



# **South Cambridgeshire Annual Monitoring Report**

**December 2012**

Covering the period 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2012

**Part 1**

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# 1. Executive Summary

(Note: Partial summary. Complete version to follow in Part 2.)

- 1.1. The Annual Monitoring Report (AMR) provides information on the progress the Council is making in preparing its planning policy documents and how well it is doing in terms of delivering the overall development strategy and implementing the policies included in the Local Development Framework (LDF). The Executive Summary highlights the headline results of this year's AMR.

## a. Progress against the Local Development Scheme

- 1.2. The Local Development Scheme (LDS) adopted by the Council in March 2011 set out the timetable that the Council was progressing during the monitoring year, and the commentary set out in Chapter 3 (and summarised below) shows progress against this timetable.
- 1.3. The LDS included the Council's intention to prepare a new **South Cambridgeshire Local Plan**, which would incorporate a review and update of the Core Strategy, Development Control Policies DPD and Site Specific Policies DPD. Preparation of the new **Local Plan** has progressed largely in accordance with the timetable and public consultation on issues and options for the district took place between July and September 2012.
- 1.4. Given the close functional relationship between Cambridge and South Cambridgeshire, the Council is working collaboratively with Cambridge City Council as part of the duty to co-operate. The need to coordinate with the City Council on cross boundary issues has led to the Council revising its intended plan making process to include a second public consultation on issues and options in January – February 2013. This consultation will include two parts:
- Part 1 – joint consultation on the development strategy for the wider Cambridge area, site options for development on the edge of Cambridge on land currently in the Green Belt, and site options for a community stadium; and
  - Part 2 – consultation on matters specific to each local authority, for South Cambridgeshire this includes possible new site options for development and possible changes to village frameworks and designations to protect village character.
- 1.5. This additional round of public consultation has had some implications on the timetable for later stages of preparing the **South Cambridgeshire Local Plan**.
- 1.6. The LDS also set out the intention at that time to continue to separately prepare a **Gypsy & Traveller DPD**. However, progress on the preparation of the **Gypsy & Traveller DPD** slipped due to delayed progress and agreement on an updated Cambridgeshire Gypsy & Traveller Accommodation Needs Assessment, undertaken by Cambridgeshire County Council on behalf of the Cambridgeshire local authorities, which is a key evidence base study for this plan. The slippage meant that there was no longer an advantage in progressing the two plans separately and therefore a

revised LDS was adopted in January 2012. This revised LDS set out the Council's intention to include any policies and proposals for Gypsy and Travellers within the **South Cambridgeshire Local Plan**.

## **b. Monitoring the Local Development Framework policies and Sustainability Appraisal objectives**

- 1.7. The Annual Monitoring Report (AMR) includes over 90 core and local output indicators to measure the performance of the Council's adopted planning policies, and almost 50 significant effect indicators to measure change in the district against the objectives set out in the Council's Sustainability Appraisal Scoping Report (January 2006) and to look at the wider effects of the Local Development Framework (LDF) on the district.

### **Housing**

- 1.8. ***Housing completions and housing supply.*** The development strategy for South Cambridgeshire is one of supporting the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to allow for the economic prospects to be met. To reduce the amount of commuting in the longer term, the aim is also to achieve a better balance between jobs and homes in and close to Cambridge.
- 1.9. In the last monitoring year, 696 net additional dwellings were completed in South Cambridgeshire; this is 4 dwellings more than the number predicted in the housing trajectory included in the Annual Monitoring Report 2010-2011 and is an increase in the number of net additional dwellings completed compared to the previous 3 years (610, 595 and 655 dwellings). It continues a pattern of housebuilders and landowners predicting with some accuracy the number of completions which will be achieved albeit not necessarily from the sites they anticipated. Completions at Cambourne and Orchard Park have fallen in the last year compared to the previous year, but this shortfall has been balanced by an uplift of housing completions on historic rural allocations at Longstanton, Papworth Everard, Girton and Waterbeach, and on rural exceptions sites.
- 1.10. The Council has made provision for a significant supply of housing land: extant planning permissions could provide 3,070 dwellings (as at March 2012); sites where the Council has resolved to grant planning permission could provide a further 221 dwellings; and sites allocated for housing will provide another 13,782 dwellings. Together, land is identified in plans and planning permissions for a total of 17,073 dwellings.
- 1.11. The monitoring period for the AMR precedes the National Planning Policy Framework and so the Planning Policy Statements were still in force. Government policy in **PPS3: Housing** and the **National Planning Policy Statement** for 2011-2012 was that Councils should have a rolling five-year supply of housing land. Despite having sufficient deliverable land supply to provide 4,531 new homes over the next 5 years, the Council has a shortfall in five-year housing land supply against the Core Strategy

target to 2016 (2.3 years supply), primarily because we are now close to the end of the plan period of 2016 which compounds the impact of the shortfall. However, against the 'Medium' target option for the new **Local Plan**, the Council has 4.1 years of housing land supply, based on existing housing allocations and planning permissions. Additional housing allocations will be identified during the plan making process to ensure that the Local Plan meets the chosen target.

- 1.12. **Gypsy & Traveller pitches:** 11 new permanent Gypsy & Traveller pitches were completed in the last monitoring year and 1 new temporary Gypsy & Traveller pitch was granted planning permission. A further 24 permanent pitches were under construction at 31 March 2012 (and are now completed).
- 1.13. **Housing completions on previously developed land (PDL):** In the last monitoring year, 29% of dwellings completed were on PDL and the cumulative percentage is still below the target of at least 37% as required by **Core Strategy Policy ST/3**. It had been anticipated that the percentage would increase when the major developments at Northstowe and Cambridge East, which would involve the reuse of PDL, started delivering towards the end of the plan period, however, this is now unlikely to happen in the near future as progress on the major developments has been delayed. In the last monitoring year, completions at Cambourne, Orchard Park, historic rural allocations at Papworth Everard and Longstanton, and on affordable housing exception sites at Barrington, Hauxton and Willingham, have contributed to the significant proportion of completions on 'greenfield' sites.
- 1.14. **Housing density:** Over the last 13 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated, although there is a general upward trend. It is expected that the average net density of new housing developments will increase in future monitoring years as the major developments on the edge of Cambridge and Northstowe are implemented with higher housing densities reflecting their urban character. Orchard Park has achieved net densities of over 50 dph on a significant number of completed parcels. Over the last 13 years, the completed parcels at Cambourne have achieved an average net density of 30.0 dph. In general, lower densities have been achieved at Lower Cambourne (an early phase in the construction of the settlement), and higher densities have been achieved at Upper Cambourne (a more recent phase that is still being completed). Great Cambourne includes a mixture of densities, with higher densities achieved on parcels located in and around the village centre, where there is good access to services and facilities.
- 1.15. **Affordable housing:** The availability of housing that is affordable to local people is a major issue in the district, especially as median house prices in the district have risen from 4.9 times median earnings to 7.9 times median earnings in the last 12 years. In the last monitoring year, 192 new affordable dwellings were completed; this amounts to 25% of all new dwellings completed. This is a fall compared to the high of 41% achieved in 2009-2010 and is a reflection of the changing housing market conditions and availability of funding for affordable housing developments.
- 1.16. In the last monitoring year social rented affordable housing has been the majority tenure of affordable dwellings completed, although on individual schemes the mix of

affordable tenures is determined by local circumstances. Affordable housing exception sites provided 90 new affordable dwellings in the last monitoring year to meet identified local need in Barrington, Hauxton, Landbeach, Whaddon and Willingham.

