objectively assessed needs identified in the SHMA. The calculations reflect that Cambridge City Council is demonstrably delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period. South Cambridgeshire District Council is committed to delivery of housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery.
- 5.20 The phasing of development outlined in the submitted plans follows the development sequence and carries forward the strategy from the adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are logically building out from the edge of the existing built-up area with more homes

<sup>7</sup> <http://www.cambridgeshire.gov.uk/NR/rdonlyres/5F648A82-2C02-4645-A5B0-A8777045F499/0/TableH21DwellingCommitmentsbyDistrict.pdf>

<sup>8</sup> <http://www.cambridgeshire.gov.uk/NR/exeres/0B0FB286-B2E9-4B54-8E33-60A605571BAC.htm>

being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. When the two areas are taken together, whichever methodology or buffer is used, they provide a 5-year supply overall. 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.

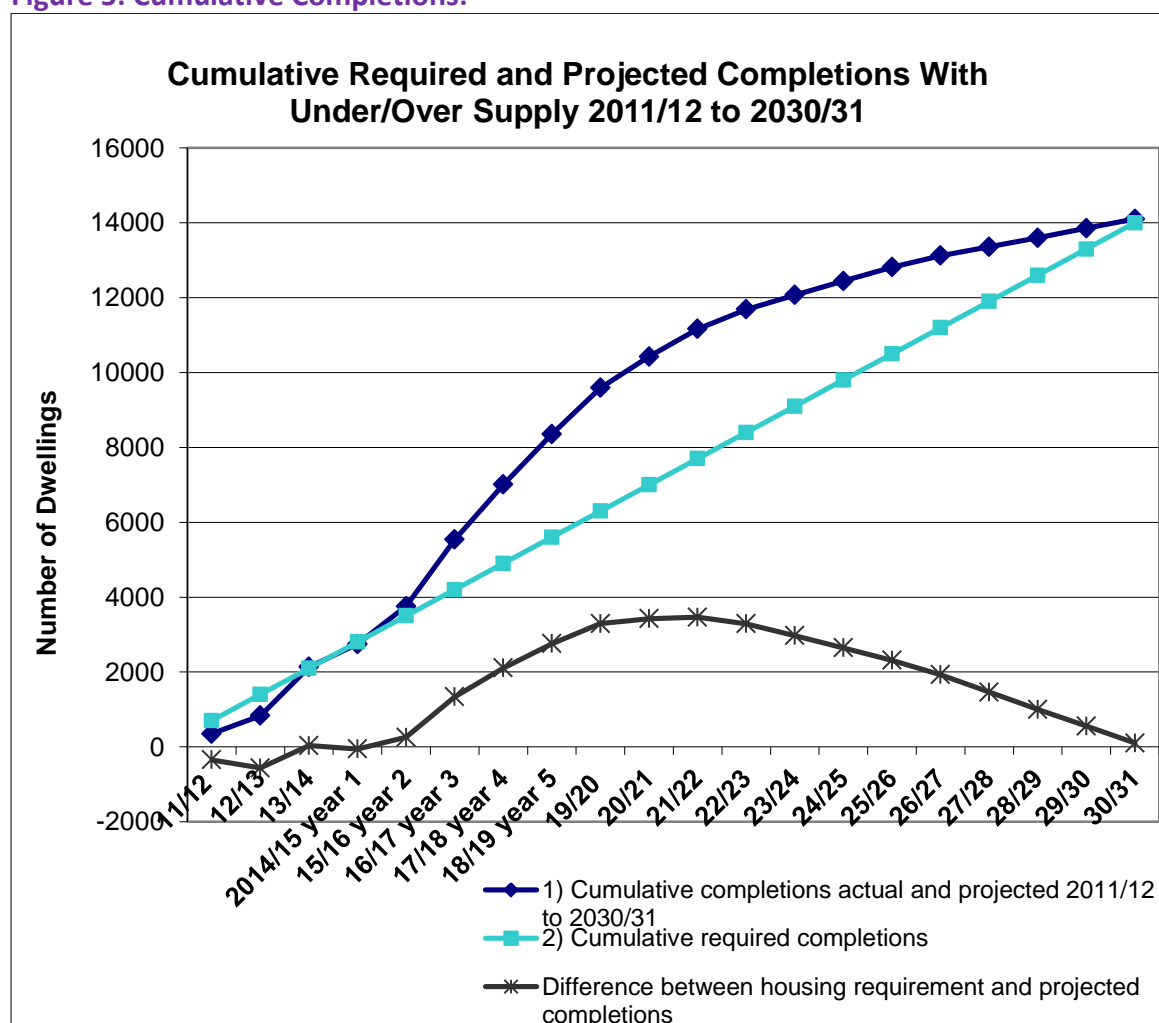
- 5.21 The joint housing trajectory shows that a five-year housing supply exists for the period 2014-2019 as illustrated below and in Appendix D.

	Liverpool Method	Sedgefield Method
Joint five year supply (with 5% buffer). Represented in years.	6.6	6.1
Joint five year supply (with 20% buffer). Represented in years.	5.8	5.4

### Housing Trajectory

- 5.22 The economic downturn has inevitably had an effect on housing delivery over the past few years. Previous information from developers suggested that, generally speaking, they expected developments to start one or two years later than planned. Developers' reasons for possible delays in housing developments generally included: market conditions, site preparation costs, infrastructure costs, and time taken to agree planning obligations and section 106 agreements. All these cost factors have the potential to affect delivery of housing on site, financially and temporally. Development in Cambridge is now picking up, with the majority of the urban extensions now underway. The council considers that its record of delivery has been consistent, with no under delivery for circumstances within the council's control.
- 5.23 Preparation of the housing trajectory is not an exact science and relies upon data concerning predicted build rates from developers, their agents or house builders.
- 5.24 The capacity and availability of some allocated sites has also been raised by landowners, the following allocations have been reviewed as part of the preparation of the Local Plan 2014: Proposed Submission and through the SHLAA and have been highlighted as unlikely to provide further significant residential development in the future. These sites are not included in the Local Plan 2014: Proposed Submission housing allocations:
- The Territorial Army Centre on Cherry Hinton Road (site 5.08);
  - The Nuffield Hospital (site 5.10);
  - Caravan Park – Fen Road (site 5.11);
  - Milton Infant and Junior School (site 5.13);
  - Coldham's Lane/Newmarket Road (Site 7.03);
  - Mitcham's Corner (Site 7.04);
  - Leckhampton House Grounds (Site 7.07);
  - Grange Farm off Wilberforce Road (Site 7.09);
  - 66-64 Peverel Road (Site 9.14).

Figure 5: Cumulative Completions:



- 5.25 Figure 5 above shows that there is an adequate housing supply in relation to the proposed Local Plan 2014: Proposed Submission housing target for the period to 2030/31. There is a period of acceleration between 2013/14 and 2021/22, as the urban extensions are developed, providing a good level of supply above the targets. After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter.
- 5.26 The housing trajectory identifies potential new developments (with planning permission) over 10 dwellings, Local Plan 2006 allocated sites and urban extensions. Sites identified in the Local Plan 2014: Proposed Submission and associated predicted windfall completions are also included in the housing trajectory to demonstrate how the council will meet the objectively assessed housing need of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014).
- 5.27 A more detailed breakdown of the housing trajectory can be found in Appendix D.

## Housing Density

### Density of new development on sites greater than 9 dwellings in 2013/14

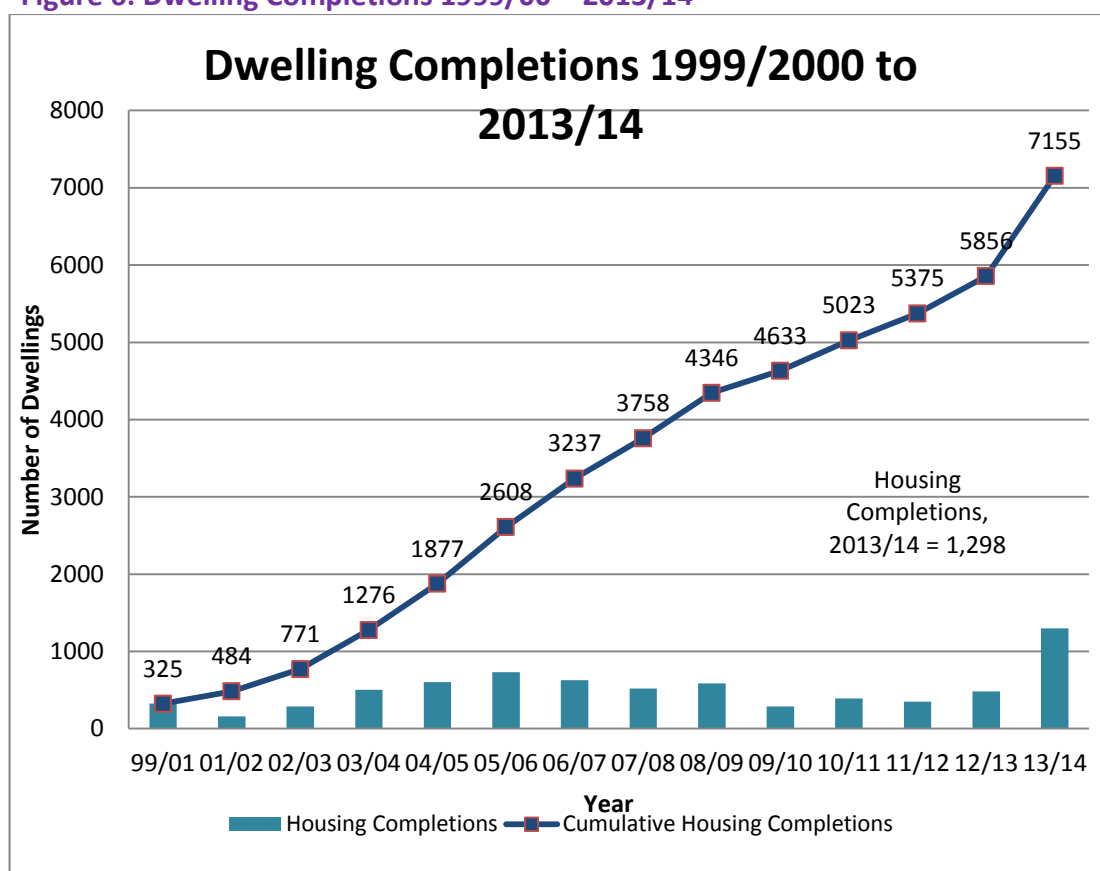
Density	Percentage
<30 DPH	4.1%
30 – 50 DPH	12%
>50 DPH	84%

- 5.28 The results above show that 84% of sites greater than nine dwellings in Cambridge are being developed at a density above 50 DPH. 443 completed sites of nine dwellings or above were monitored in the 2013/14 year. (Cambridgeshire County Council [online], 2014). The average density of these sites is 86.2 DPH, a decrease of 42 DPH from the previous year.

### Target Based Policies

- 5.29 Three policies in this topic area have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities) as following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation, which requires disabled access to all properties.
- 5.30 **Policy 5/1 Housing Provision** - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999 – 2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan. This provides a target of 735 units per annum between 1999 – 2016 – further information on this target is available in Appendix J.
- 5.31 Dwelling completions from 1999/01 to 2013/14 show that to date 6,830 dwellings have been completed, leaving 5,670 dwellings to be completed in the remaining two years to 2015/16 in order to meet the target identified in Policy 5/1 Housing Provision.

Figure 6: Dwelling Completions 1999/00 – 2013/14

(Cambridgeshire County Council [online], 2014)<sup>9</sup>

<sup>9</sup> Due to recent information received from Cambridgeshire County Council, minor adjustments to completion figures for 2011/12 and 2012/13 have been made.

- 5.32 **Policy 5/5 Meeting Housing Needs-** The housing needs policy requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing. 24 planning applications were submitted relating to Policy 5/5 this year: one application was refused and so has not been evaluated. This left 23 sites to be assessed under the policy. The sites and their assessments are tabled below:

Site	Application	Assessment
Land Between Huntingdon Road And Histon Road (07/0003/OUT)	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units and associated infrastructure	The applicants have formally agreed to provide 40% affordable housing in line with the Local Plan Policy 5/5. However, this application is only outline and therefore could change at reserved matters.
Cambridge City Football Club, Milton Road (12/1211/FUL)	Proposed residential development of 138 dwellings.	This application shows provision of 40% affordable housing and therefore meets the policy criteria.
27 Benson Street (12/1072/FUL)	Construct basement flat under existing flats.	Not applicable - Under the threshold for affordable housing.
Garages To Rear Of 76 Abbey Road And 12 Riverside (13/0102/FUL)	Proposed conversion of existing lock-up garages to form 2, 1.5 storey dwellings	Not applicable - Under the threshold for affordable housing.
Land to the rear of 231-247 Milton Road (12/1537/FUL)	Erection of 13 no. dwellings (following demolition of no. 235 Milton Road)	Not applicable - Under the threshold for affordable housing..
19 Kathleen Elliott Way (13/0292/FUL)	Conversion of Housing Office to residential use (one bedroom flat).	Not applicable - Under the threshold for affordable housing.
1 Latimer Close (12/1598/FUL)	Demolition of 20 1-bedroom bed-sit flats and 26 garages. Erection of 20 family dwellings.	This application shows provision of 40% affordable housing and therefore meets the policy criteria.
89A Cherry Hinton Road (13/0804/FUL)	Construction of a 2-storey Passivhaus apartment block comprising two 2-bed apartments.	Not applicable - Under the threshold for affordable housing.
51 Barnwell Road (13/0776/FUL)	Demolition of 24, 1 bedroom bed-sit flats and 3 stores. Erection of 21, family dwellings	This application shows provision of 40% affordable housing and therefore meets the policy criteria.

Site	Application	Assessment
212 Peverel Road (13/1218/FUL)	Construction of 1, two bedroom, end terrace dwelling	Not applicable - Under the threshold for affordable housing.
Station Area Redevelopment Land Off Tenison Road (13/1041/S73)	Minor material amendments to outline planning permission reference 08/0266, comprising an alteration to conditions 4 and 5 to enable an increase in the height of Block C1/C2, a basement car park under Block D1 and minor adjustments to Blocks C1/C2, D1 and F1.	The decision with regard to housing mix was agreed through the previous application and therefore this application does not need to be monitored.
Marker 1 Kaleidoscope (Former Cambridge University Press Site) (13/0741/FUL)	Minor Material Amendment application to re-design Unit 337 to approved Marker 1 to convert apartments from single 2 bed duplex to 2 No.1 bed units.	Not applicable - Under the threshold for affordable housing.
Former Cambridge Water Company 41 Rustat Road (13/6001/S106BA)	Application under S106BA to vary the existing s106 Affordable Housing provision from 30% to 6%.	The applicants formally requested reduction of affordable housing provision from 30% to 6% to make the site viable. This is not in line with the Local Plan Policy 5/5. However in this instance, the policy has been superseded by the S106BA process.
Station Area Redevelopment Land Off Tenison Road (13/1034/REM)	Approval of reserved matters (appearance, layout, scale and landscape) for part of the Pink Phase of the CB1 Masterplan (ref:08/266/OUT), comprising Blocks C1, C2, D1 and F1 for 137 residential units.	The decision with regard to housing mix was agreed through the previous application and therefore this application does not need to be monitored.
104 Wulfstan Way (13/1053/FUL)	Single storey front extension and new dwellinghouse.	Not applicable - Under the threshold for affordable housing.
104 Wulfstan Way (13/1372/FUL)	Single storey front extension and new dwellinghouse.	Not applicable - Under the threshold for affordable housing.
83 Ramsden Square 13/1110/FUL)	Proposed new dwelling attached to existing property	Not applicable - Under the threshold for affordable housing.
81 Ramsden Square (13/0670/FUL)	Erection of one 2-bed dwelling.	Not applicable - Under the threshold for affordable housing.
62 Huntingdon Road	Demolition of existing coach house and erection of a 1-	Not applicable - Under the threshold for affordable housing.



Site	Application	Assessment
(13/1565/FUL)	bedroom two storey dwelling.	
6 Hooper Street (13/1465/FUL)	Erection of one 2-bed dwelling, and conversion of No.6 Hooper Street into two 2-bed flats together with cycle parking and associated hard and soft landscaping (following the demolition of the existing garage building present on site and part of the single store rear addition to No.6)	Not applicable - Under the threshold for affordable housing.
Chesterton House Church Street (13/1770/FUL)	Sub division of Chesterton House curtilage to form new planning unit, erection of single storey dwelling and associated infrastructure and works including new boundary wall. Alterations to existing boundary wall to form new vehicular and pedestrian entrance.	Not applicable - Under the threshold for affordable housing.
Chesterton House High Street Chesterton (13/1771/LBC)	Sub division of Chesterton House curtilage to form new planning unit, erection of single storey dwelling and associated infrastructure and works including new boundary wall. Alterations to existing boundary wall to form new vehicular and pedestrian entrance.	Not applicable - Under the threshold for affordable housing.
Bowes & Co 55 Burleigh Street (13/1676/FUL)	Construction of 3 self-contained two bedroom flats	Not applicable - Under the threshold for affordable housing.
Broadmeadows Manhattan Drive (13/1720/FUL)	Provision of an additional storey to the existing 3 storey building to provide 2 one-bedroom and 6-studio flats.	Not applicable - Under the threshold for affordable housing.

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

- 5.34 The introduction of Section 106BA through the Growth and Infrastructure Act 2013 allows applicants to apply to the local planning authority to vary affordable housing obligations on previously approved planning decisions on the grounds of viability. In the case of the Former Cambridge Water Company site at 41 Rustat Road, this application was successful and the level of affordable housing provision required was reduced. This change is not considered a failure of the policy itself, but a result of the implementation of the Growth and Infrastructure Act 2013.
- 5.35 **Policy 5/10 Dwelling Mix** - This policy sets out that on sites of 0.5 ha or more or 15 dwellings or more will be expected to provide a mix of dwelling sizes based on the number of bedrooms. The policy does not set any proportions for mix, however, Annex 2 to the Affordable Housing SPD (2008) includes key findings from the SHMA, which sets out a guide for new affordable housing provision. It goes on to note that the guidance “...will also be a material consideration in the determination of planning applications for the market housing element...” (Cambridge City Council, 2008, p5).
- 5.36 The guidance sets out the following mix: 50% 1 and 2 bedroom dwellings, but with no more than 10% 1 bed dwellings, 50% 3 bedroom or larger dwellings, but with no less than 20% 3 bed dwellings. Annex 2 of the SPD is caveated by reference to the site size, location and previous decisions.
- 5.37 There were 12 sites that related to Policy 5/10. The sites that have been assessed are listed below:

Site	Application	Assessment
Land Between Huntingdon Road And Histon Road (07/0003/OUT)	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units and associated infrastructure	This application is an outline application and therefore the final dwelling mix for the site has yet to be finalised.
Cambridge City Football Club, Milton Road (12/1211/FUL)	Proposed residential development of 138 dwellings.	The application shows a mix of 6 x 1-bed, 86 x 2-bed, 32 x 3-bed and 14 x 4-bed residential units. The Strategic Housing Manager at Cambridge City Council agreed in a committee report presented at Planning Committee on 6 February 2013 that the mix of housing types is in line with Annex 2 of the Affordable Housing SPD.

