



Report To: Planning Portfolio Holder

11 December 2017

Lead Officer: Joint Director for Planning and Economic Development

Local Development Framework Annual Monitoring Report 2016-2017

Purpose

1. To approve the Local Development Framework Annual Monitoring Report 2016-2017 for publication on the Council's website.
2. This is not a key decision but raises matters relating to communities living or working in the district and is a document the Council is required to prepare.

Recommendations

3. It is recommended that the Planning Portfolio Holder:
 - (a) approves the contents of the Annual Monitoring Report 2016-2017 (included as Appendix 2) for publication, noting that the housing trajectory, accompanying commentary on sites and some of the five year supply calculations included in it have already been agreed by an urgent decision from the Planning Portfolio Holder on 24 November 2017; and
 - (b) delegates any further minor editing changes to the Annual Monitoring Report 2016-2017 to the Joint Director for Planning and Economic Development where they are technical matters.

Reasons for Recommendations

4. Local planning authorities are required to publish information monitoring progress of the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis. The Annual Monitoring Report is also required to give details of what action the Council has taken relating to the duty to co-operate, details of any neighbourhood development orders or neighbourhood development plans made, and once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.

Background

5. Monitoring is essential to establish what has been happening in the district, what is happening now, what may happen in the future, and what needs to be done to achieve policies and targets.
6. This is the thirteenth Annual Monitoring Report produced by the Council and covers the period from 1 April 2016 to 31 March 2017. The Annual Monitoring Report

includes indicators to measure the performance of the Council's adopted planning policies, and also to measure change in the district against the objectives set out in the Council's Sustainability Appraisal Scoping Reports and to look at the wider effects of its planning policies on the district. The Annual Monitoring Report also includes details on the action the Council has taken relating to the Duty to Co-operate and of any neighbourhood development orders or neighbourhood development plans made.

Considerations

7. Chapter 2 of the Annual Monitoring Report sets out the key results from the data collected, and provides a commentary on the detailed monitoring data included in the Annual Monitoring Report. Chapter 2 of the Annual Monitoring Report is attached as Appendix 1. The headlines from Appendix 1 are set out in the following paragraphs:

Progress against the Local Development Scheme

8. Local Plan: The Council submitted its Local Plan, alongside the Cambridge Local Plan, to the Secretary of State on 28 March 2014. Joint examination hearing sessions have been held on strategic issues. Hearings on matters specific to South Cambridgeshire have also been held, including hearings related to housing policies and village housing allocations, protecting and enhancing the natural and historic environment, building a strong and competitive economy, strategic sites, the rural settlement hierarchy, and village omission sites. The Inspectors closed the examination hearings in July 2017.
9. At the time of writing this report, the Inspectors are corresponding with the Councils in relation to the preparation of proposed modifications to the Local Plans for consultation. Once the Inspectors have a schedule of modifications that they consider may be necessary to ensure the Local Plans can be found 'sound', they will write to the Councils and formally request that public consultation on them be undertaken. The consultation will provide the opportunity to comment on the specific detailed modifications put forward by the Inspectors but will not reopen the debate on other matters.
10. Following the public consultation, the Councils will provide the Inspectors with all the comments received. The Inspectors will consider the representations and decide whether further hearing sessions will be required. Subsequently, the Inspectors will issue a report with their final conclusions on their consideration of the 'soundness' of the Local Plans. If found sound, the Councils would then be able to adopt their Local Plans, with any necessary modifications identified by the Inspectors in their reports.
11. Cambridge Northern Fringe East Area Action Plan (AAP): The timetable for the preparation of the Cambridge Northern Fringe East AAP is under review and a revised LDS will be considered by the Councils in 2018.
12. Bourn Airfield New Village and Waterbeach New Town Supplementary Planning Documents (SPDs): The Council obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and this advised that the guidance the Council intends to produce would be more appropriately prepared as a SPD rather than an AAP. In November 2016, further

proposed modifications to the policies for Waterbeach New Town and Bourn Airfield New Village were submitted to the Inspector taking account of this legal advice, and also making other consequential changes to the policy. The Local Plan Inspectors will reach a view on the proposed modifications in their report.