- 1.17. In the last two monitoring years, 40% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. This meets the target of 40% set by the policy. The affordable dwellings secured were a mixture of onsite provision and financial contributions that have been converted into notional units that will be provided offsite.
- 1.18. **Housing development by settlement category:** The development strategy for the district was changed by the adoption of the Core Strategy, which focuses the development proposed in a few major developments on the edge of Cambridge and the new town of Northstowe, and provided for more development within the village frameworks of the largest villages. Between 2006 and 2011, this change in development strategy could be seen to be gradually taking effect with an increase in the proportion of completions on the edge of Cambridge and at the Rural Centres, which includes the new settlement of Cambourne, and a decrease in the proportion of completions in the smaller and less sustainable villages. This trend has not continued in the last monitoring year, due to the completion of 76 close care flats at Girton and the completion of the first 62 dwellings on phase 3 of a large development at Longstanton which delivered a bypass for the village. Completions at Orchard Park and Cambourne have also fallen compared to previous years.
- 1.19. **Housing quality:** All new development has an impact on its surroundings and the predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality. The Council has assessed 42 developments completed in the last three monitoring years against the original Building for Life standard. Of the 18 schemes that were completed in the last monitoring year, three developments have achieved 'Gold' standard by scoring well on a variety of aspects, including their design, character and layout, and integration of public spaces, pedestrian routes and car parking. Five have been assessed at a 'Silver' standard. Nine schemes have been assessed as 'Average' tending to score weakly on aspects such as their character and treatment of streets and parking. One scheme has been reported as 'Poor' due to low levels of connectivity, character, and design. All 42 developments have performed poorly in the use of advanced construction techniques and technologies and environmental performance, and many did not do well in terms of their future adaptability.
- 1.20. The Building for Life scheme is a useful tool for gaining an indication of the quality of new developments. However, it has certain limitations that may not give a true impression of the quality of a scheme. The scoring system is not a sophisticated tool and can potentially score schemes down where evidence is not available at the time of assessment. In the case of a number of the schemes scoring as 'Average' this monitoring year, there has not been documentary evidence available to demonstrate a positive performance against a criteria and therefore they have been scored down. However, the Council is not complacent about development quality and is taking measures to improve performance.



## 2. Introduction, Context and Indicators

### The Local Development Framework and the Annual Monitoring Report

- 2.1. The Planning and Compulsory Purchase Act 2004 introduced a new system of development plan production in England and Wales. The main change for district councils was the replacement of Local Plans with Local Development Frameworks (LDFs). The LDF is a suite of documents that together guide development within the district, and consists of:
- the Local Development Scheme (LDS);
  - a Statement of Community Involvement (SCI);
  - Development Plan Documents (DPDs);
  - Area Action Plans (AAPs);
  - Supplementary Planning Documents (SPDs); and
  - Annual Monitoring Reports (AMRs).
- 2.2. South Cambridgeshire District Council (SCDC) currently has an adopted Statement of Community Involvement (SCI), seven adopted DPDs and thirteen adopted SPDs. As the DPDs were adopted they replaced the **Local Plan 2004** 'saved' policies. Only one 'saved' policy remains in force (**Policy CNF6**), which will be superseded by the **South Cambridgeshire Local Plan** when it is adopted. The Council intends to publish a draft **Local Plan** in Summer 2013 and to submit the **Local Plan** for examination around the end of 2013.
- 2.3. The adopted planning policies for the period covered by this Annual Monitoring Report (AMR) (1 April 2011 to 31 March 2012) are those contained in the:
- Local Plan 2004 – only one remaining saved policy at January 2010;
  - Core Strategy DPD – adopted in January 2007;
  - Development Control Policies DPD – adopted in July 2007;
  - Northstowe AAP – adopted in July 2007;
  - Cambridge East AAP – adopted in February 2008;
  - Cambridge Southern Fringe AAP – adopted in February 2008;
  - North West Cambridge AAP – adopted October 2009; and
  - Site Specific Policies DPD – adopted January 2010.
- 2.4. 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. 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, and that this should be done at least on an annual basis.
- 2.5. This AMR covers the period from 1 April 2011 to 31 March 2012.

### Monitoring in South Cambridgeshire

- 2.6. Monitoring in Cambridgeshire is carried out through a partnership between the Research & Monitoring Team at Cambridgeshire County Council and the Planning

departments at the five district councils. The Research & Monitoring Team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. An annual survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.

- 2.7. The Research & Monitoring team then provides the district councils with the necessary results for their AMR core and local output indicators and a site-by-site list of planning permissions and their status. **For some indicators the data for previous years has been revised from the data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring team to remove any inaccuracies.**
- 2.8. Data required for the contextual indicators, significant effect indicators and some local output indicators is obtained from various teams at Cambridgeshire County Council and South Cambridgeshire District Council, and other external organisations such as Natural England and the Environment Agency.

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

- 2.9. The AMR outlines the progress that the Council has made in producing the documents that will make up its LDF. Chapter 3 reviews progress on the preparation of the LDF and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.
- 2.10. The AMR measures various indicators to assess performance of the individual planning policies but also to provide a general portrait of the social, economic and environmental conditions in the district and the wider effects of the LDF on the district. The different indicators used in this AMR can be grouped into three categories: contextual indicators, output indicators and significant effect indicators. Appendix 1 includes a list of all the Council's output indicators and significant effect indicators.
- 2.11. **Contextual indicators** are those that together provide a general portrait of the social, economic and environmental conditions in the district against which planning policies operate. The data for these indicators is also used for the significant effect indicators and therefore to avoid repetition, the contextual indicators are summarised in Chapter 4 and the significant effect indicator reference is included as a signpost for the data.
- 2.12. **Output indicators** include both core output indicators and local output indicators, and provide detailed analysis on how the Council's adopted planning policies have performed. Performance against the Council's core and local output indicators is analysed in Chapter 5.
- 2.13. Core output indicators are set by central government. The latest list of core output indicators is included in '**Regional Spatial Strategy and Local Development**

**Framework Core Output Indicators – Update 02/2008'** (published in July 2008), however this publication was withdrawn on the 30 March 2011 by the coalition Government. Whilst this monitoring information no longer has to be provided to central Government, these indicators are important in monitoring adopted planning policies and therefore the Council has continued to monitor them through the AMR and will review the appropriate set of indicators for South Cambridgeshire through for the new **Local Plan** process.

- 2.14. The Council sets local output indicators. Each adopted DPD or AAP includes a list of local output indicators relevant to that plan. In this AMR it has not been possible to provide data on all the local output indicators included in the adopted AAPs and Site Specific Policies DPD. This is because many of the local output indicators included in these plans rely on the major developments at Northstowe, Cambridge East, Cambridge Southern Fringe (Trumpington Meadows) and North West Cambridge having detailed planning permission and the development being under construction.
- 2.15. **Significant effect indicators** are those indicators based on the objectives set out in the Council's Sustainability Appraisal Scoping Report, and they look at the wider effects of the LDF on the district. The significant effect indicators are assessed in Chapter 6. The Council is producing a revised Sustainability Appraisal Scoping Report to support its new Local Plan, and is therefore reviewing its significant effect indicators. The significant effect indicators that are unlikely to be carried forward into the new Sustainability Appraisal Scoping Report have not been updated for this AMR.




### 3. Progress against the Local Development Scheme

- 3.1. This chapter reviews progress on the preparation of the South Cambridgeshire Local Development Framework (LDF) and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.
- 3.2. The adopted LDS at the start of the monitoring period (1 April 2011) was the LDS adopted in March 2011. This LDS sets the timetable that the Council was progressing during the monitoring year and the commentary set out below (and summarised in figure 3.1) shows progress against this LDS.
- 3.3. The LDS 2011 included the Council's intention to prepare a new South Cambridgeshire Development Plan (now re-named to **South Cambridgeshire Local Plan**), which would incorporate a review of the Core Strategy, Development Control Policies DPD and Site Specific Policies DPD.
- 3.4. During the last monitoring year, preparation of the new **South Cambridgeshire Local Plan** progressed largely in accordance with the timetable set out in the LDS 2011 and public consultation on issues and options for the district over the next 20 years took place between July and September 2012.
- 3.5. The LDS 2011 also set out the intention at that time to continue to separately prepare a **Gypsy & Traveller DPD**. However, in the last monitoring year, progress on the preparation of the **Gypsy & Traveller DPD** slipped due to delayed progress and agreement on an updated Cambridgeshire Gypsy & Traveller Accommodation Needs Assessment, undertaken by Cambridgeshire County Council on behalf of the Cambridgeshire local authorities, which is a key evidence base study for this plan.
- 3.6. The slippage in progress on the preparation of the **Gypsy & Traveller DPD** meant that there was no longer an advantage in progressing the two plans separately and therefore a revised LDS was adopted in January 2012. This revised LDS set out the Council's intention to include any policies and proposals for Gypsy and Travellers within the **South Cambridgeshire Local Plan**. This revised approach also allowed the Council to make better use of resources, including through savings on public consultations and examination.
- 3.7. The Council is working collaboratively with Cambridge City Council as part of the duty to co-operate given the close functional relationship between Cambridge and South Cambridgeshire. Since the end of the monitoring year, the Council has revised its intended plan making process to include a second public consultation on issues and options in January – February 2013, given the need to coordinate with the City Council on cross boundary issues. The joint part of the public consultation (Part 1) considers 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 includes options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It builds on the Issues and Options consultations that the Councils have already consulted on in July – September 2012 and provides background information in relation to the




housing and employment needs for the area as a whole, as well as outlining what that means for the future development strategy.