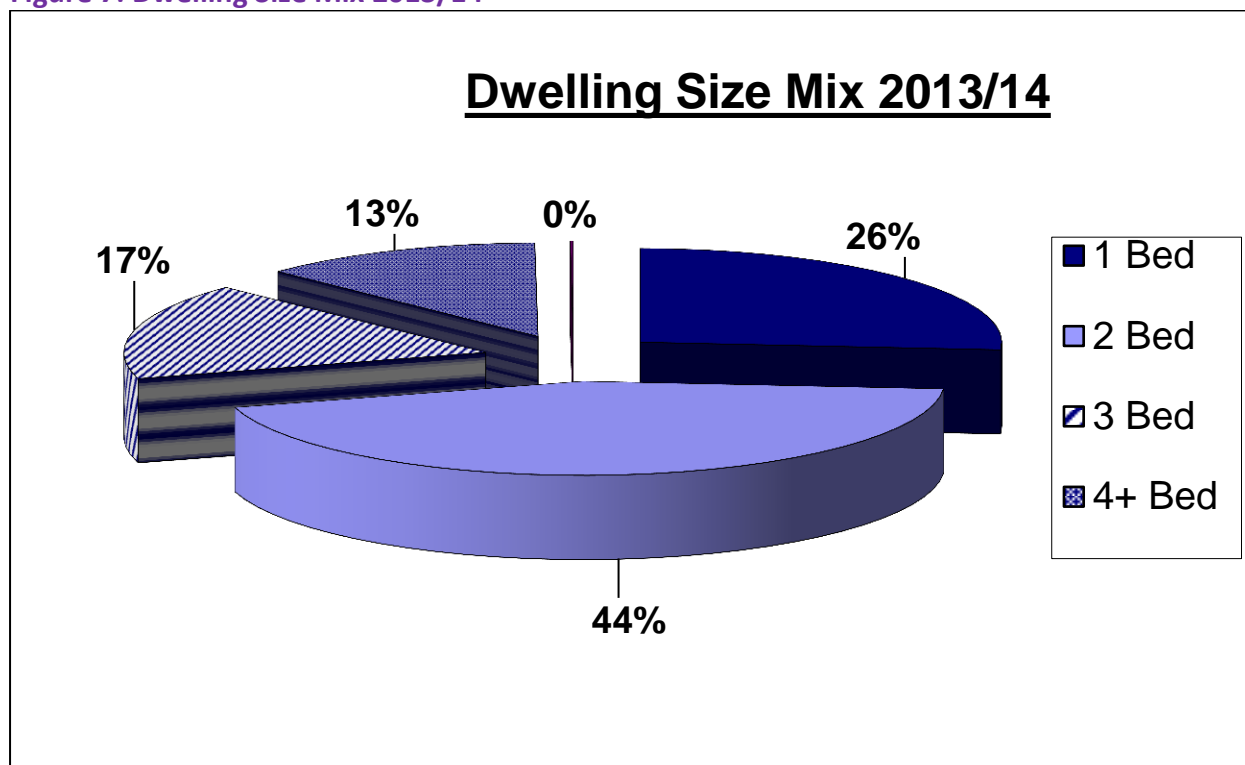
Site	Application	Assessment
51 Barnwell Road (13/0776/FUL)	Demolition of 24 x 1 bedroom bed-sit flats and 3 stores. Erection of 21 family dwellings	The application shows a mix of 2 x 1-bed units, 15 x 2-bed units and 4 x 3-bed units. The case officer noted at in their report (sent to planning committee on 7 August 2013) that the development provides a mix of house types of a size, layout and aspect to be desirable accommodation for future occupiers. All units have either a private garden, patio area or a balcony of generous depth. In addition, the apartments also benefit from a communal garden.
212 Peverel Road (13/1218/FUL)	Construction of 1, two bedroom, end terrace dwelling	Not applicable – under the threshold for this policy.
Clay Farm Development Site, (13/0751/REM)	295 new dwellings and associated landscaping, pursuant to outline approval 07/0620/OUT. Parcels 15, 17 (part) and 18 Clay Farm	The planning application provided a comprehensive breakdown of the housing mix and typology which was submitted to Joint Development Control Committee (Cambridge Fringe Sites) on the 21 August 2013. The housing mix was supported by the Cambridge City Council Housing Officer and BPHA (the affordable housing provider). In total 35 x 1-bed, 93 x 2-bed, 117 x 3-bed, 29 x 4-bed, 10 x 5-bed and 11 x 6-bed units were proposed.
Station Area Redevelopment Land Off Tenison Road (13/1041/S73)	Minor material amendments to outline planning permission reference 08/0266, comprising an alteration to conditions 4 and 5 to enable an increase in the height of Block C1/C2, a basement car park under Block D1 and minor adjustments to Blocks C1/C2, D1 and F1.	The decision with regard to housing mix was agreed through the previous application and therefore this application does not need to be monitored.
Station Area Redevelopment Land Off Tenison Road - Blocks C1/C2, D1 And F1 Of The CB1 Station Area Masterplan, (13/1034/REM)	Approval of reserved matters (appearance, layout, scale and landscape) for part of the Pink Phase of the CB1 Masterplan (ref:08/266/OUT), comprising Blocks C1, C2, D1 and F1 for 137 residential units (including 58 affordable units), along with associated car parking, cycle parking, electricity sub-station, landscaping, the Northern Residential Park and Station Road Open Space (part) and the Northern Access Road.	A report sent to planning committee for approval on 9 January 2014 noted the housing mix for this phase of the Station Area development is reflective of the housing mix envisaged at the outline stage. The key differences are the higher proportion of two bed units and the introduction of a limited number of three bed affordable units. At the outline stage, both the policy officer and the housing officer were supportive of the principle of bringing forward predominately two bed units. The mix of sizes

Site	Application	Assessment
		of private units is also comparable with the mix agreed in relation to the first residential phase.  This phase of the development comprises 24% 1-bed, 69% 2-bed and 7% 3-bed properties.
83 Ramsden Square Cambridge (13/1110/FUL)	Proposed new dwelling attached to existing property	Not applicable – under the threshold for this policy.
81 Ramsden Square Cambridge (13/0670/FUL)	Erection of one 2-bed dwelling.	Not applicable – under the threshold for this policy.
Chesterton House Church Street (13/1770/FUL)	Sub division of Chesterton House curtilage to form new planning unit, erection of single storey dwelling and associated infrastructure and works including new boundary wall. Alterations to existing boundary wall to form new vehicular and pedestrian entrance.	Not applicable – under the threshold for this policy.
Chesterton House High Street Chesterton (13/1771/LBC)	Sub division of Chesterton House curtilage to form new planning unit, erection of single storey dwelling and associated infrastructure and works including new boundary wall. Alterations to existing boundary wall to form new vehicular and pedestrian entrance.	Not applicable – under the threshold for this policy.
Broadmeadows Manhattan Drive (13/1720/FUL)	Provision of an additional storey to the existing 3 storey building to provide 2 x one bedroom and 6 x studio flats.	Not applicable – under the threshold for this policy.

5.38 These results show that the policy is working in relation to providing for a range of sizes of residential accommodation. In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management officers to discuss or illustrate a related issue.

- 5.39 Figure 7 shows the dwelling size mix of completed new dwellings in 2013/14. The total figure used is 1,369 and represents the gross number of new dwelling completions in the 2013/14 financial year as opposed to the net number of housing completions for this year (1,299), which has been used in Appendix D for the Housing Trajectory.

**Figure 7: Dwelling Size Mix 2013/14**



(Cambridgeshire County Council [online], 2014)

### Public Houses

- 5.40 During the latter part of 2013, the former Unicorn pub in Cherry Hinton re-opened following extensive refurbishment. Cambridge's most recent new pub – The Pint Shop – opened on Peas Hill. Two further planning applications were granted consent that would lead to the re-introduction of a pub use: The Royal Standard on Mill Road; and The Seven Stars on Newmarket Road. The redevelopment of the Queen Edith pub site has begun, which when completed, will lead to a brand new pub.
- 5.41 Last year's AMR (paragraphs 5.9 and 5.10) reported the demolition of the former Dog and Pheasant/Saigon City in Chesterton and the Rosemary Branch in Cherry Hinton. Both of these were located outside a conservation area and could therefore be demolished under current permitted development rights. In early 2014, the council responded with the introduction of Article 4 Directions on 18 public house sites located outside conservation areas. This removed their right to demolition without planning permission.
- 5.42 Overall, while the number of safeguarded public house sites has decreased from 107 in 2012 to 102 in 2014, the number of closed pub sites has also decreased from

fifteen to six sites. Of these six sites, three are expected to re-open over the next 12-18 months. The replacement Queen Edith pub is already under construction, while two approved planning consents should lead to the opening of a pub facility on each site. Despite a reduction in the number of safeguarded sites, the reduced vacancy rates within those remaining safeguarded sites (including those where the pub use is expected to return through the planning system) would indicate a revival in Cambridge's pub market. This also means that while some safeguarded sites remain empty/vacant (three in total) there is no evidence to suggest these are unviable as a public house. Therefore, in order to plan positively for a pub's valued and clearly viable use in Cambridge, there is a clear need to retain these vacant sites to allow the local market to expand/grow. This matter is addressed by the council's Interim Planning Policy Guidance on Public Houses which preceded the drafting of Policy 76: Protection of public houses in the Local Plan 2014: Proposed Submission.

## Conclusions and Actions

- 5.43 In 2014, the council revised its Affordable Housing Supplementary Planning Document, the SPD has been prepared to support Policy 45: Affordable housing and dwelling mix in the Cambridge Local Plan 2014: Proposed Submission. The draft Affordable Housing SPD was publicly consulted upon between 2 June 2014 and 14 July 2014. The draft Affordable Housing SPD was then submitted as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will expect to formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014.
  
- 5.44 The council currently has a predicted 170% of its five-year supply target (Using the Liverpool method and a five percent buffer see paragraphs 5.12 onwards). When monitoring the housing trajectory against the Local Plan 2014: Proposed Submission housing target, this equates to 8.49 years' supply when measured against the five-year supply target of 700 dwellings per year.
  
- 5.45 The Housing Trajectory identifies potential new developments (with planning permission) over 10 dwellings, Local Plan 2006 Allocated Sites and urban extensions. Sites identified in the Local Plan 2014: Proposed Submission and associated predicted windfall completions have been included in the housing trajectory to demonstrate how the council will meet the objectively assessed housing need target of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014). Evidence in this chapter demonstrates that there is an adequate housing supply in relation to the proposed Local Plan 2014: Proposed Submission housing target for the period to 2030/31. There is a period of acceleration between 2013/14 and 2021/22, as the urban extensions are developed, after this new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. A more detailed breakdown of the housing trajectory can be found in Appendix D.

## Enjoying Cambridge

- 6.1 Shopping, leisure and tourist attractions all have an important part to play in serving those who live, work and study in Cambridge and those visiting the world renowned city.
- 6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street, which contains The Grafton. The historic centre has undergone considerable redevelopment over recent years with the construction and opening of Christ's Lane and the Grand Arcade.
- 6.3 The city is a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the Cambridge Folk Festival, Pop in the Park and Summer in the City are hosted on the open spaces throughout the city.
- 6.4 Tourism plays a key role in the city's economy. However, the council has a policy of managing rather than promoting tourism. Cambridge has a lot to offer visitors, but as well as bringing economic benefits; they contribute to existing pressures, such as increasing the level of traffic congestion.

## Use of Policies

- 6.5 Policy 6/10 Food and Drink Outlets, was the most used policy (17 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. In many cases this policy was used where there was a change of use application to an A3 (restaurant and café) or an A5 (hot food take-away) use. Policy 6/2 New Leisure Facilities was used 12 times and Policy 6/6 Change of Use in the City Centre was used 9 times.

## Issues to Consider

- 6.6 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas. Designed to protect and enhance specific retail areas in Cambridge. A brief summary of the policies is listed below:
  - Policy 6: Hierarchy of centres and retail capacity – This policy directs retail and other town centre uses to the retail centres based on a predetermined hierarchy. Any retail development proposed outside the retail centres must be subject to a retail impact assessment.
  - Policy 9: The City Centre – This policy guides development in the City Centre.
  - Policy 10: Development in the City Centre Primary Shopping Area - In the primary shopping area (in the City Centre), proposals for new retail use (A1) will be supported. Proposals for other centre uses, as defined through a table in this policy, will be supported according to definitions provided within the policy.

- Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change - the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.
- Policy 21: Mitcham's Corner Opportunity Area - Development proposals within the Mitcham's Corner opportunity area will be supported if they promote and coordinate the use of sustainable transport modes, contribute to the creation of a sense of place, and deliver local shops and services.
- Policy 23: Mill Road Opportunity Area - Development proposals within the Eastern Gate Opportunity Area, will be supported if they enhance the character of the area, improve connectivity and increase activity.

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

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

### Other Indicators

BD4		Amount of completed floorspace (sqm) 2013/14 in Cambridge			
		A1	A2	B1 (a)	D2
Town Centre	Gains	62	0	267	0
	Losses	-854	-76	-5,939	0
	Net	-792	-76	-5,672	0
Local Authority Area	Gains	3,410	55	5,730	11,786
	Losses	-4,443	-268	-10,058	-360
	Net	-1,033	-213	-4,328	11,426

(Cambridgeshire County Council [online], 2014b)

6.8 A1 figures are for net tradable floorspace (sales space). Floorspace for the rest of the use classes is gross. The table shows losses of floorspace in A1 and A2 uses (See Appendix H for a Use Classes Order summary). These are mostly changes of use to other A classes such as food and drink establishments (particularly A3 and A5), however some were as a result of conversion to residential. These uses (A3) are becoming increasingly popular in the City Centre and other centres, and they help to add to vitality and viability of the area. However, there also needs to be a balance with shops and facilities which are useful to local residents, particularly in the District and Local Centres.

6.9 Losses in the B1a use class are mostly as a result of changes to Compass House on Newmarket home (13/0992) and Demeter House on Station Road in line with the CB1 Station area redevelopment.



- 6.10 A large proportion of the increase in D2 use is down to a sports pavilion erected on land adjacent to Rutherford Road as part of planning application 11/0818/FUL. The sports pavilion covered 8,280 sqm.
- 6.11 Total retail space in the City Centre (defined as the Historic Core, Fitzroy and Burleigh Street and The Grafton) is identified in the Cambridge Retail and Leisure Update 2013 as having 216,916 sqm (gross) floorspace, split as follows:

**Figure 8: Cambridge City Centre Composition**

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

(GVA [online] 2013)

### Conclusion and Actions

- 6.12 Evidence base produced to inform the creation of the Local Plan 2014: Proposed Submission and issues identified with policies highlighted in previous AMRs have been used to refine and create new retail policies. More information on the progress of the local plan can be found in Chapter 11.
- 6.13 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas.

## Working and Studying in Cambridge

- 7.1 The Working & Studying chapter of the local plan relates to the key areas of the city's economy. The policies in this chapter allow the city to develop and be shaped in a way that will provide a sustainable economy.
- 7.2 The city is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of the Open University. Just over 29,000 students study at the two universities in Cambridge (See Appendix A).
- 7.3 Language schools also make an important contribution to the city's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50 million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2011).

## Use of Policies

- 7.4 Nine of the eleven policies within the Working and Studying chapter have been used by Development Management during the year. Policy 7/1 Employment Provision was used on 12 occasions. Policy 7/3 Protection of Industrial Storage Space was used 8 times.
- 7.5 Policy 7/4 Promotion of Cluster Development and Policy 7/9 Student Hostels for Anglia Ruskin University have not been used this year. The use of these policies are very dependent upon the type and location of applications that have been submitted during the monitoring year.

## Issues to Consider

- 7.6 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the new local plan looks at protecting all business employment space through Policy 41: Protection of Business Space. Evidence suggests that there is a need to protect employment land from pressure to redevelop for other uses e.g. residential use.
- 7.7 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policy 7/2 was used to protect land for the expansion of the research and development sectors (R&D), evidence now suggests that there is now an adequate supply of R&D land and therefore, the scope of this policy has been changed to deal with a wider variety of business uses.
- 7.8 In relation to the provision of student accommodation, Cambridge has seen significant provision of new student accommodation since 1 April 2011. Between 1 April 2011 and 31 March 2014, 1,056 student units (net) were completed. At 1 April 2014, there were a further 1,698 student units (net) with planning permission, but not yet built. Furthermore, between April and September 2014, a further 379 student units (net) obtained planning permission. This provides a total of 3,133 student units built or with planning permission by September 2014. The council

recognises that the NPPG states “All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market.” The council has begun to gather data on how to meet this requirement of the NPPG, but has not yet concluded on this work.

- 7.9 No policies have been identified for target based monitoring at present. The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). The B-use elements of this job growth (8,800 jobs) would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land (net).

## Other Indicators

Business Completions 2013/14						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	0	0.00	-168	-0.02	152	0
B1a	5,730	13.23	-10,058	-4.44	2,318	40.5%
B1b	0	0	-1,300	-0.26	0	0%
B1c	539	0.31	-1,004	-0.44	539	100%
B2	2,361	0.43	-3,616	-0.18	2,361	100%
B8	1,296	0.22	-6,725	-1.16	1,296	100%
Total	9,926	1.65	-22,871	-6.50	6,514	65.6%

Employment land lost to residential B1-B8 (ha)	-0.70
Land lost in Employment/Regeneration areas B1-B8 (ha)	-1.22

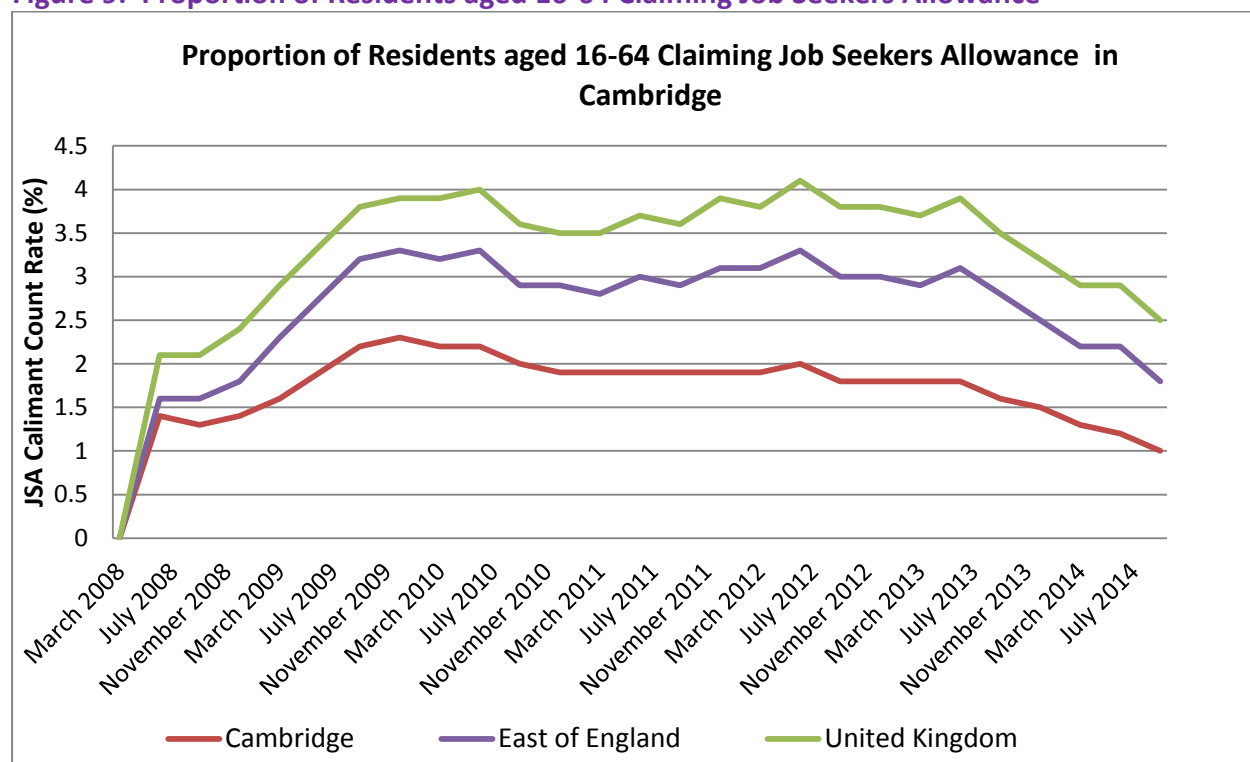
Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
<b>Data spans 01/04/2013 to 31/03/2014</b>

(Cambridgeshire County Council [online], 2014b)

- 7.10 Overall there have been gains in employment floorspace of 9,926 sqm this year (2013/14) and losses of 22,871 sqm. Most development has taken place on previously developed land. Only 0.7 hectares were lost to residential. Currently

there is 7,267 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started. 18,903 sqm of B1 to B8 Employment land is under construction and 179,728 sqm of B1-B8 development has outline planning permission.

**Figure 9: Proportion of Residents aged 16-64 Claiming Job Seekers Allowance**



(Official Labour Market Statistics cited in Nomis [online], 2014)

- 7.11 Important note - Percentages in figure 9 show claimants as a proportion of the resident population of the same age. Previously it showed claimants as a percentage of all claimants

## Conclusion and Actions

- 7.12 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the new local plan looks at protecting all business employment space through Policy 41 – Protection of Business Space.
- 7.13 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space.
- 7.14 Overall there have been gains in employment floorspace of 9,926 sqm this year (2013/14) and losses of 22,871 sqm. Most development has taken place on previously developed land. Only 0.7 hectares were lost to residential. Currently there

is 7,267 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started. 18,903 sqm of B1 to B8 Employment land is under construction and 179,728 sqm of B1-B8 development has outline planning permission.