13. In view of the legal advice received and in order to enable early progress towards delivery of these strategic sites, the Council has commissioned ARUP to prepare the SPDs, with work starting in parallel with the latter stages of the Local Plan process, pending the receipt of the Inspectors' report. A phased programme is proposed with the Waterbeach SPD being progressed first. Subject to the outcome of the Local Plan process, it is anticipated that the SPDs will be adopted in 2018.

Details of Neighbourhood Development Orders and Neighbourhood Development Plans Made

14. There are currently thirteen designated neighbourhood areas in South Cambridgeshire, of which five were designated in the last monitoring year at Melbourn, Whittlesford, Great Abington Former Land Settlement Association Estate, Stapleford & Great Shelford, and Swavesey. One further area has been designated since the end of the monitoring year at Thriplow, and as a separate item on the agenda for this meeting, the designation of the parish of Bassingbourn-cum-Kneesworth as a Neighbourhood Area is being considered.
15. The Council has been considering over that last year how it can carry out its duty to support Parish Councils undertaking Neighbourhood Plans and how to make best use of the resources available. A Task and Finish Group was set up so that the Council could work with its local communities to consider these issues. From the work of this group the Council has produced a suite of guidance documents which all Parish Councils had an opportunity to make comments on in September - October 2017. As a separate item on the agenda for this meeting, the suite of guidance documents is being considered for approval and publication.

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

16. The Council submitted its Community Infrastructure Levy (CIL) draft Charging Schedule for independent examination on 6 October 2014. Given the close relationship between the proposed rates in the CIL Charging Schedule and the Local Plan, the CIL examination has not been able to take place until the Local Plan has been examined. On 16 November 2017, the Cabinet resolved to withdraw the draft Charging Schedule that had been submitted for examination with a view to updating the viability and infrastructure evidence with Cambridge City Council ahead of the production, consultation and submission of a new draft Charging Schedule. Until the Council has an adopted CIL Charging Schedule it cannot collect any CIL monies.

Monitoring the Local Development Framework policies and Sustainability Appraisal objectives

17. The monitoring of the performance of the Council's planning policies has shown that development granted planning permission in the district is generally in accordance with adopted planning policies.
18. Housing completions: in the last monitoring year (2016-2017), 543 net additional dwellings were completed in South Cambridgeshire; this is 62 dwellings more than the number predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016. This is a small decrease compared to the previous monitoring year but is comparable to the last eight monitoring years, where annual net housing completions have been consistently around 600 dwellings, except for 2014-2015 in which 867 dwellings were completed. This level of housing completions reflects the slowdown in the housing market and that the developments coming forward on the edge of Cambridge were building out on the Cambridge side of the administrative boundary. Between 2011 and 2017 (the first six years of the plan period for the new Local Plan, submitted in March 2014), 3,970 net additional dwellings have been completed.
19. Housing trajectory and five year housing land supply: officers expedited the preparation of the housing trajectories and five-year supply calculations that are included in this Annual Monitoring Report in order to respond as quickly as possible to the Inspectors and not delay the modifications consultation. A joint housing land supply update was agreed by the Portfolio Holder by an urgent decision on 24 November 2017.
20. The Inspectors asked the Councils to prepare proposed modifications to their Local Plans that would include within the plan the methodology and buffer to be used to calculate their five year housing land supply, both individually and jointly, and also the latest five year housing land supply calculations. The Inspectors advised that the proposed modifications be calculated using the Liverpool methodology, and with a 20% buffer. The Councils provided the proposed modifications to the Inspectors relating to the five year housing land supply methodology and calculations. The Inspectors have advised that they will formally write to the Councils with a confirmed list of modifications for consultation, at which point consultation will be undertaken.
21. The Inspectors will only give their final conclusions on their consideration of the 'soundness' of the Local Plan when they publish their final report. Therefore, the use of the five year supply calculations either jointly for Greater Cambridge or based on the Liverpool methodology (with a 20% buffer) will not be relied upon or used in relation to planning decisions unless and until the Inspectors examining the Local Plan have reported on the approach and found it to be 'sound'.
22. Against the Local Plan, the housing trajectory shows that 23,586 dwellings are expected to be delivered during the plan period 2011 to 2031, this provides flexibility over our requirement to respond to changing conditions as required in the National Planning Policy Framework.