- 3.8. In addition to the joint elements of this consultation, each Council is carrying out consultation on other matters for their own areas in their respective Part 2 consultation documents. Cambridge City Council is consulting 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 space standards and car and cycle parking standards. South Cambridgeshire District Council is consulting on new issues arising from the Summer consultation that would be reasonable additional options for the new Local Plan, including possible new site options for development as well as matters such as possible changes to village frameworks and designations to protect village character.
- 3.9. This additional round of public consultation has had some implications on the timetable for later stages of preparing the **South Cambridgeshire Local Plan**, with the draft Local Plan consultation now anticipated to start in July 2013 instead of June 2013 and submission expected around the end of 2013.

Figure 3.1: Progress against the LDS 2011 milestones


	Milestone achieved or likely to be achieved early, on time or within 2 months		Milestone achieved or likely to be achieved within 3-6 months		Milestone not achieved or not likely to be achieved within 6 months
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### South Cambridgeshire Development Plan

Milestone	Timetable	Date Milestone Achieved or Expected	Status
Issues & Options public consultation	June – July 2012	July – September 2012	
Draft submission public consultation	January – February 2013	July – September 2013: To take account of a second Issues & Options public consultation in January – February 2013 and to coordinate the draft Local Plan consultation with Cambridge City Council.	
Submission to Secretary of State	September 2013	January 2014	
Public examination	February – April 2014	*	?
Receipt of Inspectors Report	October 2014	*	?
Adoption	December 2014	*	?

\* The timetable after submission of the Local Plan will be largely determined by the Planning Inspectorate. Discussions are planned with the Planning Inspectorate which will help give more clarity on the likely adoption date of the Local Plan.

## Gypsies & Travellers DPD

Milestone	Timetable	Date Milestone Achieved or Expected	Status
Issues & Options public consultation	September – October 2011	Policies and proposals on Gypsies and Travellers will now be included within the South Cambridgeshire Local Plan. The timetable for the preparation of the Local Plan is set out above.	
Draft submission public consultation	June – July 2012		
Submission to Secretary of State	January 2013		
Public examination	May 2013		
Receipt of Inspectors Report	September 2013		
Adoption	December 2013		





## **4. Contextual Indicators**

(Note: To follow in Part 2.)

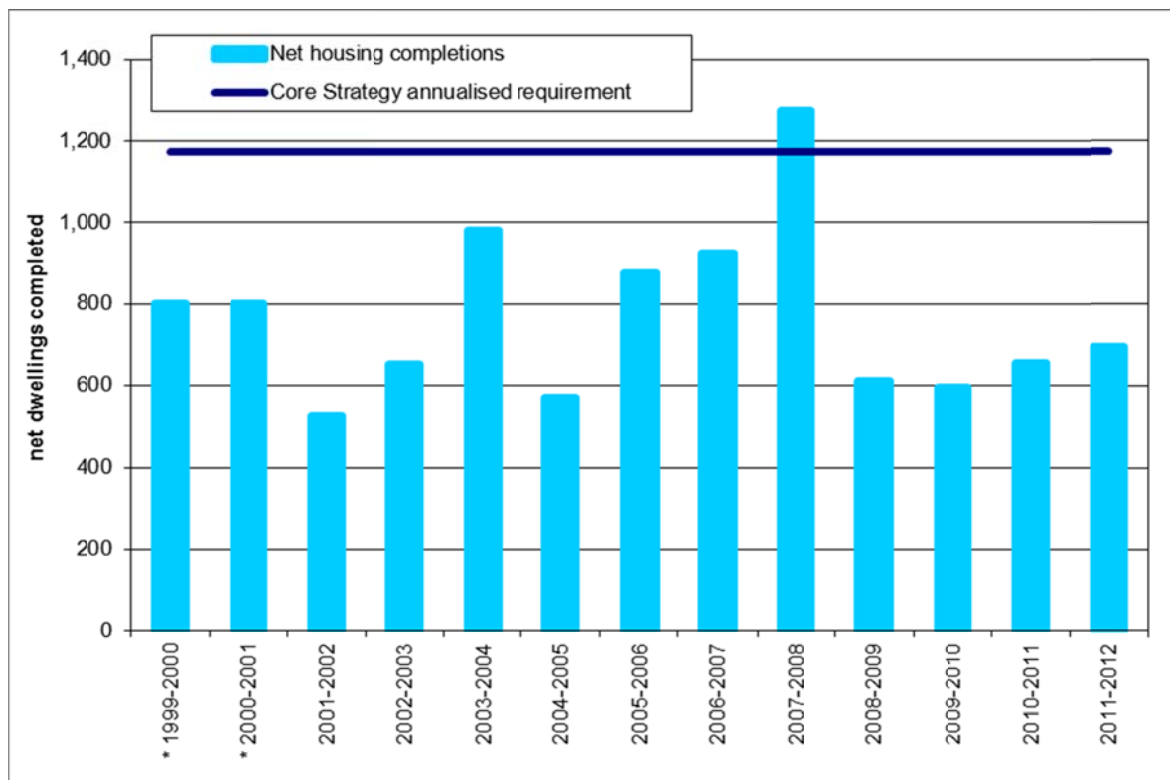
## 5. Core and Local Output Indicators

(Note: Partial set of data. Other Core and Local output indicators to follow in Part 2.)

### Housing Completions

- 5.1 The Council's **Core Strategy** proposes in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. The development strategy focusses a large proportion of these new homes on the edge of Cambridge and at the new town of Northstowe, with relatively few homes in rural areas, particularly the smaller villages, once existing commitments from the previous strategy for more dispersed development have been built.
- 5.2 An update to the Core Strategy is under way in the form of a new **South Cambridgeshire Local Plan**, which will consider the housing needs of the district over the period to 2031, set an updated target for new homes taking account of latest circumstances including the recession and slow rate of recovery, and make allocations to provide housing to meet that target. The latest evidence and the target options included in the Local Plan Issues & Options report indicate that the need to 2016 will not be as high as the residue of the Core Strategy target. However, for monitoring purposes, the Core Strategy target remains the adopted policy at this time.

Figure 5.1: Net additional dwellings completed (*Indicators CO-H2a and CO-H2b*)



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

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
1,602	525	653	979	571	877	924	1,274	610	595	655	696

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.2: Annual housing completions at Cambourne

Before mid 1999	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
42	361	213	337	620	151	377	267	219	190	162	206	154

Source: Research & Monitoring - Cambridgeshire County Council

Figure 5.3: Annual housing completions at Powell's Garage, Great Shelford (**Indicator SSLO3**)

2011-2012
24

Source: Research & Monitoring - Cambridgeshire County Council

Figure 5.4: Annual housing completions at Orchard Park (**Indicator SSLO7**)

2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
100	290	148	103	95	56

Source: Research & Monitoring - Cambridgeshire County Council

- 5.3 The housing trajectory included in the Annual Monitoring Report 2009-2010 had predicted that 692 net additional dwellings would be completed in 2011-2012. The annual development survey carried out in April / May 2011 recorded 696 net additional dwellings completed between 1 April 2011 and 31 March 2012 (see figure 5.1); this is 4 more dwellings than predicted.
- 5.4 There have been no completions on the housing allocations at North of Impington Lane, Impington (**indicator SSLO2**) and Fulbourn & Ida Darwin Hospitals (**indicator SSLO4**). However planning permission for 31 dwellings on the southern half of the allocation at North of Impington Lane, Impington was granted in June 2011 and the dwellings are under construction, and discussions relating to the masterplanning of the Fulbourn & Ida Darwin Hospitals site are in progress. In the last monitoring year, the redevelopment of Powell's Garage, Great Shelford has been completed (**indicator SSLO3**).