## Connecting and Servicing Cambridge

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

### Use of Policies

- 8.2 Three policies were identified by Development Management as being key policies: Policy 8/2 Transport Impact (171 uses), Policy 8/6 Cycle Parking (212 uses) and Policy 8/10 Off Street Parking (189 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.
- 8.3 Policy 8/15 Mullard Radio Astronomy Observatory was not used this year. The policy addresses the potential effect of new development proposals on the Mullard Radio Astronomy Observatory. The Observatory is susceptible to many forms of interference; specifically electrical interference, microwave interference from telecommunications masts and equipment, light pollution and mechanical vibration from domestic, industrial plant and other sources such as the movement of vehicles, including aircraft. No development applications have come forward that could potentially affect the Observatory and therefore the policy has not been used.
- 8.4 Policy 8/12 Cambridge Airport was not used during the monitoring year, whilst Policy 8/13 Cambridge Airport Public Safety Zone was used once. The use of these policies are highly dependent upon the nature and location of applications submitted within the monitoring year. This policy remains a useful part of the planning policy framework. Policy 8/13 is mostly used at pre-application stage and therefore is still a valuable policy.
- 8.5 In 2013, the council received new mapping data from Marshall which addressed the air safeguarding zones which are referred to in the supporting text to Policy 8/13 of the 2006 Local Plan. This data provided new constraints information which informs pre-application advice, decision-making and has informed the creation of a new policy in the Cambridge Local Plan 2014: Proposed Submission - Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding Zones.

### Issues to Consider

- 8.6 The consultation on the A14 Cambridge to Huntingdon Improvement scheme closed on 13 October 2013. The proposed scheme involves improving the A14 trunk road between Cambridge and Huntingdon, together with widening works on the A1 between Alconbury and Brampton over a total length of approximately 25 miles. The preferred route for the scheme was announced in late 2013. In December 2013, the Government removed tolling from the proposal. Further information on the progress of this scheme can be found at: <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>. Work to widen the A14 between Girton and Histon junctions is currently underway.



- 8.7 Planning permission has been granted to build Cambridge Science Park Station. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The railway station will provide a huge boost for the local economy, and will kick-start development and the creation of jobs by improving accessibility and journey times. The station is due to open in 2016. Further information on the progress of this scheme can be found at: [http://www.cambridgeshire.gov.uk/info/20051/transport\\_projects/62/cambridge\\_science\\_park\\_station](http://www.cambridgeshire.gov.uk/info/20051/transport_projects/62/cambridge_science_park_station)
- 8.8 Work to connect the Guided Busway to the Science Park Station started in July 2014. Most of this work will take place away from public roads. However the existing junction with the Busway on Milton Road is currently being altered, which will enable buses to cross straight over Milton Road.

**Figure 10: Aerial view of Cambridge Science Park Station.**



([http://www.cambridgeshire.gov.uk/info/20051/transport\\_projects/62/cambridge\\_science\\_park\\_station](http://www.cambridgeshire.gov.uk/info/20051/transport_projects/62/cambridge_science_park_station))

- 8.9 Cambridgeshire County Council has been successful in securing £4.1 million of investment from the Department for Transport's Cycle City Ambition Grant, to achieve a transformational increase in the level of cycling in the Cambridge City Region. This funding will complement the local contribution of another £4.1 million from Cambridgeshire private and public sectors. The bid for the Greater Cambridge Cycle City project (GC3) was developed with the Cambridge City Region partners, including Cambridge City Council, South Cambridgeshire District Council and other stakeholders, for example, Cambridgeshire Public Health. The package of proposed schemes is described in the application form (section B4). The funding

announcement was made on 12 August 2013 and the Government funding will be spent by March 2015. However, the GC3 project will continue beyond 2015 to achieve the long term cycling ambition in Cambridgeshire. The funding is being used to improve transport on Trumpington Road, Huntingdon Road and Hills Road.

- 8.10 The Department for Transport is aiming to devolve funding for Major Transport Schemes to Local Transport Bodies (LTBs) from April 2015 onwards. Cambridgeshire County Council is working with Peterborough City Council and Rutland County Council to set up an LTB for Cambridgeshire, Peterborough and Rutland.
- 8.11 Cambridgeshire County Council secured £1.7 million worth of funding from the Department for Transport's Better Bus Area Fund. The aim of the fund is to increase bus patronage in busy urban areas, to help deliver the Department for Transport's aims of creating growth and cutting carbon emissions. To date the following projects have been completed:
- Citi 1 and Citi 2 bus services have been rerouted to improve journey times and reduce levels of emissions;
  - 11 additional new buses added to the Stagecoach Citi 2 fleet;
  - A survey of bus route options has been undertaken to minimise delays in Cambridge;
  - 500 additional parking spaces have been provided at the Babraham Park and Ride Site.
- 8.12 Projects outlined for completion in 2014 include:
- Newmarket Road / Barnwell Road roundabout capacity improvements;
  - New taxi rank system at St Andrews Street;
  - Installation of bus priority equipment at signalised junctions;
  - Improved road layout on Histon Road and Jesus Lane to improve journey times across Cambridge;
  - Online top-up made possible, and other improvements, to the Busway smartcard.

For more information on the Better Bus Area Fund visit:  
[http://www.cambridgeshire.gov.uk/info/20051/transport\\_projects/519/better\\_bus\\_area\\_fund](http://www.cambridgeshire.gov.uk/info/20051/transport_projects/519/better_bus_area_fund)

- 8.13 Other current funded projects include safety improvements to the roundabout at Radegund Road. This is being funded through a variety of sources:
- £240,000 from the Department for Transport's Cycle Safety Fund.
  - £103,000 from Cambridge City and Cambridgeshire County Council's joint cycleways budget.
  - £70,000 from the European Bike Friendly Cities project.
- 8.14 Cambridgeshire County Council recently updated the third Local Transport Plan (LTP3) in order to reflect new data and the changing local context in terms of development plans. This updated document was consulted on in June-July 2014 and was endorsed by Cambridgeshire County Council's Economy and Environment



Committee on 25 November 2014. The Local Transport Plan is a statutory document which sets out the transport objectives, policies and strategy for the county.

- 8.15 Forming part of the core documents of the Cambridgeshire Local Transport Plan 2011 - 2031, the County Council recently consulted upon the Long Term Transport Strategy. This strategy contains more detail on major transport schemes and services that may be needed to support housing growth and the local economy to 2031. The Long Term Transport Strategy was also endorsed at the County Council's Economy and Environment Committee on 25 November 2014.
- 8.16 Supporting the delivery of the Cambridgeshire Local Transport Plan, a Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) was adopted by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council on 4 March 2014. The consultation on the draft strategy ran from 19 July to 14 October 2013. The emphasis of the strategy is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.

### Target Based Policies

- 8.17 Policy 8/16 Renewable Energy in New Developments dictates that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources. The policy was used 29 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions to planning permissions. However, there needs to be further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives. At present, it is unclear whether schemes being implemented are generating the levels of renewable energy that were modelled at the planning application stage, and there can be a considerable difference between predicted generation and installed generation.
- 8.18 The Local Plan 2014: Proposed Submission has not carried forward the percentage renewable approach as in the 2006 Local Plan, favouring instead a carbon reduction method. This method allows for a hierarchical approach to reducing carbon emissions, and is contained in Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use.

### Other Indicators

**Environmental Quality****E3 Renewable energy generation**

	<b>Installed Capacity (MW) 2013/14</b>	<b>Potential Sites - Installed capacity (MW) at 31/03/2014</b>
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0040	0.7596
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group, 2014)

8.19 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge provided by Cambridgeshire County Council. This monitoring information looks at non domestic installations.

8.20 Data from the Feed in Tariff Statistical Report for 2013/2014 (see Appendix E), shows that between April 2013 and March 2014, there were 2 commercial, 88 domestic and 3 community installations of photovoltaic panels and domestic installation of Micro CHP plant (combined heat and power). The Feed in Tariff identifies more sites than the county council monitors, as the data includes installations that did not need planning permission. However, the data is only available down to the first half of the postcode level, therefore some sites will not have been monitored. While this monitoring is helpful in tracking renewable installations in Cambridge, it still does not capture all information about the installed renewable energy capacity of the city. It is also not clear whether this captures information regarding the renewable technologies being installed to meet the requirements of Policy 8/16 of the local plan, or those installations that do not require planning consent. For example, many householder installations will not require planning consent, and since the introduction of the Feed in Tariff, installation rates have increased.

8.21 The table below shows the amount of new residential development within 30 minutes public transport and/or walking distance of key services.

Accessibility of Services	
<b>Amount of completed new residential development (within the 2013/14 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.</b>	
Key Service	% of population who are within 30 minutes public transport or walking time of Key services
GP Surgery	100%
Hospital with A & E	97.5%
Hospital with Outpatients	97.5%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	98%

(Source: Cambridgeshire County Council Research Group)

- 8.22 Only a very small proportion of the dwellings completed are situated more than thirty minutes away from key services by public transport and/or walking, these results are unsurprising due to the compact nature of the city. As the growth areas in the city are developed, access to such facilities will need to be assessed to determine what facilities may be needed in the future. 95.4% of the resident population in Cambridge are within thirty minutes of all key services and 21.8% are within fifteen minutes of all six key services when using public transport and/or walking.

## Conclusion and Actions

- 8.23 Data from the Feed in Tariff Statistical Report for 2013/2014 (see Appendix E), shows that between April 2013 and March 2014, there were 2 commercial, 88 domestic and 3 community installations of photovoltaic panels and domestic installation of Micro CHP plant (combined heat and power).
- 8.24 A Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) was adopted by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council on 4 March 2014. The consultation on the draft strategy ran from 19 July to 14 October 2013. The emphasis of the strategy is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.
- 8.25 Cambridgeshire County Council submitted a planning application for Cambridge Science Park Railway Station on 28 June 2013. Planning permission has now been granted to build the railway station, a direct bus link from the Busway to the station and foot and cycleways to nearby roads. Construction of the Busway link to the railway station started in July 2014.
- 8.26 The consultation on the A14 Cambridge to Huntingdon Improvement scheme closed on 13 October 2013. The proposed schemes involves improving the A14 trunk road

between Cambridge and Huntingdon, together with widening works on the A1 between Alconbury and Brampton, over a total length of approximately 25 miles. The preferred route for the scheme was announced in late 2013. In December 2013, the Government removed tolling from the proposal.

## Areas of Major Change

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

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

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

## Cambridge East

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

- 9.6 In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure in the district of South Cambridgeshire. The landowner has indicated that, subject to securing outline planning permission in early 2015, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.
- 9.7 Land at Coldham's Lane has been allocated in the Local Plan 2014: Proposed Submission with a potential capacity of 57 dwellings and Land North of Cherry Hinton Road has been identified as having a potential capacity of 351 dwellings (see two site entries against site number 9.01 in the Housing Trajectory Appendix D). Land at Coldham's Lane has recently obtained planning permission for residential development, subject to completion of a Section 106 agreement.
- 9.8 Appendix F shows indicators that will be monitored once development is underway.

### Southern Fringe

- 9.9 The Southern Fringe is split into the following:

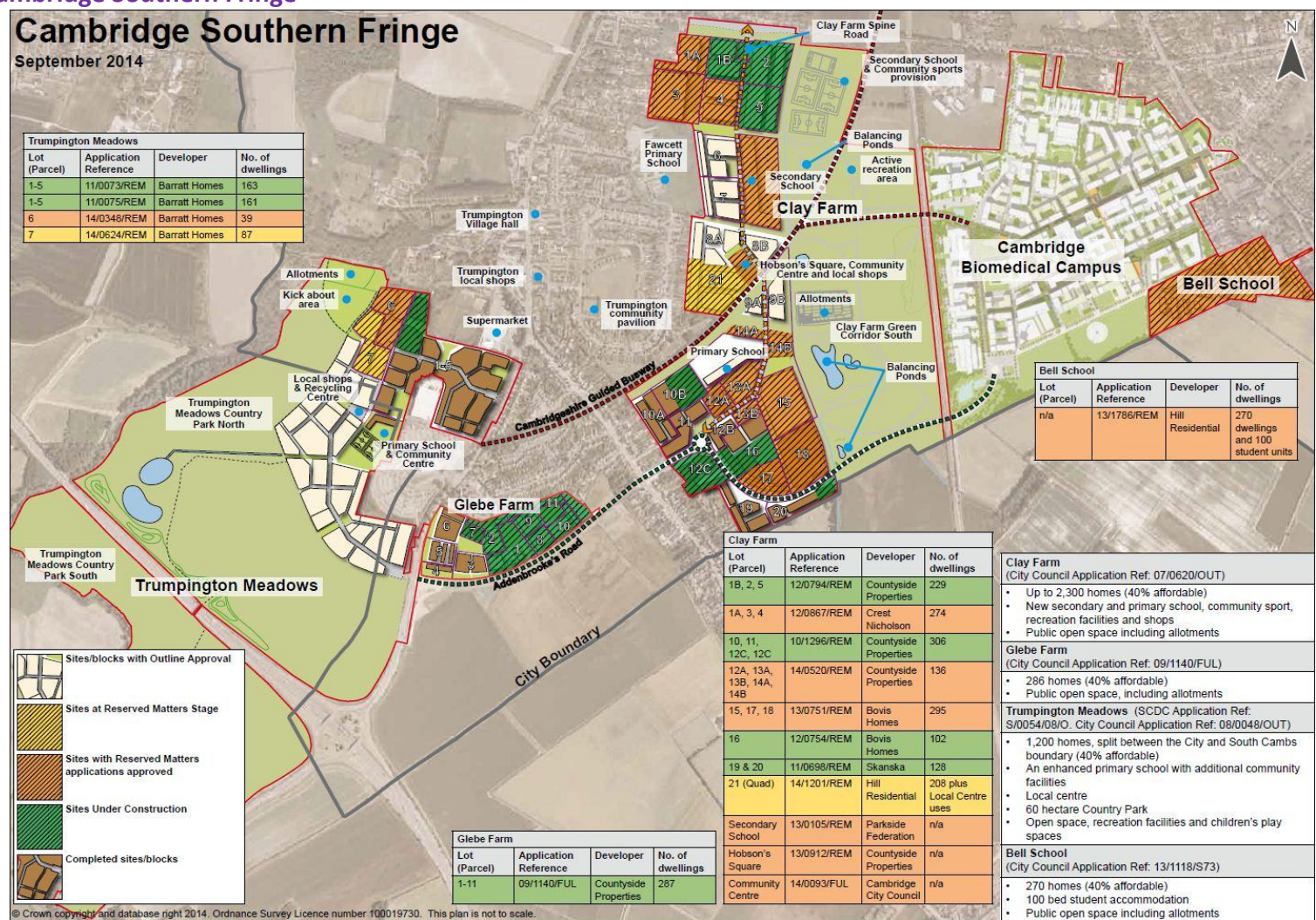
**Figure 11: Southern Fringe**

Site	Description	Progress
Cambridge Biomedical Campus (including Addenbrooke's Hospital)	Clinical and biomedical /research and development set to create 9,000 jobs.	Applications approved: <ul style="list-style-type: none"> <li>Cambridge Biomedical Campus (06/0796/OUT)</li> <li>Multi-storey Car Park (11/0780/REM): Completed June 2014.</li> <li>The Forum development – hotel, conference centre, learning centre, retail (14/0120/FUL)</li> <li>LMB Building (07/0651/FUL) – Completed and occupied</li> <li>Helipad (10/0094/FUL): Operational</li> <li>Southern Spine Road (12/1304/REM): Under construction. To open Dec 2013</li> <li>Energy Innovation centre approved (C/05009/12/CW)</li> </ul>
Clay Farm	Up to 2,300 dwellings new secondary and primary schools, community, sport and recreation facilities,	Reserved matters applications approved: <ul style="list-style-type: none"> <li>10/1296/REM for 306 dwellings</li> <li>11/0698/REM for 128 dwellings.</li> <li>12/0754/REM for 102 dwellings.</li> <li>12/0794/REM for 229 dwellings</li> </ul>

Site	Description	Progress
	local shops, public open space, roads, footpaths, cycleways and crossings of Hobson's Brook (07/0620/OUT)	<ul style="list-style-type: none"> <li>• 12/0867/REM for 274 dwellings</li> <li>• 13/0751/REM for 295 dwellings</li> <li>• 13/0105/REM for Secondary School</li> <li>• 14/0520/REM for 136 dwellings</li> <li>• 14/0093/REM for community centre</li> <li>• 13/0912/REM for a public square</li> </ul> <p>Construction is now underway on the majority of these.</p>
Trumpington Meadows (Monsanto)	Approximately 1,200 dwellings, with 40% affordable housing, a primary school with community facilities, local shops, children's play areas and multi-use games area, allotments, footpaths and cycleways and a 60 ha country park (split between Cambridge and South Cambridgeshire District Council)	Reserved matters applications approved – 11/0073/REM is for 164 dwellings that are wholly within Cambridge City Council boundary 11/0075/REM is for 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. Construction is now underway.
Bell School	270 dwellings and 100 bed Student accommodation, public open space, allotments footpaths and cycleways	13/1786/REM approved 16 April 2014..
Glebe Farm	286 dwellings including 40% affordable housing, open space, allotment provision and landscaping	09/1140/FUL approved August 2010. Construction is now underway.



Figure 12: Cambridge Southern Fringe



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<sup>10</sup> Source: <https://www.cambridge.gov.uk/growth>



- 9.10 Construction is now well underway at Trumpington Meadows, Clay Farm and Glebe Farm, with the first occupations in Trumpington Meadows in August 2012, Glebe Farm in September 2012 and Clay Farm in May 2013. Further progress on the number of completed residential units can be found in the housing trajectory in Appendix D.
- 9.11 In 2014, reserved matters applications were submitted 14/0348/REM for 39 dwellings and 14/0624/REM for 87 dwellings at Trumpington Meadows, these are currently under consideration.
- 9.12 Application 13/1786/REM was approved on 16 April 2014 for 270 dwellings and 100 bed student accommodation at the Bell School site.
- 9.13 Further applications are likely to come forward for the remaining parcels of land at Clay Farm and Glebe Farm
- 9.14 Trumpington Meadows Primary School (county council application S/00506/CC) opened in September 2013. The secondary school is due to open in 2015. An extension for Fawcett Primary School (county council application C/05/0005/13/CC) was approved in February 2014.
- 9.15 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 17: Southern Fringe Areas of Major Change.

#### **Cambridge Biomedical Campus**

- 9.16 A new full application (14/0120/FUL) for the Forum, which comprises a private hospital, hotel, conference centre and development and learning centre was approved at Planning Committee on 30 April 2014.
- 9.17 A Reserved Matters application was submitted on 13 October 2014 on behalf of AstraZeneca, a biopharmaceutical company, for a substantial area of the land with consent for research and development under 14/1633/REM.
- 9.18 A Reserved Matters application for the relocation of Papworth Hospital was submitted on 5 September 2014 under 14/1411/REM. The application is pending decision by the council.
- 9.19 The multi-storey car park approved under 11/0780/REM is at the southern corner of the current Addenbrooke's campus off Robinson Way. Initially it will be used to replace existing surface car parking to allow the Forum development. Ultimately, the car park will also serve the new Papworth Hospital. Development was completed in June 2014.
- 9.20 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change.

### Northern Fringe East

- 9.21 The spatial strategy in the current local plan (2006) identifies this area for a high density mixed use development around a new railway station and transport interchange at Chesterton Sidings and adjoining land within the city. An application is scheduled to be determined in December 2013 for new station and transport interchange, to be called Cambridge Science Park Station (county council application C/05001/13/CC). Planning permission has now been granted to build the railway station, a direct bus link from the Busway to the station and foot and cycleways to nearby roads. Construction of the Busway link to the railway station started in July 2014.
- 9.22 Following subsequent viability studies, the Local Plan 2014: Proposed Submission has allocated the site for mainly employment-led development through Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change. An Area Action Plan is being developed jointly with South Cambridgeshire District Council. More information can be found on this subject in Chapter 11.