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

2017-2022

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

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

24. Based on the current housing trajectory, it is anticipated that the Councils will be able to demonstrate an ongoing five year land supply for Greater Cambridge for the remainder of the plan period. In future years the five year supply is predicted to grow substantially for both areas separately and jointly.
25. Business floorspace completions: In the last monitoring year (2016-2017), business completions (net) were 22,209 sqm / 9.19 ha. The greatest areas of growth are at Granta Park, Great Abington for a new B1a building (8,666 sqm / 1.15 ha) and Cambridge Science Park, Milton for a B1b building (4,991 sqm / 0.65 ha). There has also been a significant loss of business floorspace at Cambridge Science Park, Milton as a result of a redevelopment proposal where the new building(s) have not yet been started and therefore the floorspace will be replaced in future years.
26. Supply of business land: South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2017 this amounted to 80.4 ha of net additional land, and of this just over half had detailed planning permission. Significant scale sites with planning permission include: phase 2 at Granta Park, Great Abington, for research and development uses (15.6 ha); land at Cambridge Research Park, Landbeach for a mixture of business uses (Use Classes B1, B2 and B8) (10.7 ha); land at Babraham Research Campus for research and development uses (9.1 ha); and land north of Newmarket Road, Cambridge (WING) for a loss of business land (Use Class B2) (-10.2 ha).
27. Although the outline planning permission for WING will result in the loss of business buildings and land on this development, it is anticipated that the existing employees on this site will be relocated to other Marshall buildings and locations within Cambridge. The proposed redevelopment of this site also includes the reconfiguration of car showrooms (sui generis uses), resulting in a loss of approximately 3 ha, and it

is anticipated that existing employees will continue to work within the reconfigured car showrooms.

Options

28. It is a legal requirement that the Council publishes an Annual Monitoring Report.

Implications

29. In the writing of this report, taking into account financial, legal, staffing, risk management, equality and diversity, climate change, community safety and any other key issues, the following implications have been considered:

Legal and Risk Management

30. Local planning authorities are required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis.

Consultation responses (including from the Youth Council)

31. The housing trajectory, agreed by an urgent decision from the Planning Portfolio Holder on 24 November 2017, and included in the Annual Monitoring Report has been produced in consultation with the various landowners, developers and agents responsible for the sites included in it. Council officers and external organisations have provided information and data for the indicators included in the Annual Monitoring Report.

Effect on Strategic Objectives

Objective 1 – Living Well: support our communities to remain in good health whilst continuing to protect the natural and built environment

32. The LDF aims to satisfy the development needs of the area while preserving and enhancing its rich built and natural heritage and distinctive character and providing quality places where people are happy to live, work and play. The Annual Monitoring Report provides detailed analysis on how the Council's adopted planning policies have performed.

Objective 2 – Homes for Our Future: secure the delivery of a wide range of housing to meet the needs of existing and future communities

33. The Annual Monitoring Report provides detailed analysis on how the Council's adopted planning policies have performed, and includes a number of indicators related to the Council's planning policies on housing.

Background Papers

Planning Portfolio Holder Decision on South Cambridgeshire Local Plan: Proposed Modifications Consultation (24 November 2017)

<http://scambs.moderngov.co.uk/ieDecisionDetails.aspx?ID=10591>

South Cambridgeshire Local Development Framework:
<https://www.scambs.gov.uk/content/local-development-framework>

South Cambridgeshire Local Plan (submitted in March 2014):
<https://www.scambs.gov.uk/localplan>

National Planning Policy Framework:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

National Planning Practice Guidance:
<http://planningguidance.planningportal.gov.uk/>

Appendices

Appendix 1 – Extract of Chapter 2 of the Annual Monitoring Report

Appendix 2 – South Cambridgeshire Annual Monitoring Report 2016-2017

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