## The Housing Trajectory

- 5.5 The Council's housing targets are set out in the adopted **Core Strategy Policy ST/2** (January 2007). The approved **East of England Plan Policy H1** (May 2008) also includes a housing target for the district and until the Government abolishes all regional plans through the implementation of the Localism Act, the East of England Plan remains part of the development plan for South Cambridgeshire and provides the most recent housing target for South Cambridgeshire covering the period to 2021.
- 5.6 The **draft East of England Plan > 2031** was submitted to Government in March 2010 but was not taken forward because of the Government's stated intention to abolish regional plans. The housing requirements included in this draft plan are known as the 'Option 1 figures'. The Council is currently preparing a new South Cambridgeshire Local Plan that will set out policies and proposals to guide development in the district up to 2031. Three housing target options for the district were included in the Local Plan Issues & Options Report that was subject to public consultation in July – September 2012. These target options take account of the most recent evidence of housing needs over the next 20 years, which have regard to the effects of the recession and extended period of recovery from the economic downturn. The Council has not made any decision on the appropriate target for the new Local Plan; however, for comparison, the 'Medium' housing target option is included in the performance against targets.
- 5.7 The housing targets included in the three plans are summarised in figure 5.8.

Figure 5.8: Plan periods and housing targets (**Indicator CO-H1**)

	Adopted / Published	Period of Plan	Housing Provision Required	Annualised Requirement
<b>Core Strategy</b>	Adopted January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings
<b>East of England Plan</b>	Approved May 2008	1 April 2001 – 31 March 2021	23,500 dwellings	1,175 dwellings
<b>Draft East of England Plan &gt; 2031</b>	Submitted March 2010	1 April 2011 – 31 March 2031	21,000 dwellings	1,050 dwellings
<b>South Cambridgeshire Local Plan Issues &amp; Options ('Medium' target option)</b>	Published July 2012	1 April 2011 – 31 March 2031	21,500 dwellings	1,075 dwellings

- 5.8 Since the start of the Core Strategy plan period 9,961 net additional dwellings have been completed in the district; this is an under performance of 5,327 dwellings compared to the cumulative annualised strategic requirement (1999-2012 equals 13 years, which at an annual rate of 1,176 dwellings gives a requirement to March 2012 of 15,288 net additional dwellings). However, it was recognised in **Regional Planning Guidance 6**, which originally set the current development strategy for the Cambridge Sub-Region, and subsequently in the preparation of the **Cambridgeshire & Peterborough Structure Plan 2003** and the **Core Strategy**, that there would be a

shortfall against the annualised completion rate until the later part of the plan period when the major developments would come forward. This reflected the nature of the Cambridge Sub-Region strategy for South Cambridgeshire which focused on a relatively small number of large developments in sustainable locations which have a significant lead-in time and a relatively low level of smaller developments in the rural areas, which were expected to provide a continuous housing supply until the major sites came forward. It was anticipated that higher build rates towards the later part of the plan period would make up for a lower rate of development in the early years. However, just as the planning stages of the major developments were making good progress, with completions having built up to 1,274 in 2007-2008, the recession took effect and completions were halved and are only very slowly increasing.

- 5.9 The Council prepares a housing trajectory as part of its Annual Monitoring Report to set out the latest predictions of housing delivery over the following 15-year lifetime of the development proposals in the LDF. The housing trajectory is included as figure 5.9.
- 5.10 The Council aims to ensure that its housing trajectories are as robust as possible. The housing trajectory has been produced in consultation with the various agents, developers and landowners responsible for the major developments included in the adopted **Area Action Plans**, housing allocations included in the **Site Specific Policies DPD**; and outstanding planning permissions for housing that include 9 or more dwellings. For each site, a questionnaire was completed with details on whether the site was deliverable, available and achievable. These are the tests set out in **PPS3: Housing** that applied during the monitoring period and also in the **National Planning Policy Framework** that replaced earlier national guidance in March 2012. The questionnaire also advised on the expected delivery timetable, based on the latest understanding of any constraints, including market conditions.
- 5.11 The housing trajectories have proved to be reliable predictions of actual completions, even if there has been some variation across individual sites. The Annual Monitoring Report (December 2008) predicted that completions for 2008-2009 would be 625 dwellings, which was only 10 dwellings above actual delivery. The Annual Monitoring Report (December 2009) predicted completions for 2009-2010 would be 631 dwellings, and again this was only 21 dwellings above actual delivery. The Annual Monitoring Report (December 2010) predicted completions for 2010-2011 would be 759 dwellings, this was 100 dwellings more than actual delivery and was primarily due to slower delivery than anticipated on 5 specific sites. The Annual Monitoring Report (January 2012) predicted completions for 2011-2012 would be 692 dwellings, and this was 4 dwellings less than actual delivery.
- 5.12 The published housing trajectory shows the current anticipated delivery in the district based on information collected between September and November 2012. An assessment of each site reviewed is included in Appendix 2. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery.

- 5.13 The Council has identified a total of 17,073 new dwellings that could be provided over the next 20 years (and beyond) based on existing allocations and planning permissions. Against the various targets and plan periods, the housing trajectory shows:
- **Core Strategy Policy ST/2** – 12,995 dwellings are expected to be delivered during the plan period 1999 and 2016; this is 35.0% (7,005 dwellings) below the target.
  - **East of England Plan Policy H1** – 17,112 dwellings are expected to be delivered during the plan period 2001 and 2021; this is 27.2% (6,388 dwellings) below the target.
  - **Draft East of England Plan > 2031** – 15,424 dwellings are expected to be delivered during the plan period 2011 and 2031, this is 26.6% (5,576 dwellings) below the target and primarily explained by the loss of development at Cambridge Airport, which was a key part of the development strategy for the period post 2016.
  - **South Cambridgeshire Local Plan Issues & Options ('Medium' target option)** – 15,424 dwellings are expected to be delivered during the plan period 2011 and 2031, this is 28.3% (6,076 dwellings) below the target and primarily explained by the loss of development at Cambridge Airport, which was a key part of the development strategy for the period post 2016. However the Council has consulted on site options for new housing allocations to meet identified needs and the draft Local Plan will include allocations to meet the chosen target.
- 5.14 There are shortfalls against all four targets. While the plans cover three different time periods, the overall shortfall in the case of each plan is similar. The main factor contributing to the shortfalls is the housing market downturn and its affect on actual completions and development start dates over the last few years. Although the major developments are all allocated in the Council's adopted LDF, they have been particularly affected by the housing market downturn, and also the Government's withdrawal of funding for the A14 improvements between Ellington and Fen Ditton as part of the Comprehensive Spending Review and therefore also linked to the economy. For the **Core Strategy**, the shortfall is particularly affected by the delays in Northstowe and land North of Newmarket Road. For the regional plan targets, the major additional issue is Marshall's announcement in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options, and therefore no housing will take place on the Airport site as part of Cambridge East during any of the plan periods. Marshall announced in December 2012 that it intends preparing a planning application for the site North of Newmarket Road and its questionnaire response indicated that completions would begin in 2016. The site is therefore included in the trajectory. The future of the site is being considered through the new Local Plan.
- 5.15 The Council remains committed to the planned development strategy and believes it is the best strategy to serve the Cambridge area and support the continued economic success of the area. The review of the **Core Strategy, Development Control Policies** and **Site Specific Policies DPDs** in the new **Local Plan** will address the identified longer term housing shortfall in the district. The new Local Plan will identify the appropriate housing target to provide for the identified needs of the district to 2031 and the best sites for new homes.