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

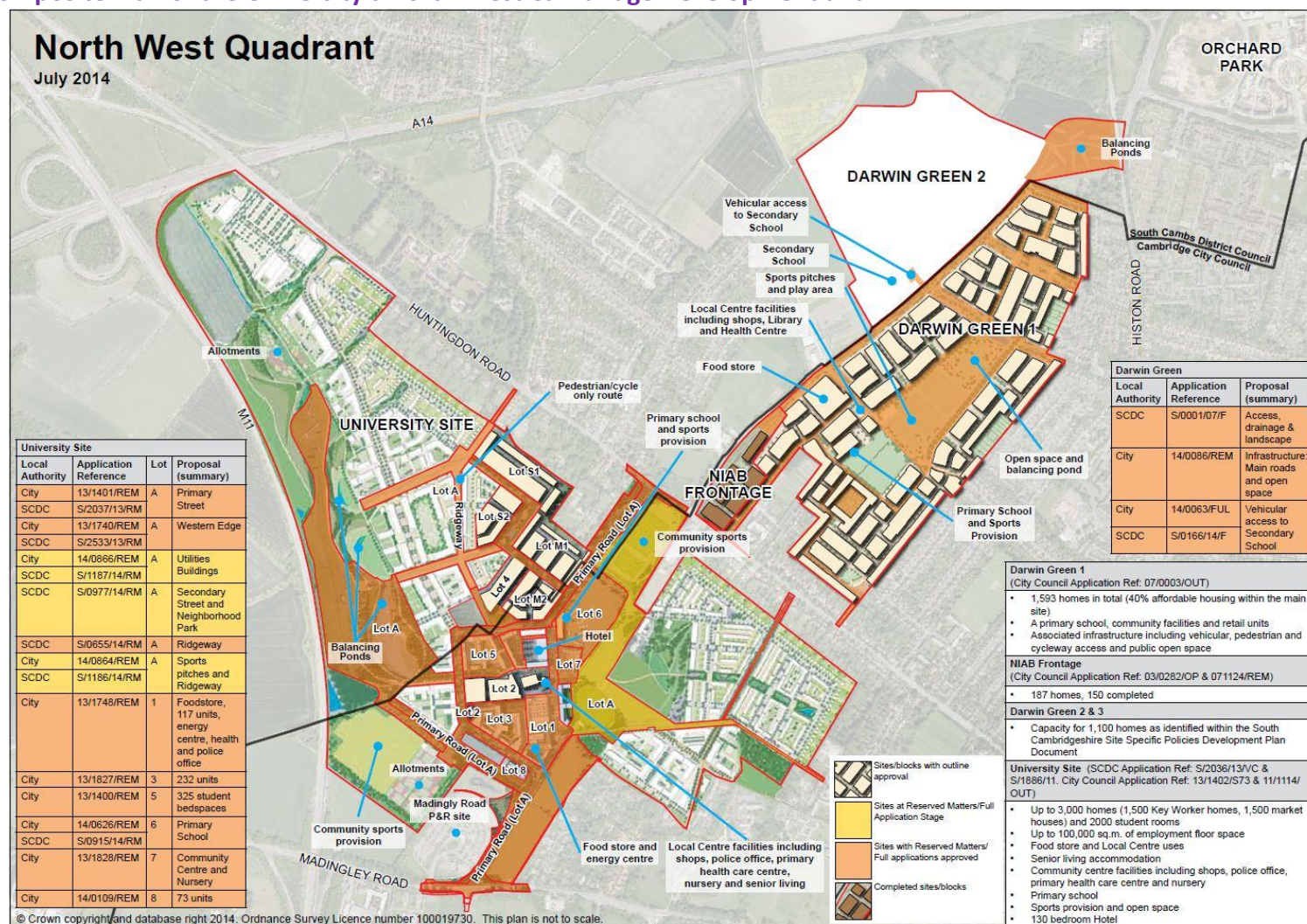
- 9.23 The 2009 North West Cambridge Area Action Plan identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of the University of Cambridge. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.
- 9.24 The outline application (11/1114/OUT) (and sister application for the area in SCDC S/1886/11) was approved by the Joint Development Control Committee in August 2012, subject to the completion of a Section 106 agreement which was signed in February 2013. Strategic conditions have been discharged. The applications include 1,500 private market homes, 1,500 key worker homes, 2,000 student bedspaces, 100,000 sqm of employment floorspace, 5,300 sqm gross retail floorspace, 6,500 sqm for a residential institution e.g. a care home; a Community Centre, Police Office, Primary Health Care; Primary School, Nurseries, Indoor Sports Provision and Open Space and a 130 room hotel.
- 9.25 The following applications have also been approved and groundworks is currently underway:
- 13/1748/REM - Reserved matters application for a foodstore (2000sqm net, Use class A1) and retail space (use class A1- A4), 117 residential units, comprising 41 one bedroom key worker units and 76 two bedroom key worker units, a primary health care centre (Use class D1), a police office (Use

class B1), a district heating energy centre, access roads, including bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures;

- 13/1827/REM - Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for 232 residential units, including 87 one bedroom key worker units and 140 two bedroom key worker units and 5 four bedroom shared key worker units, including a semi-basement car park and cycle parking, a flexible community space, residential car parking courts for wider local centre uses and the adjacent access Lane from the primary street to the residential courts, landscaping, utilities and associated ancillary structures;
- 14/0109/REM - 73 residential units, including 20 one bedroom key worker units and 53 two bedroom key worker units, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure pursuant to 13/1402/S73.

9.26 Appendix G shows indicators that will be monitored once development is underway.

Figure 13: Composite Plan of the University's North West Cambridge Development and NIAB



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<sup>11</sup> Source: <https://www.cambridge.gov.uk/growth>



### NIAB (Land Between Huntingdon Road and Histon Road)

- 9.27 *Land between Huntingdon Road & Histon Road (NIAB 1, also known as Darwin Green)* – the outline application for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement, which was signed on 18 December 2013.
- 9.28 The first reserved matters application (14/0086/REM) was has been approved and is currently under consideration. The work currently being undertaken includes site infrastructure, access roads, pedestrian and cycle paths, services across the site, allotment and public open spaces. Applications for the first phases of residential development, the Local Centre, the supermarket and primary school will follow.
- 9.29 *NIAB Frontage* – The reserved matters application was approved by the JDCC in May 2008 for 187 dwellings. Construction on the frontage site commenced in 2010 and 153 homes have been completed and are now occupied. The remaining 30 homes are estimated to be completed in 2025/26. See Appendix D – Housing Trajectory for completion figures.
- 9.30 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 19: NIAB 1 Area of Major Change.

### Station Area

- 9.31 The major redevelopment of Cambridge's station area, reported to be worth £850 million, received outline approval in April 2010 (application 08/0266/OUT).
- 9.32 In August 2010, a reserved matters application (10/0810/REM) was submitted. This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide 511 student units in four blocks, two facing the bus interchange, two close to Hills Road and two shops fronting Hills Road and the bus only link road. In association with the submission, applications were also made to seek non-material amendments to the parameter plans approved under the outline planning permission. These related to the use of the upper floors of 125 Hills Road and the basements and footprints of the buildings. This was approved at Planning Committee in October 2010. This is now completed.
- 9.33 A reserved matters submission for the erection of an office building at the junction of Station Road with Tenison Road was submitted in August 2010. Application 10/0797/REM sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide an office building (9808 sqm), a pocket park and a garden part of which will become part the Station Road Open Space. Works have commenced on the site and Great Eastern House has been demolished. The office building (The Microsoft Building) has been completed.
- 9.34 A reserved matters application (11/0633/REM) was also approved for four units. Blocks L1 to L4 are on a north/south alignment and will be located between Station Road and Hills Road opposite the Warren Close development. The application

includes commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units was proposed, including 169 flats of which 63 will be affordable homes, 150 of which have now been built. The application also includes part of the local park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21 September 2011. Work is about to start on the Fosters Mill conversion.

- 9.35 Further progress on the site this year has seen the commencement of a new cycle park with capacity for 3000 cycles and 231 bed hotel (application 12/1622/FUL) and a new office building facing the railway station to be known as One The Square (12/1608/FUL). Works to provide a new Station Square are to be commenced as part of the construction of One The Square (12/0860/REM).
- 9.36 The second phase of residential development to be completed within the station area (the pink phase) is underway and will be undertaken by Hill Residential (13/1034/FUL). Appendix D highlights the anticipated completion dates for this phase of development. The work includes the provision of the Northern Access Road to access the Station Square.
- 9.37 The new offices at Twenty Two Station Road for occupation by Mott MacDonald to facilitate their relocation from Murdoch House are also under development.
- 9.38 More information regarding progress on this site can be found at: <http://www.cb1cambridge.eu/>
- 9.39 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 20: Station Areas West and Clifton Road Area of Major Change.

### Use of Policies

- 9.40 Use of the policies in this chapter are determined by the progress of development on the specific growth areas as they are used in deciding applications for the urban extensions. This year, Policy 9/9 Station Area was used 11 times, and Policy 9/5 Southern Fringe was used 12 times, which is reflected in the progress made in these areas. The use of these policies is dependent on the progress of the areas of major change.
- 9.41 As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs were developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road respectively. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.

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

- 9.42 Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change. This policy supports the redevelopment and/or expansion of the area, for retail and leisure use, alongside residential and student accommodation.
- 9.43 Policy 15: South of Coldham's Lane, identified in the Local Plan 2014: Proposed Submission seeks the wider regeneration of the area with appropriate redevelopment and the creation of an urban country park to serve the east of the city. A masterplan and transport assessment will need to be developed and submitted before any planning application is submitted.
- 9.44 Policy 20: Station Areas West and Clifton Road Area of Major Change supports the regeneration of this area including the development of a multi-modal transport interchange, residential and employment uses and the inclusion of open space, community facilities and hotel uses.
- 9.45 Policy 26: Site Specific development opportunities in the Cambridge Local Plan 2014: Proposed Submission seeks to release the following land for development:
- Sites GB1 and GB2 (Land north and south of Wort's Causeway), are to be released from the Cambridge Green Belt for residential development of up to 430 dwellings.
  - Sites GB3 and GB4 (Fulbourn Road West 1 and 2), to support the development of employment uses.

## Conclusion and Actions

- 9.46 A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.
- 9.47 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with the first occupations on all the sites. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2015.
- 9.48 Following viability studies, the Local Plan 2014: Proposed Submission has allocated the Northern Fringe East for mainly employment-led development. Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change requires an Area Action Plan to be developed jointly with South Cambridgeshire District Council to support this policy. See chapter 11 for more information.

## Implementation

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

## Use of Policies

- 10.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 89 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is key throughout the progress of a development proposal from pre-applications to permission.

## Target Based Policies

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

## Community Infrastructure Levy (CIL)

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



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

- 10.9 CIL allows local authorities to raise funds from developers, via a charging schedule, for a wide range of infrastructure. The levy takes the form of a standardised charge (which is set locally) applied per square metre of new development. CIL breaks the direct link between development and infrastructure provision, which gives the council and beneficiaries of CIL monies more flexibility over what infrastructure funding may be spent on. CIL monies can be spent on any identified infrastructure need (unlike S106 Agreements which require a direct link between the development and any infrastructure project).
- 10.10 The levy is based on economic viability and is intended to encourage development by creating a balance between collecting revenue to fund infrastructure and ensuring the rates are not so high that they discourage development.
- 10.11 The CIL Regulations are clear that in setting rates, the charging authority must aim to strike an appropriate balance between:
  - a. The desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
  - b. The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.
- 10.12 The Charging Schedule has to be informed by an appropriate evidence base. In order to adopt a sound Charging Schedule the council must, or is recommended to:
  - Have an up to date local plan for the area - In Cambridge, the CIL charging schedule has been worked up and tested alongside the emerging Cambridge Local Plan 2014;
  - Identify a local infrastructure funding gap – Evidence of this is provided in the Cambridge and South Cambridgeshire Infrastructure Delivery Study 2012 and subsequent update 2013;
  - Demonstrate the proposed CIL rates will not unduly affect the viability of planned development across the city - Viability of planned development across the city has been taken into account in a suite of viability documents produced on behalf of the council. These are the Cambridge City Council Local Plan – [Community Infrastructure Levy Viability Assessment](#); the Cambridge City Council Local Plan - [SHLAA and Potential Site Allocations High Level Viability Assessment](#) ; the Cambridge City Council Local Plan – [Student Housing Affordable Housing Study](#); and the Cambridge City Council Local Plan – [Small Sites Affordable Housing Viability Study](#). These documents are available alongside and should be read in conjunction with the Draft CIL Charging Schedule: Submission Version.

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

10.14 The Draft Cambridge CIL Charging Schedule is proposing to levy CIL in respect of development for the following rates:

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

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

10.15 The table below outlines the key stages and timetable for the adoption of CIL:

**Figure 14: CIL Timetable**

Stage	Date
CIL Preliminary Draft Charging Schedule Consultation	18 March 2013 – 29 April 2013
CIL Draft Charging Schedule Consultation	28 October 2013 to 9 December 2013
Submission of Draft Charging Schedule to Planning Inspectorate for Examination in Public	28 March 2014 (same time as local plan)
CIL Examination	To follow the examination of the Local Plan in 2014/2015
Inspector's Report	2015
Adoption (subject to Inspector's Report)	2015
Commencement of CIL	2015

10.16 Government regulation requires that the council report certain monitoring information on the Community Infrastructure Levy as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended). This monitoring is to commence once the Community Infrastructure Levy has been adopted by the council. To date and from Figure 14 above, this is not expected to occur until 2015.

### Planning Obligations Strategy SPD

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

10.18 Planning Obligations are not a tariff-based system like the Community Infrastructure Levy. Planning obligations are legally binding agreements entered into between a Local Authority and a developer under section 106 of the Town and Country Planning Act 1990. They are private agreements negotiated between planning authorities and persons with an interest in a piece of land. They are intended to make development acceptable that would otherwise be unacceptable. They provide the mechanism by which measures are secured to mitigate the impact of development on facilities and infrastructure that are geographically or functionally related to it.

10.19 Planning obligations do this through:

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

## Conclusion and Actions

- 10.20 The implementation of the Community Infrastructure Levy is being progressed in line with the production of the new Cambridge Local Plan, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2015.
- 10.21 The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

## Local Development Scheme

- 11.1 This chapter is split into 5 parts and predominantly focuses on the progress of the Local Plan (development of the Cambridge Local Plan 2014), and other development plan documents and supplementary planning documents.

## Government Changes

### The Housing Standards Review

- 11.2 The housing standards review was launched in October 2012<sup>12</sup> following the Housing and Construction Red Tape Challenge, which was introduced in Spring 2012. It was a fundamental review of the building regulations framework and voluntary housing standards which aimed to rationalise the large number of codes, standards, rules, regulations and guidance that add unnecessary cost and complexity to the house building process - while delivering quality, sustainability, safety and accessibility.
- 11.3 The review was undertaken by a wide range of cross sectorial stakeholder working groups and this consultation sets out their proposals on:
- accessibility
  - space
  - security
  - water efficiency
  - energy
  - indoor environmental standards
  - materials
  - process and compliance
- 11.4 The consultation closed on 22 October 2013, any changes in national housing standards must be reflected in the Local Plan 2014 and any relevant Supplementary Planning Documents (such as the Affordable Housing SPD) and other relevant housing strategies and guidance. A more detailed technical consultation on aspects of the Housing Standards Review and issues of implementation through building regulations was completed in November 2014. The Local Plan 2014 will be updated, if necessary, when more information is available.

## Joint working and Duty to Co-operate

- 11.5 In line with Section 33A of the Planning and Compulsory Purchase Act 2004, the NPPF states that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Councils have engaged constructively,

<sup>12</sup> <https://www.gov.uk/government/consultations/housing-standards-review-consultation>

actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and with other Duty to Co-operate bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross- boundary matters. Both Councils consider that the Local Plans have been prepared in accordance with the Duty to Co-operate set out in Section 33A of the Planning and Compulsory Purchase Act 2004 and are also consistent with the NPPG.

- 11.6 The Councils have submitted statements of compliance with the Duty to Co-operate. These documents set out the Councils' extensive engagement with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. Additionally, a statement of co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities sets out how the organisations will continue to co-operate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced and submitted a Joint Position Statement on foul water and environmental capacity in relation to proposed development within South Cambridgeshire.
- 11.7 In accordance with the Duty to Co operate, the Councils have worked together to prepare joint evidence base documents, topic papers, hearing statements, statements of common ground and their respective and complementary Local Plans on similar timescales to set out a clear development strategy for the Greater Cambridge area. At member level, the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group and the Cambridge and South Cambridgeshire Joint Strategic Transport and Spatial Planning Group have met specifically to address issues affecting the long-term planning of Cambridgeshire. Regular officer-level meetings have also taken place throughout the plan-making stages and continue to take place.
- 11.8 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on progressing work from Issues and Options stages for the Local Plans and Transport Strategy through to the Local Plans' submission and the Transport Strategy's adoption and beyond. A key part of developing and delivering a sustainable development strategy has involved the Transport Strategy's preparation, which takes into account planned growth. Given the close linkages between planning for growth and development and for transport and accessibility, the Plans and the Transport Strategy must ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way. An important aspect of identifying the preferred development strategy involved testing the transport implications by modelling to assess likely implications of development in terms of impact on network, journey time, commuting patterns and impacts on accessibility. This also considers what measures and enhancements might be put in place to help mitigate impacts of development and enhance accessibility. During the preparation of the Transport Strategy, Cambridgeshire County Council also engaged with adjoining highways authorities.

- 11.9 Local authorities are responsible for setting the level of housing and employment provision for their areas, based on a clear understanding of the relevant housing market area and functional economic market area. The authorities forming the Cambridge Sub Region Housing Market area prepared a joint Strategic Housing Market Assessment (SHMA) as part of fulfilling the Duty to Co-operate. The Cambridgeshire authorities, together with Peterborough City Council, then agreed a Memorandum of Co-operation which was published in May 2013 . Building on the local authorities' strong legacy of joint working, the Memorandum demonstrates that the full objectively assessed needs of the Cambridge Sub-Region housing market area identified in the SHMA will be met. It also sets out the vision and objectives for the long-term development of the area, an overview of the evidence for future levels of growth, and the broad spatial approach that will help realise the vision and the area's growth needs.
- 11.10 This Memorandum of Co-operation has already been subject to scrutiny through the examinations of Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan. Fenland's Inspector's Report and East Cambridgeshire's Inspector's Interim Conclusions both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
- 11.11 The plans together provide a coherent development strategy for the Greater Cambridge area. Both Councils have committed to meeting their objectively assessed housing development needs in full in their respective areas. The phasing of development outlined in the submitted plans follows the development sequence and carries forward the development strategy from adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.
- 11.12 In September 2014, the Councils also agreed a further Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory . The Memorandum of Understanding supplements the Memorandum of Cooperation of May 2013, under which the Councils have committed to meeting in full their objectively assessed needs within their respective areas, as required by the NPPF.
- 11.13 This Memorandum responds to a number of changes in circumstances since the Local Plans were submitted. Main modification proposed as a result of the

Memorandum of Understanding are set out in the Council's joint hearing statement for Matter 1: Legal Process and Requirements.

- 11.14 The examination of the Cambridge and South Cambridgeshire Local Plans commenced at the point of submission of the Local Plans on 28 March 2014. Block One of the hearing sessions commenced on 4 November 2014 and included joint matters common to Cambridge and South Cambridgeshire such as legal process and requirements; overall spatial vision; housing need; employment and retail; and infrastructure, monitoring and viability.

### Local Development Scheme

- 11.15 The council prepared a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period detailing the timetable required to produce the Development Plan documents. The most recent LDS was adopted in March 2014 and covers the period to April 2016.

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

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

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

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

- The Cambridge Local Plan 2014 and policies map;
- Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents
- The North West Cambridge Area Action Plan (2009);
- The Cambridge East Area Action Plan (2008); and
- Cambridge Northern Fringe East Area Action Plan (once adopted in 2016).



## Local Plan Review

11.19 The preparation of a local plan involves a number of stages including public consultation. This is to ensure that it is robust and comprehensive. Key stages in the process are:

- *Preparation of Evidence Base* – preparation and completion of various studies which will be used to inform issues and options and policy development;
- *Consultation on Issues and Options* – Identification of relevant Issues and Options for the future development and protection of the city. Consultation with relevant stakeholder groups and with the wider public;
- *Consultation on Site Options (Issues and Options 2)* – This includes consultation on joint sites with South Cambridgeshire District Council for housing and employment development, sites within the city’s urban area for a ranges of uses, residential space standards, car and cycle parking standards, and designation of land for protection of particular uses, e.g. Protected Open Space;
- *Proposed Submission Consultation* - Consultation on the draft Plan;
- *Submission* - Submission of the Local Plan to the Secretary of State;
- *Examination* - An independent Government Inspector considers the ‘soundness’ of the document in a public examination and produces a report; and;
- *Adoption* - Formally adopted by the council.