Figure 5.9: Housing trajectory for South Cambridgeshire ( Indicator CO-H2c ; Indicator CO-H2d )

			HISTORIC COMPLETIONS * 1											PROJECTED COMPLETIONS															TOTALS																		
			1999-2000 *2	2000-2001 *2	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Post 2031	1999-2016	2001-2021	2011-2031	2013-2018								
<b>Historic Completions</b>			801	801	525	653	979	571	877	924	1,274	610	595	655	696	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,961	8,359	696	0								
<b>Allocations without planning permission</b>	<b>Edge of Cambridge</b>	Cambridge East *3	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	50	100	150	200	200	200	200	200	0	0	0	0	0	0	0	0	0	0	0	700	1,500	150							
		North-West Cambridge Area Action Plan area *4	-	-	-	-	-	-	-	-	-	-	-	-	-	0	20	70	195	105	90	185	150	250	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	285	1,065	1,155	480				
		Land between Huntingdon Road, Histon Road & A14 (NIAB 2) *5	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	150	300	300	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,100	1,100	450			
		Orchard Park - parcel K1 *6	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	23	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36	36	36		
		Orchard Park - 3 additional land parcels including local centre *7	-	-	-	-	-	-	-	-	-	-	-	-	-	0	48	80	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167	167	167	167		
	<b>Northstowe</b> *8	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	65	175	215	310	410	480	500	500	500	500	500	500	500	500	500	500	500	500	500	500	2,345	240	2,155	7,155	765						
	<b>Fulbourn &amp; Ida Darwin Hospitals</b> *9	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	25	50	50	50	50	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	250	250	175			
	<b>Papworth Everard West Central</b> *10	-	-	-	-	-	-	-	-	-	-	-	-	-	0	2	12	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	74	74	74			
	<b>North of Impington Lane, Impington (northern part of site)</b> *11	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	<b>Trumpington Meadows (Cambridge Southern Fringe)</b> *12	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	29	0	0	100	103	120	100	75	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	452	537	129		
<b>Existing Permissions</b>	<b>Orchard Park - parcels H1 &amp; G</b> *13	-	-	-	-	-	-	-	-	-	-	-	-	34	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	16			
	<b>Cambourne</b> *14	-	-	-	-	-	-	-	-	-	-	-	-	39	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	43	43	4		
	<b>Cambourne (additional 950 dwellings)</b> *15	-	-	-	-	-	-	-	-	-	-	-	-	90	190	160	180	135	100	95	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	620	950	950	765		
	<b>Bayer Cropscience</b> *16	-	-	-	-	-	-	-	-	-	-	-	-	0	30	60	60	60	60	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	285	285	270		
	<b>North of Impington Lane, Impington (southern part of site)</b> *11	-	-	-	-	-	-	-	-	-	-	-	-	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	31	31	0		
	<b>Historic Rural Allocations with planning permission</b> *17	-	-	-	-	-	-	-	-	-	-	-	-	169	145	63	63	53	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	440	510	510	341		
	<b>Other Estate-level sites</b> *18	-	-	-	-	-	-	-	-	-	-	-	-	74	138	69	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	281	281	281	207		
	<b>Small Sites Already Under Construction</b> *19	-	-	-	-	-	-	-	-	-	-	-	-	77	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	102	102	102	25		
	<b>Small Sites Not Under Construction</b> *20	-	-	-	-	-	-	-	-	-	-	-	-	25	70	100	55	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	250	281	281	256		
Planning applications for 9 or more dwellings where decision to grant planning permission, awaiting resolution of outstanding issues			-	-	-	-	-	-	-	-	-	-	-	0	82	60	49	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191	221	221	221			
<b>Projected Completions Total</b>			-	-	-	-	-	-	-	-	-	-	-	539	770	816	909	909	1,127	1,308	1,325	1,050	865	710	700	700	500	500	500	500	500	500	500	500	2,345	3,034	8,753	14,728	4,531								
<b>TOTAL: HISTORIC AND PROJECTED COMPLETIONS</b>			801	801	525	653	979	571	877	924	1,274	610	595	655	696	539	770	816	909	909	1,127	1,308	1,325	1,050	865	710	700	700	500	500	500	500	500	500	500	2,345	3,034	12,995	17,112	15,424	4,531						
<b>Housing Requirement as set out in: Core Strategy Policy ST/2 (January 2007), East of England Plan Policy H1 (May 2008) and Draft Review of East of England Plan (March 2010)</b>																																									20,000	23,500	21,000				
<b>Core Strategy</b>	Annualised requirement over 17 years	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176			
	Annual requirement taking account of past / forecast completions	1,176	1,200	1,227	1,277	1,325	1,353	1,425	1,479	1,541	1,574	1,827	1,898	2,147	2,510	3,167	4,365	7,914																													
<b>East of England Plan</b>	Annualised requirement over 20 years			1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	1,175	
	Annual requirement taking account of past / forecast completions			1,175	1,209	1,240	1,255	1,298	1,326	1,355	1,361	1,424	1,499	1,584	1,682	1,825	1,976	2,169	2,421	2,800	3,357	4,382	7,438																								
<b>Draft Review of East of England Plan (Option 1 figures)</b>	Annualised requirement over 20 years													1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	
	Annual requirement taking account of past / forecast completions													1,050	1,069	1,098	1,117	1,136	1,151	1,169	1,172	1,161	1,146	1,155	1,187	1,247	1,325	1,429	1,615	1,894	2,359	3,288	6,076														

\*1 The number of dwellings completed in previous years has been slightly revised from the data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring team to remove any inaccuracies.

\*2 For the period 1999-2001, data is only available for a two year period; this figure has been split evenly across the two years in the table.

\*3 Marshall announced in December 2012 that it intends preparing a planning application for the site North of Newmarket Road and its questionnaire response indicated that completions would begin in 2016. The site is therefore included in the trajectory. The future of the site is being considered through the new Local Plan.

\*4 The Joint Development Control Committee: Cambridge Fringes approved outline planning permission for the development in August 2012 subject to a number of conditions and the signing of a s106 agreement. Based on the current masterplan and phasing strategy for the development, it is anticipated that only 1,155 dwellings will now be provided in South Cambridgeshire, which is 295 dwellings less than expected in the Area Action Plan.

\*5 Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are in progress and it is anticipated that development could start on site in September 2016, subject to securing planning permission.

\*6 The outline planning permission for the site has now lapsed and Parcel K1 is the only remaining parcel without detailed planning permission. Pre-application discussions are on-going to bring forward this site for self-build and it is anticipated that development could start on site in Autumn/Winter 2014.

\*7 A hybrid planning application (S/2559/11) incorporating an outline planning application for 112 dwellings and a full planning application for a local centre and 28 flats was approved by the Council's planning committee in August 2012, subject to the signing of a s106 agreement. The landowner of parcels L2 and Com 4 (anticipated to provide 100 dwellings) has advised that the scheme is not viable due to the Council's affordable housing and s106 requirements and there not currently being a market for this type of development. The landowners have therefore submitted a pre-application request to the Council proposing 27 family homes and a hotel on these parcels.

\*8 Development of the whole of the new town is dependent on upgrades to the A14 to increase capacity. A site wide masterplan and an outline planning application for phase 1 were submitted in February 2012. The Northstowe Joint Development Control Committee agreed the masterplan with some revisions in July 2012. It is anticipated that development could start on site in 2013.

\*9 Discussions relating to the masterplanning of the site are in progress.

\*10 Discussions have taken place with landowners and stakeholders regarding the implementation of the policy. It is anticipated that a hybrid planning application for 72 dwellings on land south of Church Lane will be submitted in late 2012, and that subject to planning permission and sale of the site to a developer, development could start on site in 2014. The Catholic Church site is available to come forward as soon as the wider policy situation is clarified.

\*11 The site is in multiple ownership and the Council has not had any indication from the landowner of the northern part of the site that the site is available for development. Planning permission for 31 dwellings on the southern part of the site was granted in June 2011 and the developer has indicated that the site will be completed in Autumn 2012.

\*12 In Summer 2011, the two Councils granted detailed planning permissions for phase 1, which includes 29 dwellings in South Cambridgeshire. Construction of phase 1 is underway, but the dwellings in South Cambridgeshire are not expected to be completed until the end of the phase.

\*13 The majority of the original 900 dwellings have now been built, however parcels G and H1 are still under construction. The landowner has indicated that both parcels will be complete by Summer 2013.

\*14 The majority of the 3,300 dwellings have now been completed; however parcels UC01, UC04a, UC09 and GC29 are still under construction but are anticipated to be completed in 2013.

\*15 Outline planning permission to increase the capacity by 950 dwellings was granted in October 2011. At 31 March 2012 detailed planning permissions for 103 dwellings had been granted and construction of some dwellings had started. It is anticipated that the development will be completed in 2018.

\*16 The site was contaminated and remediation works have been undertaken. A reserved matters planning application for phase 1 has been submitted and is being considered by the Council. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission.

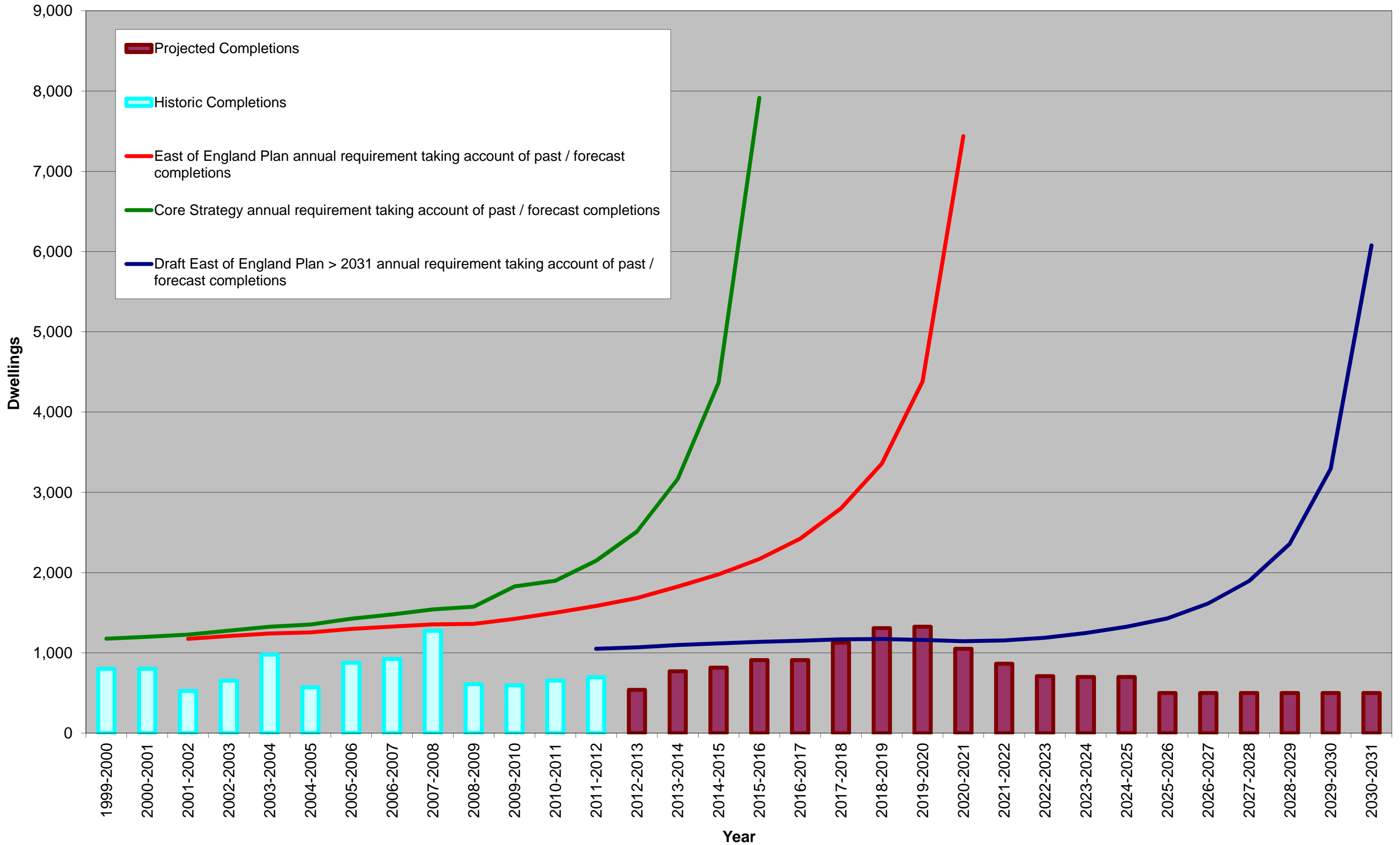
\*17 These are sites that were allocated in the Local Plan 2004 that have planning permission and are still being built out. The sites are: Wellbrook Way, Girton; North of Over Road, Longstanton; North of Chiswick End, Meldreth; West of Ermine Street South, Papworth Everard; and North of Bannold Road, Waterbeach.

\*18 These are 'estate sized' (9 or more dwellings) windfall sites.

\*19 These are 'small' (8 or less dwellings) windfall sites which are already under construction.

\*20 These are 'small' (8 or less dwellings) windfall sites on which no construction has started; these sites have been discounted by 10% to allow for any that may not come forward.

**Figure 5.10: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)**





## The Five Year Land Supply

- 5.16 One of the Government's key housing objectives is to ensure that the planning system delivers a flexible, responsive supply of land. The government through the previous **PPS3: Housing** and the current **National Planning Policy Framework** (March 2012) requires that all Local Planning Authorities identify sufficient specific deliverable sites to deliver the first five years of the housing requirement set out in their development plan. The five-year period is specified as being the five years that start 12 months after the end of the current monitoring year (the period covered by this AMR). For this AMR the five-year period is therefore from 1 April 2013 to 31 March 2018.
- 5.17 For sites to be included in the Council's five year land supply they must be considered deliverable; **PPS3: Housing** and the **National Planning Policy Framework** state that deliverable sites are those that are: **available** – the site is available now; **suitable** – the site offers a suitable location for development now and would contribute towards the creation of mixed, sustainable communities; and **achievable** – there is a reasonable prospect that housing will be delivered on site within five years.
- 5.18 As part of the preparation of the main housing trajectory (see previous section), all the major developments included in the adopted **Area Action Plans**; all housing allocations included in the **Site Specific Policies DPD**; and all outstanding planning permissions for housing that include 9 or more dwellings have been reviewed by the Council in consultation with the various landowners, agents and developers responsible for these sites. For each site a questionnaire was completed with details on whether the site was deliverable, available and achievable, and also with information on any constraints and the expected delivery timetable. An assessment of each site reviewed is included in Appendix 2.
- 5.19 The housing trajectory (figure 5.9) shows that 4,531 dwellings are expected to be provided in the district between 2013 and 2018 on the basis of current planned development, an average of 906 dwellings a year.
- 5.20 As set out above, the **Core Strategy** is the adopted development plan for South Cambridgeshire, but the Council has determined that the Core Strategy is now out of date, prompting a review of the plan. Whilst the **Core Strategy** and the **East of England Plan (May 2008)** remain the adopted plans for South Cambridgeshire for assessing five-year housing land supply, it is also relevant to compare that to the alternative means of calculating five-year housing land supply pending the completion of the new Local Plan that will provide policies for the period to 2031. Therefore, the five-year housing land supply is also provided against the so-called Option 1 targets, targets that have been agreed between individual local authorities and the Regional Planning Body and published in a **draft East of England Plan > 2031**, and the 'Medium' target option for the new **Local Plan** set out in the Issues & Options Report (July 2012) that was informed by the latest evidence of housing needs.

5.21 The five year land supply required based on the **Core Strategy Policy ST/2** requirement and the **East of England Plan (May 2008)** requirement are 9,882 dwellings and 8,410 dwellings respectively; as calculated in figure 5.11. The five-year supply is calculated by deducting the number of dwellings completed since the start of the plan period from the target for the whole plan period, then dividing the remaining homes to be provided by the number of years remaining to the end of the plan period to give an annual figure for the remaining years. The annual residual requirement is then multiplied by 5 to give a five-year land requirement. Clearly as the end of the plan period comes closer, there are less years remaining to make up any shortfall from the earlier part of the plan period and this can have a significant effect on the requirement towards the end of the plan period.

5.22 The five-year supply against the **draft East of England Plan > 2031** and the **Local Plan Issues & Options** 'Medium' housing target, that are informed by more recent evidence of housing needs, are 5,345 dwellings and 5,475 dwellings respectively; as calculated in figure 5.11.