11.20 The main schedule for these stages are as follows:

**Figure 15: Local Development Scheme Timetable**

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2015

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

- 11.22 The next stage was the Issues and Options 2 consultation which ran from 7 January to 18 February 2013. The document was split into two parts. Part 1 of this second stage of Issues and Options consultation was a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also included options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It built on the Issues and Options consultation that took place in Summer 2012 and provided background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council consulted on site options for the urban area of Cambridge, including a range of uses for possible site allocations, as well as picking up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document also included designations of land for a range of purposes, e.g. Protected Open Space. This stage of consultation received over 6,400 representations.
- 11.23 The Cambridge Local Plan 2014: Proposed Submission was then drafted taking into account representations from both of the previous consultations. A public consultation was held between 19 July and 30 September 2013. The consultation ran parallel to the South Cambridgeshire Local Plan: Proposed Submission consultation and the Cambridgeshire County Council Transport Strategy for Cambridge and South Cambridgeshire. Just under 3,000 representations were received.
- 11.24 In total nearly 21,000 representations were received for all three stages of public and stakeholder consultation, with 2,634 individuals submitting these representations.
- 11.25 The Local Plan 2014 was agreed at Full Council in early 2014 before it was submitted to the Secretary of State.
- 11.26 Following the analysis of all the representations made to the Local Plan 2014: Proposed Submission, a number of minor modifications to the Plan were approved as part of the final draft Local Plan 2014: Proposed Submission. These modifications can be found in the councils' reference document library<sup>13</sup> in document RD/Sub/C/050 - Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation. This document was submitted to the Secretary of State for examination on 28 March 2014.
- 11.27 The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound',

<sup>13</sup> <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>

taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS – and a Planning Officer – Laura O’Brien.

- 11.28 The Inspector holds a series of hearing sessions on issues that the Inspector feels requires further investigation. People who have requested to appear at examination, will then be invited to attend the relevant hearing session to provide further information.
- 11.29 As part of the local plan examination, written statements can be submitted by the councils and objectors in response to the Inspector's Matters and Issues and may include Statements of Common Ground, these can be found on the council's Written Statements webpage: <https://www.cambridge.gov.uk/local-plan-review-written-statements>
- 11.30 At the time of writing, it is not known when the next block of hearing sessions will commence. The council will post this information on its hearing sessions page as soon as information is available. This page can be found at: <https://www.cambridge.gov.uk/local-plan-review-hearing-sessions>
- 11.31 Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2015. However, this is dependent on progress made during the inspection.

### Evidence Base

- 11.32 The council began to prepare the evidence base that will underpin each component of the Cambridge Local Plan 2014 in Spring 2011. The evidence base consists of information on existing social, environmental and economic conditions within the city and draws upon existing and new survey data. It was used to identify issues and options for future development and led to the creation of spatial objectives and a vision for the future development of the city. Feedback from public consultations and findings from the sustainability appraisals also fed into continued development of the evidence base.
- 11.33 To view the evidence base, visit: <https://www.cambridge.gov.uk/background-documents-0>

### Reference Documents Library

- 11.34 The reference documents library is a list of all the documents that have been used to inform the preparation of the Cambridge Local Plan 2014, this list includes evidence base documents. The difference between the evidence base and core documents is that the evidence base documents were specifically commissioned or created to inform the local plan. The core documents library includes a wider range of documents, including national guidance and legislation, documents

created by other authorities and organisations, existing plan documents etc. It can be found at: <https://www.cambridge.gov.uk/local-plan-review-reference-documents-library>.

- 11.35 The library includes up to date Sustainability Appraisals and Habitats Regulations Assessments. These reports have been prepared in support of the Local Plan 2014.
- 11.36 Further additions to the reference documents library will occur as part of the local plan examination process and an updated version of the library will be posted online as and when required.

### Planning Policy Documents

- 11.37 A list of completed planning documents can be found in Figure 13.
- 11.38 As part of the Local Plan review process, updates and reviews of certain SPDs and DPDs will be required. For example, as illustrated below, an Area Action Plan will be created jointly with South Cambridgeshire District Council to support Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change in the Cambridge Local Plan 2014. A list of proposed documents and timescales (if available) are also listed in the table below.

**Figure 16: Planning Policy Documents**

<b>Completed Development Plan Documents</b>	
<b>Document Title</b>	<b>Adoption Date</b>
Local Plan 2006	Adopted 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
<b>Completed Supplementary Planning Documents</b>	
Sustainable Design and Construction SPD	June 2007
Affordable Housing SPD	January 2008
Old Press/Mill Lane Site SPD	January 2010
Public Art SPD	January 2010
Planning Obligations Strategy SPD	March 2010
Eastern Gate Development Framework SPD	October 2011
<b>Completed Guidance Documents</b>	
Informal Planning Policy Guidance (IPPG) on Foodstore Provision in North West Cambridge	March 2011
Guidance for the application of Policy 3/13 [Tall Buildings and the Skyline] of the Cambridge Local Plan [2006]	March 2012
Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge	October 2012
<b>New Development Plan Documents</b>	
Cambridge Northern Fringe East Area Action Plan	Expected October 2016
<b>New Supplementary Planning Documents</b>	
Affordable Housing SPD (see chapter 5)	Expected to be

Planning Obligations SPD (see chapter 10)	adopted around the same time as the Local Plan 2014
Sustainable Design and Construction SPD (see chapter 3)	To start in 2015

- 11.39 The council has also produced a Statement of Community Involvement that was adopted in December 2013.
- 11.40 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East is scheduled to take place from 8 December 2014 to 2 February 2015.
- 11.41 The estimated timescales for the creation of the Cambridge Northern Fringe East Area Action Plan are as follows:

**Figure 17: Cambridge Northern Fringe East AAP Timetable**

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Draft Submission AAP Consultation	September 2015 – October 2015
Submission	April 2016
Examination	April 2016 to September 2016
Adoption	October 2016

### Neighbourhood Development Orders and Neighbourhood Plans

- 11.42 No requests for Neighbourhood Development Orders or Neighbourhood Plans have been received by the council.

### Saving Local Plan Policies in the 2006 Local Plan

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

### Conclusion and Actions

- 11.46 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the

Proposed Submission Local Plan between July and September 2013. She will then report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS – and a Planning Officer – Laura O’Brien. .

- 11.47 Block One of the hearing sessions included joint matters common to Cambridge and South Cambridgeshire such as legal process and requirements; overall spatial vision; housing need; employment and retail; and infrastructure, monitoring and viability.
- 11.48 There are no further hearings programmed for 2014. The Council is still waiting for clarification of the rest of the examination hearings programme, but the Inspector confirmed that there will not be any more hearings until 2015. The council will post this information on its hearing sessions page as soon as information is available. This page can be found at:  
<https://www.cambridge.gov.uk/local-plan-review-hearing-sessions>
- 11.49 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East is scheduled to take place from 8 December 2014 to 2 February 2015.

## Development Monitoring Framework

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

### Policy Usage

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

### Policy Monitoring

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



## Final Stage

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

## Linkages with other Authorities

- 12.10 The council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions, and evidence based work which spans the boundary between the two districts, for example the Employment Land Review and work on both districts' Strategic Housing Land Availability Assessments. The two councils produce separate AMRs which deal with their own districts.
- 12.11 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, indicators have been developed for the joint AAPs for Cambridge East and North West Cambridge, drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices H and I).
- 12.12 Policy development for other cross-boundary developments such as the Northern Fringe East also requires partnership working with South Cambridgeshire District Council in a similar way. This work will come forward in line with the council's LDS.

## Conclusion and Actions

- 12.13 New indicators have been developed to monitor the effectiveness of planning policies in the Local Plan 2014, and once the plan is adopted, these indicators will be reported in subsequent AMRs.
- 12.14 The council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

## Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Population Characteristics					
Population	Total Population	128,000	Count	Mid -2013	Cambridgeshire Insight [online] 2013
	Annual Change	+1,500	Count	2012-2013	
	Total Population (rounded)	123,800	Count	2011	Census 2011 (ONS [online], 2011)
	Average Change Since 2001	13.8%	Count	2001-2011	
Students	University of Cambridge	19,890 (18,510 Full Time and 1,380 Part Time)	Count	2013/14	University of Cambridge
	Anglia Ruskin University	9,296	Count	2011/12	Anglia Ruskin University
Ethnicity	White	82.5	%	2011	Census 2011 (ONS [online], 2011)
	Mixed	3.2	%		
	Asian or Asian British	7.4	%		
	Black or Black British	1.7	%		
	Chinese	3.6	%		
	Other Ethnic Group	1.7	%		
	Based on a total population of	123,867	Count		
Household Characteristics					
	Total Households	46,700	Count	2011	Census 2011 (ONS [online], 2011)
	Average Household Size	2.3	Count		
	Communal Establishment Residents	16,500	Count		
	Short-term Non-UK Residents	3,300	Count		

	Indicator	Output	Unit	Time Frame	Source
	Working Age Population	92,700 (74.8%)	Count (% of Total Population)		
	Single Adult Households Non Pensioner	21.7	%	2001	Census 2001 (ONS [online], 2011)
	Single Adult Households Pensioner	14.1	%		
	Couple Households No Children	16.9	%		
	Couple Households With Dependant Children	16.4	%		
	Lone Parents With Dependant Children	4.8	%		
	Other Households	26.1	%		
Dwelling Stock	Local Authority – Social Housing (general housing, sheltered housing, supported housing, temporary housing, miscellaneous leases)	7,28	Count	1 April 2013	Key Statistics 2014 – Strategic Housing (CCC [online], 2014)
	Local Authority - Social Housing (Shared ownership housing)	84	Count	1 April 2014	Key Statistics 2014 – Strategic Housing (CCC [online], 2014)
	Local Authority - Social Housing (Leasehold)	1,109	Count	1 April 2014	Key Statistics 2014 – Strategic Housing (CCC [online], 2014)
	Total Dwellings in Cambridge	48,288	Count	2011	Census 2011 (ONS [online], 2011)
Tenure	Private Sector Rented	12,258	Count	2011	Census 2011 (ONS [online], 2011)
	Local Authority Rented	7,109	Count		
	Housing Association/RSL Rented	3,914	Count		
	Owner Occupied	22,171	Count		

	Indicator	Output	Unit	Time Frame	Source
	Others	736	Count		
Average House Price	1 bed flat	186,674	Price £	March 2014	Key Statistics 2014 – Strategic Housing (CCC [online],2014)
	2 bed flat	245,199	Price £		
	2 bed house	322,903	Price £		
	3 bed house	373,903	Price £		
	4 bed + house	596,315	Price £		
Homelessness	Number of households presenting as homeless in priority need.	189	Count	2013/14 2013/2014	
	Number of accepted as homeless and in priority need.	127	Count		
	Number of recorded instances of rough sleeping April 2012-March 2013	551	Count		
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment -May 2006
	Licensed permanent sites within the district	2	Licences	2009	Environment CCC Both private sites. Not specifically for Travellers/Gypsies.

	Indicator	Output	Unit	Time Frame	Source
	Number of Transit Sites	0 <sup>14</sup>	Count	2011	Gypsy and Traveller Accommodation Needs Assessment (2011)
	Estimated Need for Travellers' pitches	1	Pitch	2021-2026	Need identified for one pitch between 2021 and 2026 in the Gypsy and Traveller Accommodation Needs Assessment (2011)
	No of permanent licensed pitches in District	5	Count Licences	July 2011	An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers
	Average Number of Unauthorised Caravans	0	Count	2010	Gypsy and Traveller Accommodation Needs Assessment (2011)

<sup>14</sup> “The evidence from recorded short-term unauthorised encampments and other sources, whilst patchy, demonstrates some demand for transit or emergency stopping places. However, it is not possible to determine a precise amount of demand in any one local authority area. This is because of travel routes through the Cambridge area, where the same caravans may stop in different local authority areas at different times. Therefore, a well-placed transit site within one local authority may serve the needs of two or more local authorities. Travellers Liaison Officers advise that current thinking is towards providing more emergency stopping places rather than transit pitches.” - Cambridge Sub-Regional Gypsy and Traveller Accommodation Needs Assessment 2011.

	Indicator	Output	Unit	Time Frame	Source
	Households Living in Local Authority Housing	37	Count	2006	ODPM (Now CLG) Count/CSR Travellers Needs Assessment - May 2006
<b>Economic Characteristics</b>					
	Economic Activity Rate – Aged 16-64 years	81.1	%	April 2013 – March 2014	Annual Population Survey (Nomis [online, 2014])
	Unemployed (Aged 16-64 years)	3,700	Count		
	Unemployed Rate (as % of resident population aged 16-64 years)(model based)	4.6	%		
	Total Job Seeker's Allowance Claimants (Aged 16-64 yrs.)	1,159	Count	April 2014	Job Seekers Allowance: Claimant Count (Nomis [online, 2014])
	Job Seeker's Allowance (as % of resident population aged 16-64 years)	1.3	%		
Business Demography (Enterprises) <sup>15</sup>	Micro (0 to 9)	3,645	Count	2013	Inter Departmental Business Register

<sup>15</sup> The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

	Indicator	Output	Unit	Time Frame	Source
	Small (10 to 49)	445	Count		(ONS) 2014
	Medium (50 to 249)	115	Count		
	Large (250+)	30	Count		
Business Demography (Local Units)	Micro (0 to 9)	4,520	Count		
	Small (10 to 49)	1,030	Count		
	Medium (50 to 249)	295	Count		
	Large (250+)	40	Count		
Business Premises Availability Rates	B1a/b Availability (Offices)	13	%	4rth Quarter 2013	Bidwell's Business Space Databook Spring 2014 (Bidwells [online], 2014)
	Laboratories Availability	10	%		
	B1c, B2, B8 Availability (Industrial)	9	%		
Earnings	Gross Household Income Median	32,711	£	2013	Key Statistics 2014 – Strategic Housing (Cambridge City Council)
Deprivation	Local Authority Average Score	15.56	Rank	2010	The English Indices of Deprivation 2010 – Department of Communities and Local Government <sup>16</sup>
	Local Authority Rank Of Average Score	193	Rank		
	Super Output Areas in 40% Most Deprived in England	20	Count		
Crime Rates	Total Crime – year trend	Down 8%	Count	2013/14	Cambridge Community Safety Partnership[ONLIN

<sup>16</sup> New indices to be published Summer 2015. Source: <https://www.gov.uk/government/collections/english-indices-of-deprivation>



	Indicator	Output	Unit	Time Frame	Source
					E], 2014
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2011	Census (ONS [online], 2011)
	Employed Residents 2011	94,190	Count		
	Live and Work in Cambridge 2001	59,437	Count		
Mode of Travel to work	Car/Van	20.8	%		
	Bus	3.9	%		
	Train	3.0	%		
	Cycle	18.1	%		
	Foot	9.6	%		
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent Street (exceedences hourly average)	38 (0)	ug/m <sup>3</sup>	2013	Cambridge City Council & Ricardo AEA
	Montague Road (exceedences hourly average)	29(0)			
	Gonville Place (exceedences hourly average)	35 (0)			
	Parker Street (exceedences hourly average)	46 (0)			
	Newmarket Road (exceedences hourly average)	28 (1)			
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	23 (11)			
	Gonville Place (exceedences daily average)	23 (14)			

	Indicator	Output	Unit	Time Frame	Source
	Parker Street (exceedences daily average)	27 (15)			
Annual Average Fine Particles (PM2.5)	Newmarket Road	12			
	Gonville Place	18			
Total Area of Cambridge Local Authority	Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	Area of Protected Open Space per 1,000 Population (748.57/126.5)	5.9	ha	2012/13	Open Space & Recreation Strategy 2011 data including new sites included in the Local Plan 2014 (4.98 ha in total)
	Area of total Protected Open Space Accessible to the Public per 1,000 population (350.83/126.5)	2.77	ha		
	Area of Semi-Natural Green Spaces Accessible to The Public	88.89	ha		
	Area of Local Nature Reserve per 1,000 Population (77.1/126.5)	0.61	ha	2012/13	Recalculated using data from CPERC (CPERC, 2013).

## Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (sqm)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – 2011/2012
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land (Gross) 2011-2012
H4	Net additional pitches (Gypsy and Travellers) 2011-2012
H5	Gross affordable housing completions 2011-2012
H6	Housing Quality – Building for Life Assessments 2011-12
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)

## Appendix B – Local Indicators

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

Business Completions 2013/14						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	0	0.00	-168	-0.02	152	0
B1a	5,730	13.23	-10,058	-4.44	2,318	40.5%
B1b	0	0	-1,300	-0.26	0	0%
B1c	539	0.31	-1,004	-0.44	539	100%
B2	2,361	0.43	-3,616	-0.18	2,361	100%
B8	1,296	0.22	-6,725	-1.16	1,296	100%
Total	9,926	1.65	-22,871	-6.50	6,514	65.6%

Employment land lost to residential B1-B8 (ha)	-0.70
Land lost in Employment/Regeneration areas B1-B8 (ha)	-1.22

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
<b>Data spans 01/04/2013 to 31/03/2014</b>

(Cambridgeshire County Council [online], 2014b)

BD4	Amount of completed floorspace (sqm) 2013/14 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	62	0	267	0
	Losses	-854	-76	-5,939	0
	Net	-792	-76	-5,672	0
Local Authority Area	Gains	3,410	55	5,730	11,786
	Losses	-4,443	-268	-10,058	-360
	Net	-1,033	-213	-4,328	11,426

(Cambridgeshire County Council [online], 2014b)

Housing	
H1	Plan period and housing targets
	<ul style="list-style-type: none"> <li>Local Plan 2014: Proposed Submission 2011 to 2031 – 14,000 dwellings.</li> <li>Local Plan 2006 Target 1999-2016 – 12,500</li> </ul> <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings – in previous years
	See Appendix D
H2 (b)	Net additional dwellings – 2013-2014
	1,299 dwellings
H2(c)	Net additional dwellings – in future years
	See Appendix D
H2 (d)	Managed delivery target
	See Appendix D
H3	New and converted dwellings – on previously developed land (Gross) 2013-2014
	70.2%
H4	Net additional pitches (Gypsy and Traveller) 2013-2014
	0
H5	Gross affordable housing completions 2013-2014
	447 (out of 1,369 Gross housing Completions)

## Environmental Quality

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2013/14
i	0
ii	0*

(Source: Environment Agency)

\*In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, three applications were objected to by the Environment Agency. In the case of two applications: 13/0102 and 13/1250; the objections were remedied before planning permission was approved. In the case of the third application: 14/0028/OUT, the application is still pending decision and it is expected that the issues raised by the Environment Agency will be rectified before the decision is issued. The table below illustrates the planning applications objected to by the Environment Agency and what the council did to mitigate these objections.

Application Number and Status	Environment Agency Grounds For Objection	Further Information
13/0102/FUL Approved	Unsatisfactory FRA/FCA Submitted	<p>The application was for proposed conversion of existing lock-up garages to form two 1.5 storey dwellings. The objection from the environment agency was removed as noted in their letter to Cambridge City Council dated 11 July 2013 as follows:</p> <p>“as an emergency plan was provided to the Local Authorities satisfaction and on the face of it provides a safe development by ensuring people will not be subjected to flood hazards, we can remove our objection”</p>
13/1250/FUL Approved	Unsatisfactory FRA/FCA Submitted	<p>This was a large application, comprising a full and part outline application for:- 126 study bedrooms, associated ground floor servicing and car and cycle parking; affordable dwellings retention of existing commercial units 95 Residential Units.</p> <p>In a letter dated 27 January 2014 from the Environment Agency to Cambridge City Council, the Environment Agency confirmed that:</p> <p>“...the surface water proposal is acceptable, in principle, to the Agency. Please be mindful that the flow controls are both set at 5l/s and will need maintaining regularly by the owners of the site.</p> <p>The Agency’s objection dated 02 January 2014 is withdrawn subject to the following requirements.”</p> <p>The committee report dated the 5th February 2014 confirmed that the applicants are addressing the issues directly with the Environment Agency.</p>
14/0028/OUT Pending Decision	Unsatisfactory FRA/FCA Submitted	<p>This is an outline application for up to 69 residential dwellings including houses and apartments, open space, landscaping and new access.</p> <p>The application is still currently pending a decision and the Environment Agency notes in their letter to Cambridge City Council dated 13 March 2014 that:</p> <p>“The applicant may be able to overcome our objection by submitting a suitable FRA which covers the deficiencies highlighted above and demonstrates that the development and its occupants will not cause nor exacerbate flood risk elsewhere. We ask to be re-consulted with the results of the FRA.”</p> <p>As the application is still undetermined, it is expected that the issues raised by the Environment Agency will be addressed prior to a decision being made..</p>

E2	Change in areas of biodiversity importance 2012/13																																							
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller’s Rest Pit, totalling 15.03 hectares, There has been no change in the status of these SSSIs from the previous year (2012/13). 36.1% of SSSI land area in the city remains in favourable condition and 57.4% of SSSI land is classed as Unfavourable Recovering and 6.5% as Unfavourable No Change. This has remained unchanged from the previous year’s results in 2012/13.</p> <p>Cambridge has 12 Local Nature Reserves (LNR) totalling 77.1 hectares. This figure has also remained unchanged from the previous year.</p> <table><tr><th>LNR Name</th><th>Total area (ha)</th><th>Area in authority (ha)</th></tr><tr><td>Barnwell East</td><td>3.26</td><td>3.26</td></tr><tr><td>Barnwell West</td><td>4.02</td><td>4.02</td></tr><tr><td>Bramblefields</td><td>2.06</td><td>2.06</td></tr><tr><td>Byrons Pool</td><td>4.36</td><td>2.82</td></tr><tr><td>Coldhams Common</td><td>10.37</td><td>10.37</td></tr><tr><td>East Pit</td><td>8.11</td><td>8.11</td></tr><tr><td>Limekiln Close</td><td>2.87</td><td>2.87</td></tr><tr><td>Logans Meadow</td><td>2.13</td><td>2.13</td></tr><tr><td>Paradise</td><td>2.17</td><td>2.17</td></tr><tr><td>Sheeps Green and Coe Fen</td><td>16.85</td><td>16.85</td></tr><tr><td>Stourbridge Common</td><td>19.38</td><td>19.38</td></tr><tr><td>West Pit</td><td>3.03</td><td>3.03</td></tr></table> <p>Cambridge has 0.61 hectares of Local Nature Reserve per 1,000 people as of 2013/14. There is no change in the number or size of County Wildlife Sites; there are 15 County Wildlife sites in Cambridge, which comprise 93.59 hectares. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). City Wildlife Sites are similar to County Wildlife Sites but are only within the City of Cambridge and have different selection criteria. There has been a reduction in the number of City Wildlife Sites (CiWS) this year from 51 sites in 2012/13 to 50 sites in 2013/14. The site that is no longer classified as a CiWS is Trumpington Dismantled Railway CiWS, which is now part of the Cambridge Guided Busway. This reduces the number of hectares that CiWS cover from 168.16 hectares in 2012/13 to 164.74 hectares in 2013/14.</p> <p>The proportion of local sites where positive conservation management has been or is being implemented shows that 46 out of 65 sites (70.8%) have shown positive conservation management. This demonstrates a 2.6% increase on last year’s figures and illustrates the council’s positive approach towards conservation management.</p>	LNR Name	Total area (ha)	Area in authority (ha)	Barnwell East	3.26	3.26	Barnwell West	4.02	4.02	Bramblefields	2.06	2.06	Byrons Pool	4.36	2.82	Coldhams Common	10.37	10.37	East Pit	8.11	8.11	Limekiln Close	2.87	2.87	Logans Meadow	2.13	2.13	Paradise	2.17	2.17	Sheeps Green and Coe Fen	16.85	16.85	Stourbridge Common	19.38	19.38	West Pit	3.03	3.03
LNR Name	Total area (ha)	Area in authority (ha)																																						
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Stourbridge Common	19.38	19.38																																						
West Pit	3.03	3.03																																						



Source: CPERC 2014

**Environmental Quality**

E3 Renewable energy generation

	Installed Capacity (MW) 2013/14	Potential Sites - Installed capacity (MW) at 31/03/2014
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.0040	0.7596
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group. 2014)

**Other Indicators**

Density range of completed dwellings on sites greater than nine dwellings 2013/14

Density	Percentage
<30 DPH	4.1%
30 – 50 DPH	12%
>50 DPH	84%

(Cambridgeshire County Council [online] 2014)

**Other Indicators - Accessibility of Services**

Amount of completed new residential development (within the 2013/14 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.

Key Service	% of population who are within 30 minutes public transport or walking time of key services
GP Surgery	100%
Hospital with A & E	97.5%
Hospital with Outpatients	97.5%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	98%

(Source: Cambridgeshire County Council Research Group)

## Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2013/14
<b>Designing Cambridge</b>		
3/1	Sustainable Development	811
3/2	Setting of the City	11
3/3	Safeguarding Environmental Character	53
3/4	Responding to Context	1121
3/6	Ensuring Coordinated Development	40
3/7	Creating Successful Places	699
3/8	Open Space and Recreation Provision through New Development	70
3/9	Watercourses and Other bodies of Water	7
3/10	Sub-division of Existing Plots	72
3/11	The Design of External Spaces	391
3/12	The Design of New Buildings	251
3/13	Tall Buildings and the Sky Line	12
3/14	Extending Buildings	657
3/15	Shop fronts and Signage	150
<b>Conserving Cambridge</b>		
4/1	Green Belt	7
4/2	Protection of Open Space	35
4/3	Safeguarding Features of Amenity or Nature Conservation Value	12
4/4	Trees	172
4/6	Protection of Sites of Local Nature Conservation Importance	5
4/8	Local Biodiversity Action Plans	3
4/9	Scheduled Ancient Monuments/Archaeological Areas	7
4/10	Listed Buildings	197
4/11	Conservation Areas	596
4/12	Buildings of Local Interest	47
4/13	Pollution and Amenity	178
4/14	Air Quality Management Areas	18
4/15	Lighting	36
<b>Living in Cambridge</b>		
5/1	Housing Provision	122
5/2	Conversion of Large Properties	22

Policy	Title	Uses Recorded 2013/14
5/3	Housing Lost to Other Uses	4
5/4	Loss of Housing	9
5/5	Meeting Housing Needs	24
5/7	Supported Housing/Housing in Multiple Occupation	21
5/8	Travellers	0
5/9	Housing for People with Disabilities	4
5/10	Dwelling Mix	12
5/11	Protection of Existing Facilities	11
5/12	New Community Facilities	13
5/13	Community Facilities in the Areas of Major Change	4
5/14	Provision of Community Facilities through New Development	58
5/15	Addenbrooke's	4
<b>Enjoying Cambridge</b>		
6/1	Protection of leisure Facilities	4
6/2	New Leisure Facilities	12
6/3	Tourist Accommodation	3
6/4	Visitor Attractions	2
6/6	Change of Use in the City Centre	9
6/7	Shopping Development and Change of Use in District and Local Centres	7
6/8	Convenience Shopping	3
6/9	Retail Warehouses	2
6/10	Food and Drink Outlets	17
<b>Working and Studying in Cambridge</b>		
7/1	Employment Provision	12
7/2	Selective Management of the Economy	6
7/3	Protection of Industrial and Storage Space	8
7/4	Promotion of Cluster Development	0
7/5	Faculty development in the Central Area, University of Cambridge	7
7/6	West Cambridge, South of Maddingley Road	4
7/7	College and University of Cambridge Staff and Student Housing	7
7/8	Anglia Ruskin University East Road Campus	4
7/9	Student Hostels for Anglia Ruskin University	0
7/10	Speculative Student Hostel Accommodation	3
7/11	Language Schools	4

Policy	Title	Uses Recorded 2013/14
<b>Connecting and Servicing Cambridge</b>		
8/1	Spatial Location of Development	22
8/2	Transport Impact	171
8/3	Mitigating Measures	28
8/4	Walking and Cycling Accessibility	52
8/5	Pedestrian and Cycle Network	22
8/6	Cycle Parking	212
8/7	Public Transport Accessibility	17
8/8	Land for Public Transport	7
8/9	Commercial Vehicles and Servicing	17
8/10	Off-Street Car Parking	189
8/11	New Roads	9
8/12	Cambridge Airport	0
8/13	Cambridge Airport Public Safety Zone	1
8/14	Telecommunications Development	2
8/15	Mullard Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	29
8/17	Renewable Energy	12
8/18	Water, Sewerage and Drainage Infrastructure	16
<b>Areas of Major Change</b>		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	9
9/2	Phasing of Areas of Major Change	6
9/3	Development in the Urban extensions	9
9/5	Southern Fringe	12
9/6	Northern Fringe	1
9/8	Land between Huntingdon Road and Histon Road	1
9/9	Station Area	11
<b>Implementation</b>		
10/1	Infrastructure Improvements	89

## Appendix D – Housing Trajectory

### What is a Housing Trajectory?

The housing trajectory shows actual residential completions from 2001/2 to 2013/14 and predicted residential completions for the years 2014/15 to 2030/31 (The end of the local plan period for the Cambridge Local Plan 2014: Proposed Submission).

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

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

### What does it contain?

**The Cambridge City Council housing trajectory**, which is split into the following categories:

- Urban Extensions;
- Local Plan Allocations (from the Cambridge Local Plan 2006);
- Large Sites Over 50 (unallocated but with planning permission);
- Small Sites 10-49 Dwellings;
- Additional allocations in the Local Plan 2014, (new allocations that have been proposed through the Cambridge Local Plan 2014:Proposed Submission);
- Housing Trajectory Summary Tables which include:
  - A summary of the Housing Trajectory, including the five-year land supply total (a more detailed account can be found in chapter 5);
  - Previous year's completions and predicted totals table. This tracks the council's progress against the Local Plan 2014: Proposed Submission's objectively assessed housing need target for the years 2011/12 to 2030/31 (see Chapter 5 for more detailed information).
- Summary of sites – A written account highlighting the progress and/or council's position on all sites in the housing trajectory.

**The Greater Cambridge Housing Trajectory**, which includes:

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

- Charts visualising the Greater Cambridge Housing Trajectory and its predicted progress towards the joint housing target of 33,000 (between 2011/12 and 2030/31).

## Method

The Five Year Land Supply Totals and the Housing Trajectory take into account all planning applications for 10 dwellings and above and also housing allocations set out in the council's Local Plan 2006 and Cambridge Local Plan 2014: Proposed Submission and Area Action Plans such as Cambridge East and North West Cambridge.

The information is gathered by the following means:

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

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

## Definitions

- **Availability** – Identifies the site as being available for development and indicates that there are no legal or ownership constraints to development, that the site is not used for an existing use that is likely to continue or that there is current planning permission granted;
- **Suitability** – Indicates the site is in a suitable location for housing development and is free of known planning constraints (for example is it protected open space, close to services and facilities or are there listed building or landscape constraints);
- **Achievability** – Indicates that development on the site is viable, and there are no cost, market or delivery factors that may prevent the site coming forward in the next 5 years;
- **Market and Affordable housing** – In some cases, a site has been split in two with the initials **M**, **A** after the site name. This indicates whether the figures are

referring to market or affordable housing provision. **U/K** denotes that the type of housing (Market or Affordable) is currently unknown;

- Built to date column – identifies how many houses have been built on that site by 31/03/13;
- Reporting Year 13/14 column – the figures in this column are not actual figures and are in fact derived as explained under 'Method' section above.

### Small Print

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

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

### The Future of the Housing Trajectory

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



Cambridge City Council Housing trajectory - Urban Extensions																																	
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments				
9.01		Cambridge East Land North of Cherry Hinton	8.38	U/K	351	0	351	0	0	0	85	85	90	66	25	0	0	0	0	0	0	0	0	0	0	351	Y	Y	Y	Site R40 in the Local Plan 2014: Proposed Submission. <sup>1 2</sup>			
9.01	14/0028/OUT	Cambridge East - Land at Coldham's Lane	1.3	U/K	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	0	0	57	Y	Y	Y	Site R41 in the Local Plan 2014: Proposed Submission.				
Total - Cambridge East					408	0	408	0	0	10	115	102	90	66	25	0	0	0	0	0	0	0	0	0	0	408							
9.03	07/0003	NIAB Main (Darwin Green)	52.87	M	956	0	956	0	60	120	150	150	150	150	150	26	0	0	0	0	0	0	0	0	956				Site R43 in the Local Plan 2014: Proposed Submission.				
				A	637	0	637	0	40	80	100	100	100	100	100	17	0	0	0	0	0	0	0	0	637	Y	Y	Y					
Total					1593	0	1593	0	100	200	250	250	250	250	250	43	0	0	0	0	0	0	0	0	1593								
9.03	07/1124/REM	NIAB Frontage		M	131	107	24	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	24								
				A	56	46	10	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	10	Y	Y	Y					
Total					187	153	34	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	34							
Total - NIAB					1780	153	1627	0	100	200	250	250	250	250	250	250	43	0	0	34	0	0	0	0	0	1627							
9.06 & 9.05	07/0620/OUT, 10/1296/REM, 12/0794/REM, 13/0708/REM, 14/0520/REM, 14/0520/REM	Clay Farm/Showground (Countryside Properties)	60.69 (including sites below)	M	652	96	556	109	92	103	79	88	85	0	0	0	0	0	0	0	0	0	0	0	556				Under construction. The Clay Farm development is referenced as site R42a in the Local Plan 2014: Proposed Submission.				
				A	438	48	390	49	105	83	45	63	45	0	0	0	0	0	0	0	0	0	0	0	390	Y	Y	Y					
Total					1090	144	946	158	197	186	124	151	130	0	0	0	0	0	0	0	0	0	0	0	946								
9.05	07/0620/OUT, 11/0698/REM	Clay Farm/Showground (Skanska)	See Above	M	77	46	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31								
				A	51	39	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	Under construction.				
Total					128	85	43	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43								
9.05	07/0620/OUT, 12/0754/REM, 13/0751/REM	Clay Farm/Showground (Bovis)	See Above	M	266	25	241	26	28	60	60	67	0	0	0	0	0	0	0	0	0	0	0	0	241								
				A	190	27	163	24	34	45	60	0	0	0	0	0	0	0	0	0	0	0	0	0	163	Y	Y	Y	Under construction.				
Total					456	52	404	50	62	105	120	67	0	0	0	0	0	0	0	0	0	0	0	0	404								
9.06	07/0620/OUT, 14/0093/FUL, 14/1201/REM	Clay Farm/Showground (City Council)	See Above	M	104	0	104	0	40	64	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104				An additional 20 affordable units will now be provided on site under application 14/0093/FUL as part of the community centre development.				
				A	124	0	124	0	77	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124	Y	Y	Y					
Total					228	0	228	0	117	111	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228								
9.06	07/0620/OUT, 12/0867/REM	Clay Farm/Showground (Crest Nicholson)	See Above	M	165	0	165	0	40	60	60	5	0	0	0	0	0	0	0	0	0	0	0	0	165								
				A	109	0	109	0	11	30	59	9	0	0	0	0	0	0	0	0	0	0	0	0	109	Y	Y	Y					
Total - Clay Farm					274	0	274	0	51	90	119	14	0	0	0	0	0	0	0	0	0	0	0	0	274								
Previously 9.07/9.11 of the Local Plan	11/1114/OUT, 13/1748/REM, 13/1827/REM, 14/0109/REM	NW - Cambridge University	67.86	M	1850	0	1850	0	0	520	225	230	255	205	215	160	40	0	0	0	0	0	0	0	1850	Y	Y	Y	Groundworks on site underway.				
Total NW - Cambridge University																																	
Total					1850	0	1850	0	0	520	225	230	255	205	215	160	40	0	0	0	0	0	0	0	1850								
9.08	11/0073/REM, 11/0075/REM, 14/0348/REM	Trumpington Meadows	15.5	M	371	165	206	63	76	38	0	0	29	0	0	0	0	0	0	0	0	0	0	0	206				Under construction. Site R42b in the Local Plan 2014: Proposed Submission.				
				A	229	119	110	16	50	25	0	0	19	0	0	0	0	0	0	0	0	0	0	0	110	Y	Y	Y					
Total - Trumpington Meadows					600	284	316	79	126	63	0	0	48	0	0	0	0	0	0	0	0	0	0	0	316								
9.13	08/0361 & 08/0363 & 09/1140/FUL	Glebe Farm	9.79	M	172	93	79	52	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	79				Under construction. Site R42c in the Local Plan 2014: Proposed Submission.				
				A	115	79	36	20	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Y	Y	Y					
Total - Glebe Farm					287	172	115	72	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115								
9.12	06/0795/OUT, 13/1786/REM, 13/1118/S73	Bell School Site	7.78	M	162	0	162	0	49	45	39	29	0	0	0	0	0	0	0	0	0	0	0	0	162				Work anticipated to start on site in Autumn 2014.				
				A	108	0	108	0	74	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0	108	Y	Y	Y					
Total - Bell School					270	0	270	0	123	45	56	46	0	0	0	0	0	0	0	0	0	0	0	0	270								
Total - Urban Extensions					7371	890	6481	402	819	1330	1009	860	773	521	490	203	40	0	0	34	0	0	0	0	6481								
Five Year Supply Total								4420																									

Summary - Urban Extensions by Growth Area																							
Site Name and Address	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings (2014/15-30/31)	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)		
NIAB - Main	1593	0	1593	0	100	200	250	250	250	250	250	43	0	0	0	0	0	0	0	0	1593		
NIAB - Frontage	187	153	34	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	34		
NW - Cambridge University	1850	0	1850	0	0	520	225	230	255	205	215	160	40	0	0	0	0	0	0	0	1850		
Total - North West Cambridge	3630	153	3477	0	100	720	475	480	505	455	465	203	40	0	34	0	0	0	0	0	3477		
Cambridge East Land North of Cherry Hinton	351	0	351	0	0	0	85	85	90	66	25	0	0	0	0	0	0	0	0	0	351		
Cambridge East - Land at Coldham's Lane	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	0	0	57		
Total - Cambridge East	408	0	408	0	0	10	115	102	90	66	25	0	0	0	0	0	0	0	0	0	408		
Clay Farm	2176	281	1895	251	427	492	363	232	130	0	0	0	0	0	0	0	0	0	0	0	1895		
Trumpington Meadows	600	284	316	79	126	63	0	0	48	0	0	0	0	0	0	0	0	0	0	0	316		
Glebe Farm	287	172	115	72	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	115		
Bell School Site	270	0	270	0	123	45	56	46	0	0	0	0	0	0	0	0	0	0	0	0	270		
Total - Southern Fringe	3333	737	2596	402	719	600	419	278	178	0	0	0	0	0	0	0	0	0	0	0	2596		
Total Urban Extensions	7371	890	6481	402	819	1330	1009	860	773	521	490	203	40	0	34	0	0	0	0	0	6481		

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

1 - Cambridge City Council and South Cambridgeshire District Council are currently exploring a wider allocation on Land North of Cherry Hinton as part of the Local Plans examination.

2 - This allocation is split between Cambridge City Council and South Cambridgeshire District Council. It is expected to deliver 461 residential units in total, with 351 in Cambridge. The dwelling totals and associated housing densities in the Local Plans are preferred to those proposed in the recent housing trajectory questionnaire returns for this site, which are considered to be too high for the northern part of the site and too low for the southern part of the site.