Figure 5.11: Calculation of the five-year land supply for 2013-2018 (**Indicator CO-H2c**)

	(a) Housing provision required	(b) Dwellings completed up to 31 March 2012	(c) Number of dwellings left to provide (= a - b)	(d) Number of years of plan left	(e) Annualised average requirement (= c ÷ d)	(f) Five year supply requirement
<b>Core Strategy</b>	20,000 (1999-2016)	9,961	10,039	4	2,510	9,882 ^
<b>East of England Plan</b>	23,500 (2001-2021)	8,359	15,141	9	1,682	8,410 *
<b>Draft East of England Plan &gt; 2031</b>	21,000 (2011-2031)	696	20,304	19	1,069	5,345 *
<b>South Cambridgeshire Local Plan Issues &amp; Options ('Medium' target option)</b>	21,500 (2011-2031)	696	20,804	19	1,095	5,475 *

^ As the end of the Core Strategy plan period is 2016 and the five year supply period of 2013-2018 goes beyond this, the five year requirement (f) has been calculated using the residual annualised average requirement (e) for the remaining 3 years of the plan period (2013-2016) plus an extra two years (2016-2018) at the annual average requirement for the plan period as a whole of 1,176 dwellings.

\* The five-year supply requirement is calculated by multiplying the annualised average requirement (e) by 5.

5.23 Calculating the five-year housing land supply gives:

- 2.3 years of housing land supply based on the **Core Strategy Policy ST/2** annualised average requirement, or 45.9% of the five-year supply requirement.
- 2.7 years of housing land supply based on the **East of England Plan** annualised average requirement, or 53.9% of the five-year supply requirement.
- 4.2 years of housing land supply based on the more recent **draft East of England Plan > 2031** requirement, or 84.8% of the five-year supply.

- 4.1 years of housing land supply based on the **South Cambridgeshire Local Plan Issues & Options** 'Medium' target option, or 82.8% of the five-year supply. However the Council has consulted on site options for new housing allocations to meet identified needs and the draft Local Plan will include allocations to meet the chosen target, including housing necessary to ensure a five-year supply.

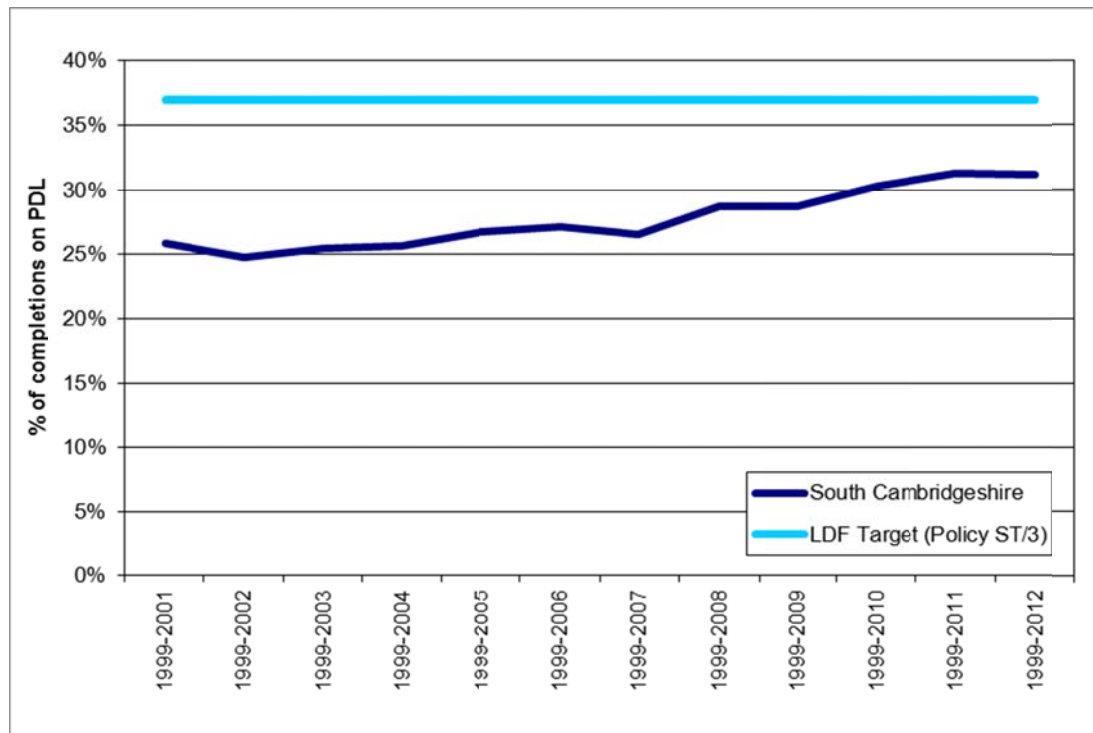
5.24 Therefore, despite having sufficient deliverable land supply to provide 4,531 new homes over the next 5 years, the Council has a shortfall in five-year housing land supply against the **Core Strategy** target to 2016 and the **East of England Plan (May 2008)** to 2021. For comparison, against the **draft East of England Plan > 2031** and the **Local Plan Issues & Options** 'Medium' housing target option it has 4.2 years and 4.1 years of housing land supply respectively. Government policy in **PPS3: Housing** and the **National Planning Policy Statement** is that Councils should have a rolling five-year supply of housing land.

5.25 Over the last 3 years, the Annual Monitoring Report has shown a deteriorating five-year land supply compared with the Core Strategy housing target to 2016. This is a result of the recession and the major reduction seen in housing completions nationally, combined with a development strategy that expected the major sites to come forward towards the end of the plan period, which are themselves being delayed by the recession. In particular, the effect has been compounded by the relatively few years of the plan period to 2016 now remaining, and the way land supply is calculated on the assumption that the whole of the housing target must be made up by the end of the plan period.

## Housing Completed on Previously Developed Land (PDL)

- 5.26 Making efficient use of land, including through the reuse of previously developed land (PDL), is central to the approach to delivering sustainable development. **Core Strategy Policy ST/3** includes a target that between 1999 and 2016 at least 37% of new dwellings should either be located on PDL or utilise existing buildings.
- 5.27 In June 2010, the Government amended **PPS3: Housing** to remove private residential gardens from the definition of PDL. The Government has made this change to remove the priority given to development of garden land to give local authorities the opportunity to consider in a more balanced way the impact of ‘garden grabbing’ on local character when determining such residential proposals. The monitoring data below takes account of this change: any planning permissions granted since June 2010 on garden land have been classified as ‘greenfield’, whereas those granted before June 2010 have been classified as PDL.

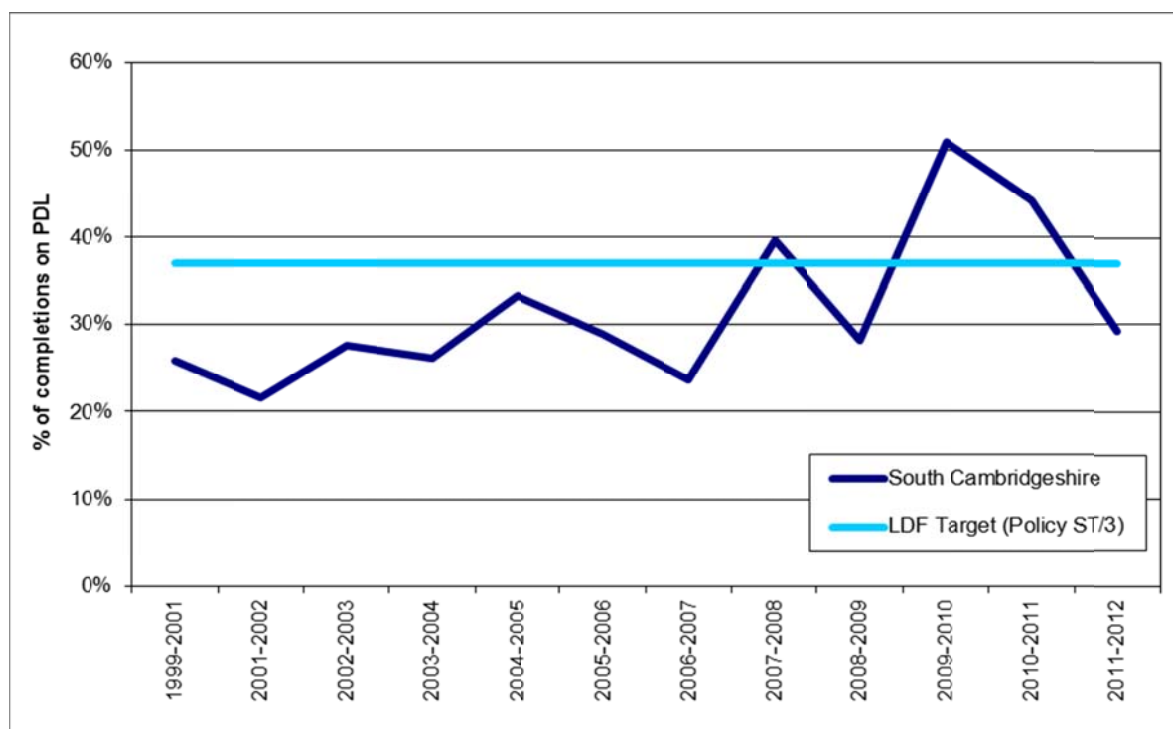
Figure 5.12: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)