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

Cambridge City Council Housing trajectory - Large Sites Over 50																													
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA	Cambridge Water Company, Rustat Road	1.2	M	135	0	135	0	35	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135				Recent approval of 13/6001/S106BA has amended the housing split to provide more market housing.
				A	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Y	Y	Y	
				Total	143	0	143	0	35	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143				
	07/1093/REM	Homerton College, Hills Road	1.4	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Landowners have no intention of developing the site for residential use, expect to now provide student accommodation.
Total - Large Sites Over 50					143	0	143	Five Year Supply Total					143																

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

Cambridge City Council Housing trajectory - Small Sites: 10-49 Dwellings

Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments	
	09/0403	Neath Farm Business Park, Church End	0.90	M	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
Total - Neath Farm Business Park					40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	11/0596	141 Ditton Walk	0.34	U/K	14	0	14	0	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	14	N	Y	Y	
	11/0970	Seymour Court, Seymour Street	0.56	U/K	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
	11/0955	100-108 Shelford Road	0.31	U/K	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
	12/0321/FUL	190-192 Histon Road	0.82	M	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
	12/0730/FUL	115-119 Perne Road	0.11	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
	12/0086/FUL	169-173 High Street, East Chesterton	0.17	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	Under construction.
	13/0406/FUL 13/0407/FUL	Roman Courts (East and West)	0.32	A	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	N/A	N/A	N/A	Development completed but after 31 March 2014.
	11/1375/FUL	18-19 Regent Terrace	0.04	M	11	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Y	Y	Y	Site nearing completion.
	13/0776/FUL	51 Barnwell Road	0.30	M	21	0	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Y	Y	Y	Under construction.
	13/1554/FUL	1 Ditton Walk	0.28	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
	12/1598/FUL	Latimer Close	0.48	M & A	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Y	Y	Y	
	13/0231/FUL	189 Histon Road	0.06	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
	13/1386/FUL	6-14 Water Lane	0.38	M & A	24	0	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Y	Y	Y	
	12/1537/FUL	Land to the Rear of 231-247 Milton Road	0.47	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Y	Y	Y	Under construction.
	12/1368/FUL	55-57 Regent Street	0.02	M	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
	12/1321/FUL	87 East Road	0.04	M	11	0	11	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	11	Y	Y	Y	
Total - Small Sites 10-49 dwellings					287	101	186	89	36	36	0	11	0	14	0	0	0	0	0	0	0	0	0	0	0	186				
Five Year Supply Total																														

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

Cambridge City Council Housing trajectory - Additional Allocations in the Local Plan 2014																														
Site No	Application Number	Site Name and Address	Size (ha)	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments		
GB1		Land north of Wort's Causeway	7.84	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	0	0	200	Y	Y	Y		
GB2		Land south of Wort's Causeway	6.8	230	0	230	0	0	0	77	77	76	0	0	0	0	0	0	0	0	0	0	0	0	230	Y	Y	Y		
R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	35	0	35	0	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	Y	Y	Y		
R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	13	33	Y	Y	Y		
R10		Mill Road Depot and adjoining properties, Mill Road	2.7	167	0	167	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	32	30	167	Y	Y	Y			
R11		Horizon Resource Centre, 285 Coldham's Lane	0.82	40	0	40	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	40	Y	Y	Y			
R14		British Telecom, Long Road		21	0	21	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	21	Y	Y	Y	Additional capacity, see site 5.06 for the remainder of the site.		
R16		Cambridge Professional Development Centre, Foster Road	1.49	67	0	67	0	0	0	0	0	0	15	20	17	15	0	0	0	0	0	0	0	67	Y	Y	Y			
R17		Mount Pleasant House, Mount Pleasant	0.57	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	50	Y	Y	Y			
M2		Clifton Road Area	9.43	550	0	550	0	0	0	0	0	0	0	0	50	60	70	70	60	60	60	60	60	550	Y	Y	Y			
M3	13/1250/OUT	Michael Young Centre, Purbeck Road	1.3	95	0	95	0	10	15	25	45	0	0	0	0	0	0	0	0	0	0	0	0	95	Y	Y	Y	Outline application approved for 95 residential units.		
M5		82-88 Hills Road and 57-63 Bateman Street	0.5	20	0	20	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	20	Y	Y	Y			
R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	15	20	20	20	75	Y	Y	Y			
R12		Ridgeons, Cromwell Road	3.27	217	0	217	0	0	0	0	0	0	0	0	40	50	50	50	27	0	0	0	0	217	Y	Y	Y	Additional capacity, see site 5.14 for the remainder of the site.		
R21		315-349 Mill Road and Brookfields	2.78	98	0	98	0	0	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	98	Y	Y	Y	Additional capacity, see site 7.12 for the remainder of the site.		
R42c		Glebe Farm 2	1	30	0	30	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	30	Y	Y	Y			
Windfall		Windfall - North Cambridge		462	0	462	0	0	30	31	30	31	31	31	30	31	31	31	31	31	31	31	31	462	Y	Y	Y			
Windfall		Windfall - East Cambridge		463	0	463	0	0	31	31	31	31	31	30	31	30	31	31	31	31	31	31	31	463	Y	Y	Y			
Windfall		Windfall - South Cambridge		463	0	463	0	0	31	31	31	31	30	31	31	31	30	31	31	31	31	31	31	463	Y	Y	Y			
Windfall		Windfall - West Cambridge		462	0	462	0	0	31	30	31	30	31	31	31	31	31	30	31	31	31	31	31	462	Y	Y	Y			
Total - Small Sites 10-49 dwellings							3778	0	3778	0	10	138	285	335	269	188	209	230	273	313	296	256	234	239	256	247	3778			
Five Year Supply Total							768																							

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

**Cambridge City Council Housing trajectory - Housing Trajectory Summary Tables**

Housing Trajectory Summary 2011/12 to 2030/31																							
	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)		
Urban Extensions	7371	890	6481	402	819	1330	1009	860	773	521	490	203	40	0	34	0	0	0	0	0	6481		
Sites Allocated in the Local Plan	2525	1143	1382	121	112	169	178	142	194	109	40	91	69	62	40	55	0	0	0	0	1382		
Large Sites Over 50	143	0	143	0	35	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143		
Small Sites 10-49 Dwellings	287	101	186	89	36	36	0	11	0	14	0	0	0	0	0	0	0	0	0	0	186		
New Allocations in the Local Plan 2014	3778	0	3778	0	10	138	285	335	269	188	209	230	273	313	296	256	234	239	256	247	3778		
Total	14104	2134	11970	612	1012	1781	1472	1348	1236	832	739	524	382	375	370	311	234	239	256	247	11970		
Housing Trajectory Five Year Supply Total				6225																			

Previous Years Completions and Predicted Totals																															
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Totals
Core Output Indicators																															
Total Completions - Indicators H2 (a & b)	159	287	505	601	731	629	521	588	287	390	352	481	1299																		6830
Cumulative Completions	159	446	951	1552	2283	2912	3433	4021	4308	4698	5050	5531	6830																		
Projected Completions - Indicator H2c														612	1012	1781	1472	1348	1236	832	739	524	382	375	370	311	234	239	256	247	11970
Cumulative Future Completions													0	612	1624	3405	4877	6225	7461	8293	9032	9556	9938	10313	10683	10994	11228	11467	11723	11970	
Cumulative Actual & Future Completions (H2 a & b + H2c) 2001/2 to 2030/31	159	446	951	1552	2283	2912	3433	4021	4308	4698	5050	5531	6830	7442	8454	10235	11707	13055	14291	15123	15862	16386	16768	17143	17513	17824	18058	18297	18553	18800	
Local Plan 2014 Housing Target																															
Local Plan 2014 Annualised Housing Target. April 2011 to March 2031 (14,000 divided by 20 years = 700pa)														700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	14000
Cumulative Local Plan 2014 Requirement											700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500	11200	11900	12600	13300	14000	
Annual Difference: Cumulative Actual and Predicted Completions (H2 a, b & c) minus Local Plan 2014 Annualised Housing Target											-348	-219	599	-88	312	1081	772	648	536	132	39	-176	-318	-325	-330	-389	-466	-461	-444	-453	
Managed Delivery Target in relation to draft Local Plan 2014 (H2 d)																															
1) Cumulative completions actual and projected 2011/12 to 2030/31											352	833	2132	2744	3756	5537	7009	8357	9593	10425	11164	11688	12070	12445	12815	13126	13360	13599	13855	14102	
2) Cumulative required completions											700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500	11200	11900	12600	13300	14000	
3) Cumulative under/oversupply											-348	-567	32	-56	256	1337	2109	2757	3293	3425	3464	3288	2970	2645	2315	1926	1460	999	555	102	

## Cambridge Housing Trajectory – Summary of Sites

This year's housing trajectory contains a summary of each site contained within the housing trajectory spreadsheets above outlining any new developments on the site and general comments. The summaries are listed in the same order as the housing trajectory spreadsheets.

### Urban Extensions

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

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.

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) proposes that land at Cambridge Airport is safeguarded as a strategic reserve of land to be developed at a later date. As no housing is expected to be delivered on the Airport site before 2031, no allowance is made for housing in the housing trajectory.

In December 2013, Marshall submitted an outline planning permission for their wing development (land north of Newmarket Road, South Cambridgeshire reference S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure. The landowner has indicated that, subject to securing outline planning permission in early 2015, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.

While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge and South Cambridgeshire, as provided for in the Area Action Plan. This site is allocated in both Councils' Local Plans (submitted in March 2014) and is expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is allocated as site 9.01 in the Cambridge Local Plan 2006 and as site R40 in the Cambridge Local Plan 2014: Proposed Submission. The dwelling totals and associated housing densities in the Local Plans are preferred to those proposed in the recent housing trajectory questionnaire returns for this site, which are considered to be too high for the northern part of the site and too low for the southern part of the site. Pre-application discussions are in progress with both



landowners. The two landowners have indicated that development could start on site in 2017 and be completed in 2021. Marshall anticipates that an outline planning application for land in their ownership will be submitted in early 2015.

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

Allocated as site 9.01 in the Cambridge Local Plan 2006 and as site R41 in the Cambridge Local Plan 2014: Proposed Submission. Application 14/0028/OUT was submitted to the council on 22 January 2014. It is expected that it will take at least 4 years for first completions. The application for 57 units was approved at Joint Development Control Committee on 19 November 2014.

- **NIAB Main**

Allocated as site 9.03 in the Cambridge Local Plan 2006 and as site R43 in the Cambridge Local Plan 2014: Proposed Submission. The site is located off Huntingdon Road and has outline permission for a mixed use development comprising 1,593 residential units. A housing trajectory return from the agents indicated that the first completions are expected in 2015/16.

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, of which 153 have been completed. The remaining 34 units are not expected to come forward until 2025/26, the penultimate year of the completion of the NIAB development. This is due to the phasing plan of the site.

- **Clay Farm**

Allocated as site 9.05 and 9.06 in the Cambridge Local Plan 2006 and as site R42a in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission.

The site currently has five developers involved in the site. Countryside Properties, Skanska, Bovis, Cambridge City Council and Crest Nicholson. Currently 281 of the 2,176 units have been built. 1,700 residential units already have planning permission. Parcels 6, 7, 8a, 8b, 9a and 9b do not yet have planning permission; these parcels comprise 476 residential units. An additional 20 affordable units are also now to be provided at Clay Farm under application 14/0093/FUL as part of the community centre development. Application 14/1201/REM was approved at Joint Development Control Committee for 208 residential dwellings on 19 November 2014.

- **North West – Cambridge University**

Allocated through the North West Cambridge Area Action Plan 2009 and situated off Huntingdon Road. The site has an estimated capacity of 1,850 residential units, 50% allocated for key worker housing and 50% for market housing. To date three applications have been approved: 13/1748/REM, 13/1827/REM and 14/0109/REM for a total of 349 residential units. Groundworks are currently underway on site. Although the yearly completion figures for the development look high, the council has been informed by the University of Cambridge that these are reasonable assumptions due to the form and type of residential units that are to be provided on site.

- **Trumpington Meadows**

Allocated as site 9.08 in the Cambridge Local Plan 2006 and as site R42b in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. Current applications for the site include 11/0073/REM and 11/0075/REM, 14/0348/REM. A further application for 87 dwellings has recently gained planning permission (14/0624/REM). 276 dwellings have yet to be dealt with under reserved matters. The site is currently under construction and 284 dwellings have been built to date. The developers have moved the completion figures forward for the remaining residential units due to the high demand for purchases.

- **Glebe Farm**

Allocated as site 9.13 in the Cambridge Local Plan 2006 and as site R42c in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. The site is currently under construction. 172 units have already been built under application 09/1140/FUL. Monitoring data from Cambridgeshire County Council notes that a further 55 units are already under construction.

- **Bell School**

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

## Local Plan Allocations

- **CUP site Clarendon Road**

379 units have already been completed on this site and the developer expects that the final 30 units will be completed by Christmas 2014.

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

Allocated as site 5.02 in the Cambridge Local Plan 2006 and as site R7 in the Cambridge Local Plan 2014: Proposed Submission.

The site is occupied by existing business with long leases. The allocation of this site was supported by LaSalle Investment in the Local Plan 2014: Proposed Submission Consultation and they believe that the site can accommodate at least 123 dwellings. The projected completions are towards the end of the plan period to allow for the relocation of existing businesses.

- **British Telecom, Cromwell Road**

Allocated as site 5.03 in the Cambridge Local Plan 2006.

This site is currently under construction, 58 dwellings have already been completed. Cambridgeshire County Council monitoring data shows that the remaining 78 units are currently under construction.

- **379-381 Milton Road**

Allocated as site 5.04 in the Cambridge Local Plan 2006 and as site M1 in the Cambridge Local Plan 2014: Proposed Submission. The site is currently in use as a car showroom and garages. A response to the Cambridge Local Plan 2014: Proposed Submission by WFM Motors confirms that the site is available for residential development.

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

Allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. Currently a football stadium and car park. Two previous applications for residential development have been approved. Application 14/0790/FUL has been submitted to the council for the provision of 106 residential units. The application is currently pending decision. The landowner's agents believe that completions of the development would be between 2017/18 and 2018/19.

- **British Telecom, Long Road**

Allocated as site 5.06 in the Cambridge Local Plan 2006 and part of site R14 in the Cambridge Local Plan 2014: Proposed Submission. The 2013 Strategic Land Availability Assessment notes that the site is viable and that the land owner has confirmed interest in residential development.

- **Willowcroft, Histon Road**

Allocated as site 5.07 in the Cambridge Local Plan 2006 and site R2 in the Cambridge Local Plan 2014: Proposed Submission. The current use on site is mixed-commercial use. Three landowners have come forward confirming that the site is deliverable in the plan period.

Permission has recently been approved (subject to Section 106 agreement) at Planning Committee on 5 November 2014 for 15 Flats. The application number is 14/1254/FUL.

- **Territorial Army, Cherry Hinton Road**

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

- **Travis Perkins, Devonshire Road**

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

- **Caravan Park, Fen Road**

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

- **Police Station, Parkside**

Allocated as part of site 5.12 in the Cambridge Local Plan 2006 and the entirety of site M4 in the Cambridge Local Plan 2014: Proposed Submission. Cambridgeshire Constabulary confirm that the redevelopment of the site is deliverable within the Local Plan Period for 50 residential units.

- **Fire Station, Parkside**

Allocated as part of site 5.12 in the Cambridge Local Plan 2006. 99 residential units were completed on the site in 2012/13.

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

Allocated as site 5.13 in the Cambridge Local Plan 2006. Application 14/0052/FUL was submitted to the council for the development of the site as an aparthotel including five town houses. The application was refused permission; however the landowners are appealing this decision. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Ridgeons, Cavendish Road**

Allocated as site 5.14 in the Cambridge Local Plan 2006 and is part of site R12 in the Local Plan 2014: Proposed Submission. This site relies on the relocation of the existing business. The redevelopment of the site is supported by Ridgeons through their submission to the

Local Plan 2014: Proposed Submission Consultation. It is expected that the site will become available for development within the Local Plan period. As part of the Local Plan 2014: Proposed Submission, the site was expanded and the additional allocation of 217 residential units is included in the **additional allocations** in the Local Plan table of the housing trajectory.

- **Henry Giles House, Chesterton Road**

Allocated as site 5.15 in the Cambridge Local Plan 2006 and site R4 in the Local Plan 2014: Proposed Submission for 48 residential units. The site is currently in use as offices and parking facilities. The 2013 Strategic Housing Land Availability Assessment identifies the site as viable and notes that the landowner is working on plans to bring the site forward for development.

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

133 residential units were completed on this site in the 2013/14 monitoring year.

- **295 Histon Road**

Allocated as site 5.17 in the Cambridge Local Plan 2006 and site R1 in the Local Plan 2014: Proposed Submission for 32 residential units. No planning permission has been submitted for the site as yet. However, a reply from the landowner's agents indicates that site is deliverable within the plan period.

- **Sandy Lane**

Allocated as site 5.18 in the Cambridge Local Plan 2006. This site has multiple live applications attributed to it, on different parcels of land, some of which overlap.

- 03/0406/FUL for 18 dwellings
- 03/1241/FUL for five dwelling houses.
- 06/1305/FUL for seven one-bedroomed flats with associated parking.
- 06/0544/FUL for erection of one 5-bedroom house.
- 09/1024/EXP – extension to application 06/0544/FUL - still pending determination.

From analysing the various applications, it is reasonable to assume that the site has a capacity for 23 residential units.

- **Site 7.01 New Street/Newmarket Road**

Allocated as site 5.17 in the Cambridge Local Plan 2006. This site comprises multiple applications, which total 120 residential units. Development of this site is well underway. 19 residential units have been built on the parcel of land between 23-29 Occupation Road and 20 Occupation Road. A further 13 units are under construction on the land between

30-31 Occupation Road and further archaeological works are underway at 9-15 Harvest Way. Progress on the site indicates that the completion of this 2006 allocation is deliverable within the five-year period.

- **Betjeman House, Hills Road**

Allocated as site 7.02 in the Cambridge Local Plan 2006 and site R44 in the Local Plan 2014: Proposed Submission. Currently in use as offices, the site is 1.17 hectares and capable of providing 156 residential units. The landowner has indicated that the site is deliverable. Potential completions would cover three years as in the previous housing trajectory, but starting in 2018/19 and ending in 2020/21.

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

Allocated as site 7.03 in the Cambridge Local Plan 2006. This site was redeveloped as a hotel and is therefore no longer deliverable for residential development.

- **Mitcham's Corner**

Allocated as site 7.04 in the Cambridge Local Plan 2006. An application (14/0506/FUL) for retail, medical practitioner and car parking was recently submitted to the council. It is no longer considered that the site is deliverable for residential development.

- **West Cambridge, Madingley Road**

Allocated as site 7.06 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site M13 for University and research uses.

- **Leckhampton House Grounds**

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

- **Grange Farm off Wilberforce Road**

Allocated as site 7.06 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site U3 for student accommodation.

- **Land Around 16 Mill Lane**

Allocated as site 7.10 in the Cambridge Local Plan 2006. The University is in the early stages of preparation of a masterplan for the site. They are considering the potential for delivery of student housing, which is consistent with the adopted Supplementary Planning Document. Masterplan options will be considered over the coming months ascertaining a clearer understanding of parameters relating to the mix and phasing of development in early autumn. It is currently expected by the landowners that the site could also deliver 30 residential units.

- **Brunswick Site**

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

- **Magnet Warehouse, Mill Road**

Allocated as site 7.12 in the Cambridge Local Plan 2006 and as part of site R21 in the Cambridge Local Plan 2014: Proposed Submission. The site is in multiple ownership – by the Co-operative Group (98 units) and Cambridgeshire Community Services NHS Trust (30 units).

- **64-66 Peverel Road**

Allocated as site 9.14 in the Cambridge Local Plan 2006. This allocation has not been taken forward into the Local Plan 2014: Proposed Submission. A recent application 13/1594/FUL has been approved (subject to a signed Section 106 agreement) for B1 building use for Marshall Aerospace and Defence Group.

- **Downing College, Athletic Ground**

Allocated as site 9.02 in the Cambridge Local Plan 2006. This development was completed in the 2010/11 monitoring year. 100 residential units were built on the site. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Station Area – Blue Phase**

Allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission. 150 of the 169 residential units have now been completed on the site, the remaining 19 units are under construction and are expected to be completed in the 2014/15 monitoring year.

- **Station Area – Pink Phase**

Allocated as site 9.02 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission.

## Large Sites Over 50 Dwellings

- **Cambridge Water Company, Rustat Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (07/1223/REM) for 143 residential units. A subsequent application (13/6001/S106BA) was recently approved, which changes the market/affordable housing split from that of 60%/40% to 94%/6%. The overall number of residential units remains at 143.



- **Homerton College, Hills Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site was included in the housing trajectory as it has planning permission (07/1093/REM) for 85 residential units. Homerton College replied to this year's housing trajectory indicating that they are no longer intending to bring the site forward for residential accommodation.

### Small Sites: 10-49 Dwellings

- **Neath Farm Business Park, Church End**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (09/0403/FUL) for 40 residential units. The site was completed in the 2013/14 monitoring year.

- **141 Ditton Walk**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (11/0596/FUL) for 14 residential units. Monitoring information from Cambridgeshire County Council indicates that building had not commenced on site.

- **Seymour Court, Seymour Street**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (11/0970/FUL) for 34 residential units. The site was completed in the 2013/14 monitoring year.

- **100-108 Shelford Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (11/0955/FUL) for 13 residential units. The site was completed in the 2013/14 monitoring year.

- **190-192 Histon Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0321/FUL) for 14 residential units. The site was completed in the 2013/14 monitoring year.

- **115-119 Perne Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0730/FUL) for 12 residential units. Construction is expected to start soon with the build taking approximately 12 to 18 months.

- **169-173 High Street, East Chesterton**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0086/FUL) for 12 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction.

- **Roman Court (East and West)**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0406/FUL & 13/0407/FUL) for 16 residential units. Monitoring information from Cambridgeshire County Council indicates that the site was completed in 2014, but after 31 March 2014.

- **18-19 Regent Terrace**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (11/1375/FUL) for 11 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is nearing completion.

- **51 Barnwell Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0776/FUL) for 21 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction.

- **1 Ditton Walk**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1554/FUL) for 12 residential units. The developer has confirmed that demolition of the existing building had taken place and that the development will certainly be delivered within the next five years.

- **Latimer Close**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1598/FUL) for 16 residential units. This site is being developed on behalf of Cambridge City Council. Completion of this development is expected in 2014/15.

- **189 Histon Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0231/FUL) for 12 residential units. The developer has confirmed that the estimated year of completion is 2016/17.

- **6-14 Water Lane**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1386/FUL) for 24 residential units. This site is being developed on behalf of Cambridge City Council. Completion of this site is expected in 2015/16.

- **Land to the Rear of 231-247 Milton Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1537/FUL) for 13 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction.

- **55-57 Regent Street**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1368/FUL) for 12 residential units. The developer has confirmed that the estimated year of completion is 2015/16.

- **87 East Road**

This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1321/FUL) for 11 residential units. Development is not likely to be completed until 2018/19.

## **Additional Allocations in the Local Plan 2014**

- **Land North of Wort's Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB1. The site is home to a Local

Heritage Asset which would have to be retained on the site and archaeological investigation will be required before construction can begin on the site. This site is situated on Green Belt land and is believed to be capable of providing 200 residential units. The promoters of the site indicated in their response to the housing trajectory that the site could be delivered earlier than indicated in the previous year's trajectory.

- **Land South of Wort's Causeway**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB2. This site is situated on Green Belt land and is believed to be capable of providing 230 residential units. The landowner has indicated that the site could be delivered earlier than indicated in the previous year's trajectory.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference is R5. The site currently contains a resource storage building and oil depot. The landowner has confirmed that the delivery of the site is expected as indicated in the trajectory.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R8. The site is suitable for development and it would be developable during the plan period.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R10. The landowner has confirmed that the delivery of the site is expected as indicated in the trajectory.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R11. The landowner has confirmed that the delivery of the site is expected as indicated in the trajectory.

- **British Telecom, Long Road**

Allocated as site 5.06 in the Cambridge Local Plan 2006 and part of site R14 in the Cambridge Local Plan 2014: Proposed Submission. An **additional allocation** of 21 units is expected from the expansion of the site to form R14. The 2013 Strategic Land Availability

Assessment notes that the site is viable and that the landowner has confirmed interest in residential development.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R16. The landowner has confirmed that the delivery of the site is expected as indicated in the trajectory.

- **Mount Pleasant House, Mount Pleasant**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R17. The site was suggested by the Universities Superannuation Scheme (the then landowners) for allocation in the Local Plan 2014: Proposed Submission for residential use. This was confirmed by their representation to the Local Plan 2014: Proposed Submission Consultation. Since the consultation, the site has been sold. The new landowners wish to bring the site forward for student accommodation. Awaiting the outcome of the Local Plan examination, the figures for the housing trajectory remain the same as in the previous trajectory starting in 2020/21.

- **Clifton Road Area**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is M2. This site is part of the Station Areas West and Clifton Road Area of Major Change Policy (Policy 20) and has the capacity to provide 550 dwellings at a range of densities and 2 hectares of employment uses. The landowners have confirmed that the delivery of the site is expected as indicated in the trajectory.

- **Michael Young Centre, Purbeck Road**

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is M3. This site currently contains office, industrial and warehouse uses. The Local Plan 2014: Proposed Submission allocated the site for 50 residential dwellings and over 0.5 hectares of employment. A planning application (13/1250/OUT) was approved in February 2014 which includes the addition of a further 45 residential units, bringing the total number of dwellings on the site to 95.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is M5. This site lies within the Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area (Policy 24 of The Cambridge Local Plan 2014: Proposed Submission). The site has a capacity for 20

dwellings and 0.5 hectares of employment space. The landowner has indicated the potential for a further 30 residential units on the site and that the site area is 0.58 hectares.

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

This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is R6. This site is currently mixed use incorporating community facilities and a church. Cambridge City Council is currently looking to redevelop the community centre on this site. The Special Projects Officer (at Cambridge City Council) in charge of the redevelopment has noted that this redevelopment will not affect the residential capacity of the site.

- **Ridgeons, Cromwell Road**

As part of the Local Plan 2014: Proposed Submission, site 5.14 was expanded. This new allocation is R12 in the Local Plan 2014. This component of the allocation is capable of delivering 217 units. The site is currently split in the housing trajectory to show the current allocation in the Cambridge Local Plan 2006 (site 5.14 in the Local Plan Allocations section) and the additional allocation of 217 residential units (site R12) in the **additional allocations** in the Local Plan table of the housing trajectory. This site relies on the relocation of the existing business on site. The redevelopment of the site is supported by Ridgeons through their submission to the Local Plan 2014: Proposed Submission Consultation. The Company are committed to finding a new site as it is becoming an increasingly difficult location from which to operate a builders' merchant. It is therefore fully expected that the site will become available for development within the Local Plan period up until 2031.

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

Allocated as site 7.12 in the Cambridge Local Plan 2006 (for 30 residential units) and as part of site R21 in the Cambridge Local Plan 2014: Proposed Submission creating a combined total of 128 residential units. The site is currently split in the housing trajectory to show the current allocation in the Cambridge Local Plan 2006 (site 7.12 in the Local Plan Allocations section), the additional allocation of 98 residential units (site R21) is included in the **additional allocations** in the Local Plan table of the housing trajectory. The site is in multiple ownership – by the Co-operative Group (98 units) and Cambridgeshire Community Services NHS Trust (30 units).

- **Glebe Farm 2**

Allocated as site R42c in the Cambridge Local Plan 2014: Proposed Submission. This is an extension to site R42 – Glebe Farm, which is currently noted as site 9.13 in the Urban

Extensions section of the housing trajectory. The developers have confirmed that an application will be submitted towards the end of 2014 for 30 units. This represents a reduction from last year's housing trajectory which projected 35 units for this site.

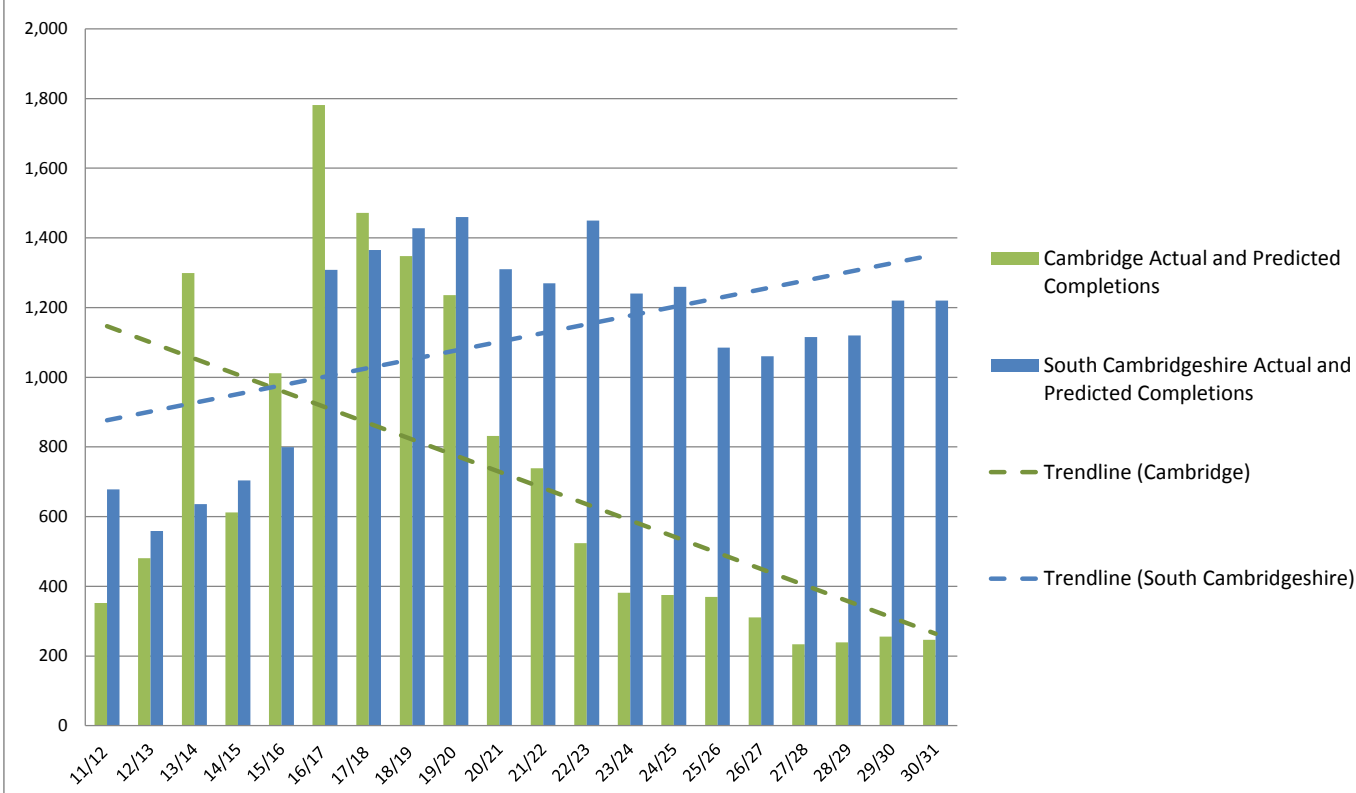


Housing Trajectory Summary Tables

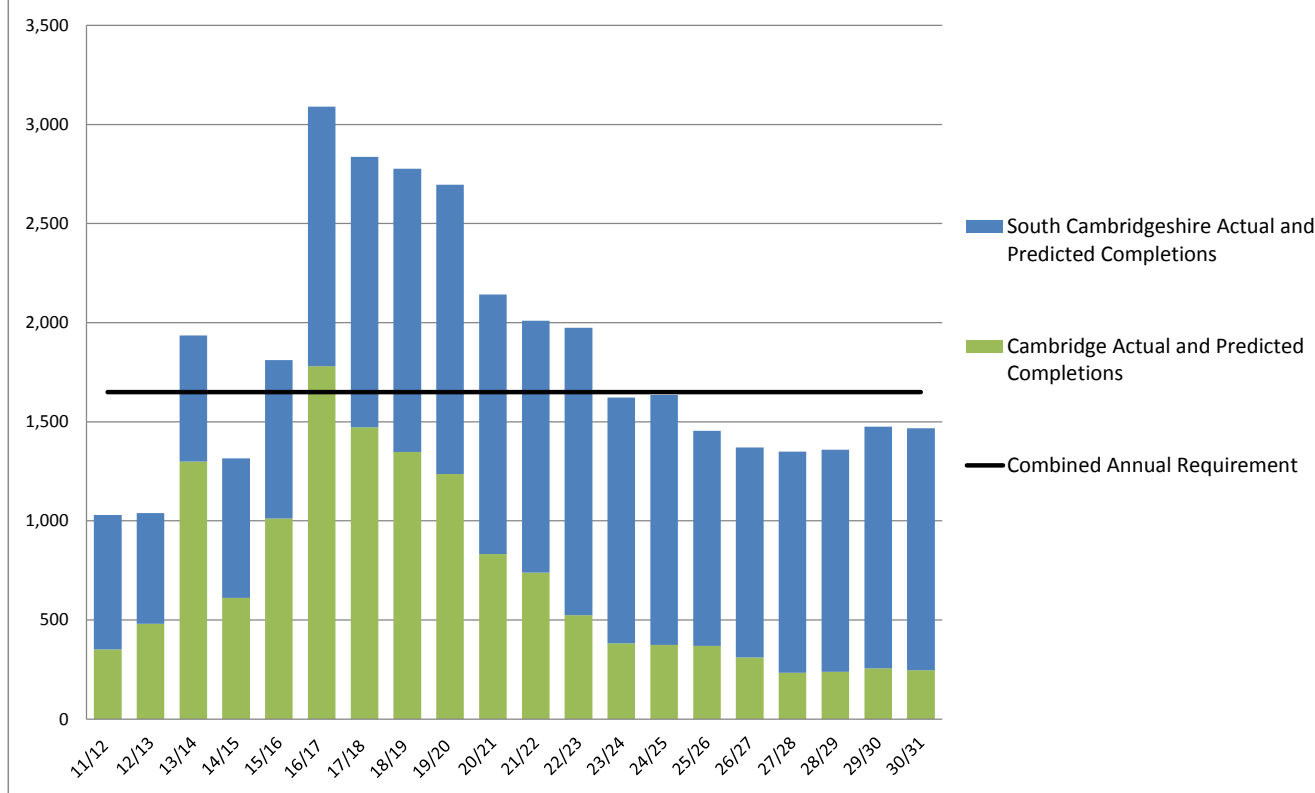
Housing Trajectory Summary 2011/12 to 2030/31																							
		11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Actual and Estimated Completions	
Allocations	Cambridge Urban Area																						
	Cambridge - existing allocations				121	112	169	178	142	194	109	40	91	69	62	40	55	0	0	0	0	1,382	
	Cambridge - new allocations				0	10	15	25	45	0	55	86	107	150	190	173	132	110	115	132	123	1,468	
	South Cambridgeshire - exisiting allocations				65	75	85	35	0	0	0	0	0	0	0	0	0	0	0	0	0	260	
	South Cambridgeshire - new allocations				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Fringe Sites																						
	Cambridge - existing allocations				402	819	1,330	1,009	860	773	521	490	203	40	0	34	0	0	0	0	0	6,481	
	Cambridge - new allocations				0	0	0	137	167	146	10	0	0	0	0	0	0	0	0	0	0	460	
	South Cambridgeshire - exisiting allocations				29	20	230	315	445	550	495	460	540	380	290	165	140	95	0	0	0	4,154	
	South Cambridgeshire - new allocations				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	South Cambridgeshire - New Settlements																						
	New Settlements - existing allocations				0	10	216	264	305	400	400	400	400	400	400	400	400	400	400	400	400	5,595	
	New Settlements - new allocations				0	0	0	0	0	0	0	0	0	60	100	220	220	320	420	520	620	620	3,100
	South Cambridgeshire																						
	Existing allocations in Rural Area				255	264	334	310	204	110	15	0	0	0	0	0	0	0	0	0	0	1,492	
New Allocations in Rural Area				0	57	192	265	290	245	200	210	250	160	150	100	0	0	0	0	0	2,119		
Windfalls	Unallocated Sites with Planning Permission																						
	Cambridge				89	71	144	0	11	0	14	0	0	0	0	0	0	0	0	0	0	329	
	South Cambridgeshire				355	373	251	76	34	5	0	0	0	0	0	0	0	0	0	0	0	1,094	
	Windfall Allowance																						
	Cambridge - Windfall Allowance				0	0	123	123	123	123	123	123	123	123	123	123	124	124	124	124	124	1,850	
	South Cambridgeshire - Windfall Allowance				0	0	0	100	150	150	200	200	200	200	200	200	200	200	200	200	200	2,600	
Completions	Actual Completions																						
	Cambridge	352	481	1,299																		2,132	
	South Cambridgeshire	678	559	636																		1,873	
Total		1,030	1,040	1,935	1,316	1,811	3,089	2,837	2,776	2,696	2,142	2,009	1,974	1,622	1,635	1,455	1,371	1,349	1,359	1,476	1,467	36,389	
Housing Trajectory Joint Five Year Supply Total					11,829																		
					% of Supply Available				Supply in years														
Liverpool Method 5%					132%				6.6														
Liverpool Method 20%					116%				5.8														
Sedgefield Method 5%					123%				6.1														
Sedgefield Method 20%					107%				5.4														

NOTE: As part of the Greater Cambridge City Deal, the partners have committed to delivering 1,000 additional new homes on rural exception sites by 2031. These additional dwellings have not been included in the housing trajectory.

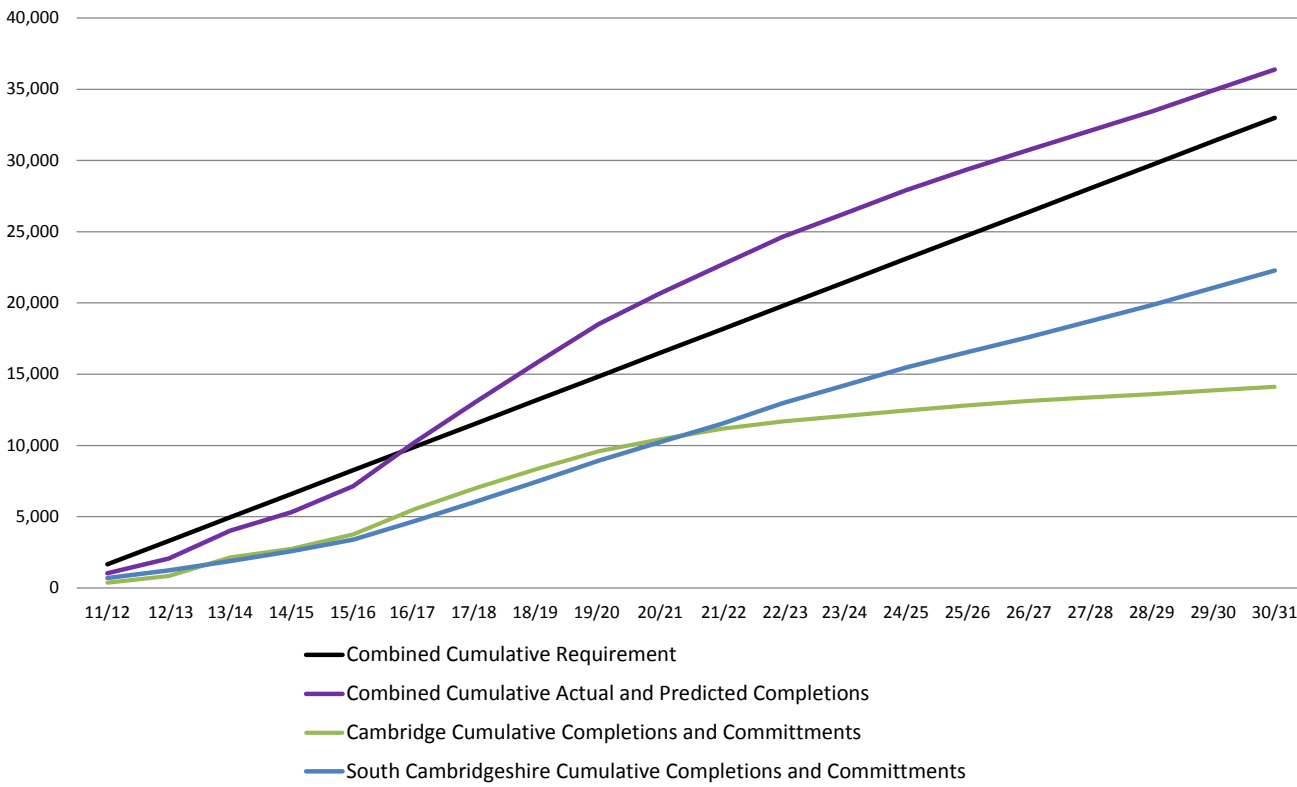
Cambridge and South Cambridgeshire Joint Housing Trajectory



Cambridge and South Cambridgeshire Joint Housing Trajectory



Greater Cambridge Housing Trajectory  
(Cambridge and South Cambridgeshire)



## Appendix E - FIT Installations Statistical Report

This report provides details of the following with regard to the Feed in Tariff (FIT) scheme:-

- Total FIT installations by technology and installation type
- Total installed capacity by technology and installation type

This report details accredited FIT installations on the Central FIT Register at the time the report was requested and run.

Confirmation dates between 01/04/2013 and 31/03/2014

Tariff Codes Selected : All

Geographical Locations Selected :

Country/s Selected : England

Government Office Region/s Selected : All

Local Authority/s Selected : Cambridge

Technology Types Selected : All

Technology	Domestic Installations	Domestic Installations Installed Capacity (MW)	Commercial Installations	Commercial Installations Installed Capacity (MW)	Industrial Installations	Industrial Installations Installed Capacity (MW)	Community Installations	Community Installations Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Micro CHP	1	0.001	0	0.000	0	0.000	0	0.000	1	0.001
Photovoltaic	88	0.342	2	0.044	0	0.000	3	0.069	93	0.455
Total Installed Capacity (MW)		0.343		0.044		0.000		0.069		0.456
Total Installations	89		2		0		3		94	

Source: [https://www.renewablesandchp.ofgem.gov.uk/Public/ReportViewer.aspx?ReportPath=%2fFit%2fFIT+Installations+Statistical+Report\\_ExtPriv&ReportVisibility=1&ReportCategory=9](https://www.renewablesandchp.ofgem.gov.uk/Public/ReportViewer.aspx?ReportPath=%2fFit%2fFIT+Installations+Statistical+Report_ExtPriv&ReportVisibility=1&ReportCategory=9)

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

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

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

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

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

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.
NWC09	Sustainable Development	Local	NW24	Amount of Residential development designed in line with the Code for Sustainable Homes: (1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings; (2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.  Amount of Non-residential development designed in line with BREEAM: (1) Percentage approved designed to "Excellent" standards.
NWC10	Renewable energy installed by type	Core	NW24	(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable); (2) Percentage of the development served by a Combined Heat and Power (CHP) plant or a District Heating Scheme fuelled by renewable energy sources.
NWC11	Water Conservation	Local	NW24	(1) Percentage of residential development approved prior to 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and (2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Targets points set out in S106 agreements or planning obligations.

## Appendix H – Use Classes Order

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

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

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



## Appendix I – Advice Note – Deleted Local Plan Policies

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

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

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

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

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

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

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

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

## Appendix J - Housing Supply in Cambridge

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

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Completions	325		159	287	505	601	731	629	521	588	287	390	352	481	1299
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	735	735	735
Local Plan 2014 targets	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	700	700	700

## Bibliography

This bibliography includes:

- Publications
- Acts of Parliament, Statutory Instruments, White Papers, Guidance and Circulars
- Online Articles and Data

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