[For data, see figure A.10, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.13: Percentage of new and converted dwellings completed on PDL (**Indicator CO-H3**)



[For data, see figure A.4, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 5.28 The percentage of dwellings completed on PDL since the start of the plan period is still below the target of at least 37% included in **Policy ST/3** (see **indicator LOA6**). This target was rolled forward from the Cambridgeshire & Peterborough Structure Plan 2003 and was set lower than the regional and national target of 60% (formerly part of **PPS3: Housing**), reflecting the rural nature of the district, the level of growth planned compared with the availability of PDL, and the location of the planned growth sites. Whilst the major developments such as Northstowe include large areas of PDL, and will assist in the achievement of higher proportions of housing on PDL in the future, the area of PDL available in the district to accommodate development is relatively limited and significant areas of ‘greenfield’ land are identified for new development. The consistently high percentage of completions on ‘greenfield’ land is also partly due to the strategy of development set out in historic local plans, which allocated large areas of former agricultural (‘greenfield’) land for the new settlement of Cambourne and also sites on the edges of villages for residential development. Some of these allocations are still in the process of being developed, for example, land west of Longstanton and land at Summersfield, Papworth Everard.
- 5.29 It had been anticipated that when the major developments at Northstowe and Cambridge East, which would involve the reuse of PDL, started delivering towards the end of the plan period, this would increase the percentage of dwellings completed on PDL. As outlined in the Housing Trajectory and Appendix 2, this is now unlikely to happen as progress on the major developments has been delayed, and in the case of

Cambridge Airport is no longer expected, and also the dwellings now anticipated on the major sites before the end of the plan period are located on the 'greenfield' areas of the sites. There are also still significant 'greenfield' allocations, such as Cambourne and Orchard Park, which will continue to contribute significant numbers of completions on 'greenfield' land during the remaining four years of the plan period.

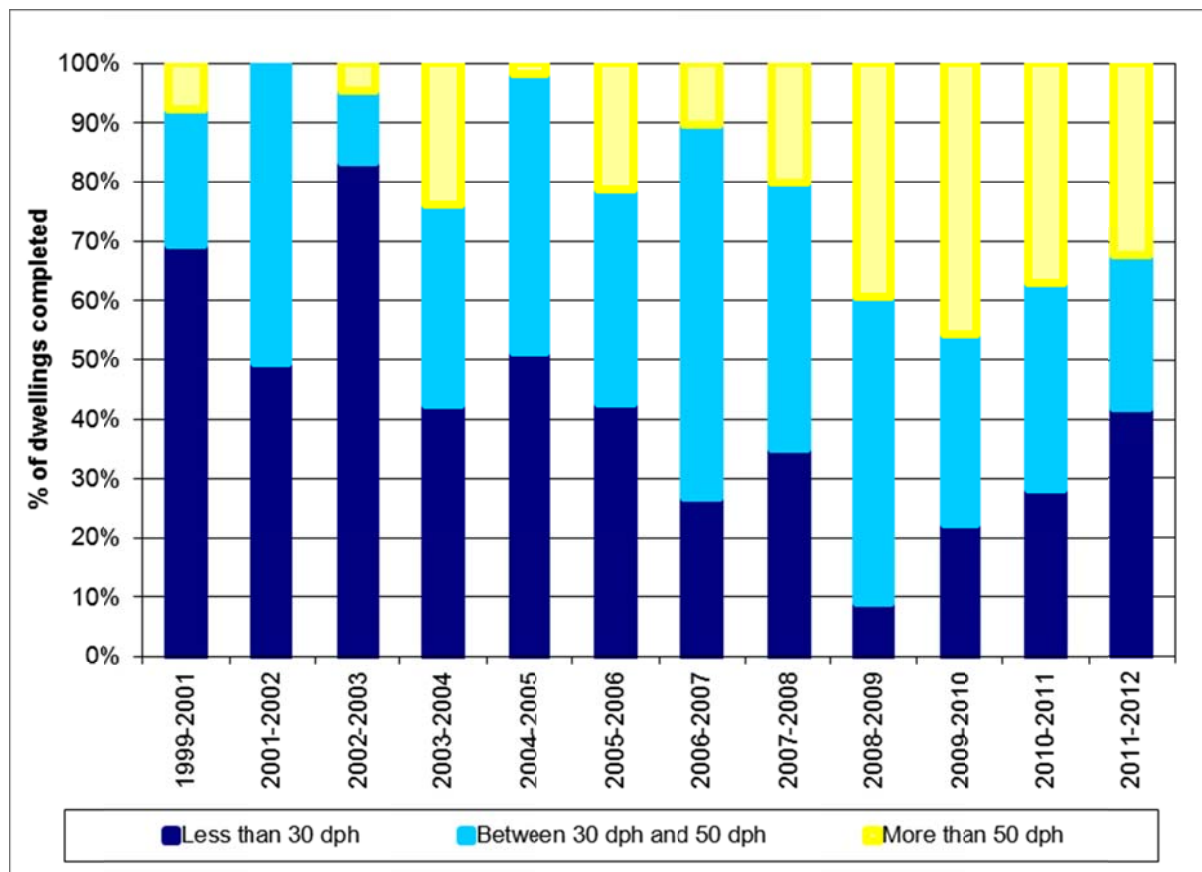
- 5.30 Over the last 13 years, the percentage of dwellings completed on PDL has fluctuated between a low of 21.7% and a high of 50.9%, although until the last monitoring year there had been a general upward trend (see **indicator CO-H5**). Completions at Orchard Park and Cambourne, both 'greenfield' allocations, generally have had the greatest impact on the percentage of dwellings completed on PDL in any one year. In the last monitoring year, completions at Cambourne, Orchard Park, Summersfield (Papworth Everard) and on land west of Longstanton, and on affordable housing exception sites at Barrington, Hauxton and Willingham, have contributed to the significant proportion of completions on 'greenfield' sites.
- 5.31 The impacts of the Government's change to exclude private residential gardens from the definition of PDL cannot yet be seen, as very few housing developments permitted since June 2010 have been completed. In the last two monitoring years, 23 new dwellings have been completed on residential garden land.

## Housing Density

5.32 Higher residential densities help to achieve more sustainable forms of development. The density of a development needs to be compatible with local character to ensure high quality development, whilst higher densities can help to reduce the use of 'greenfield' land and to make the best use of the limited amount of land available for development. **Development Control Policy HG/1** requires that residential developments should achieve average net densities of at least 30 dwellings per hectare (dph), and that in more sustainable locations higher average net densities of at least 40 dph should be achieved.

5.33 In June 2010, the Government amended **PPS3: Housing** to remove the national minimum housing density of 30 dph. This change to national policy does not change the local policy target of 30 dph set out in **Policy HG/1**, however, it does indicate that a more balanced approach with local circumstances should be considered in all cases, rather than this being only in exceptional circumstances as in the adopted policy. The approach to housing density will be reviewed in the new Local Plan.

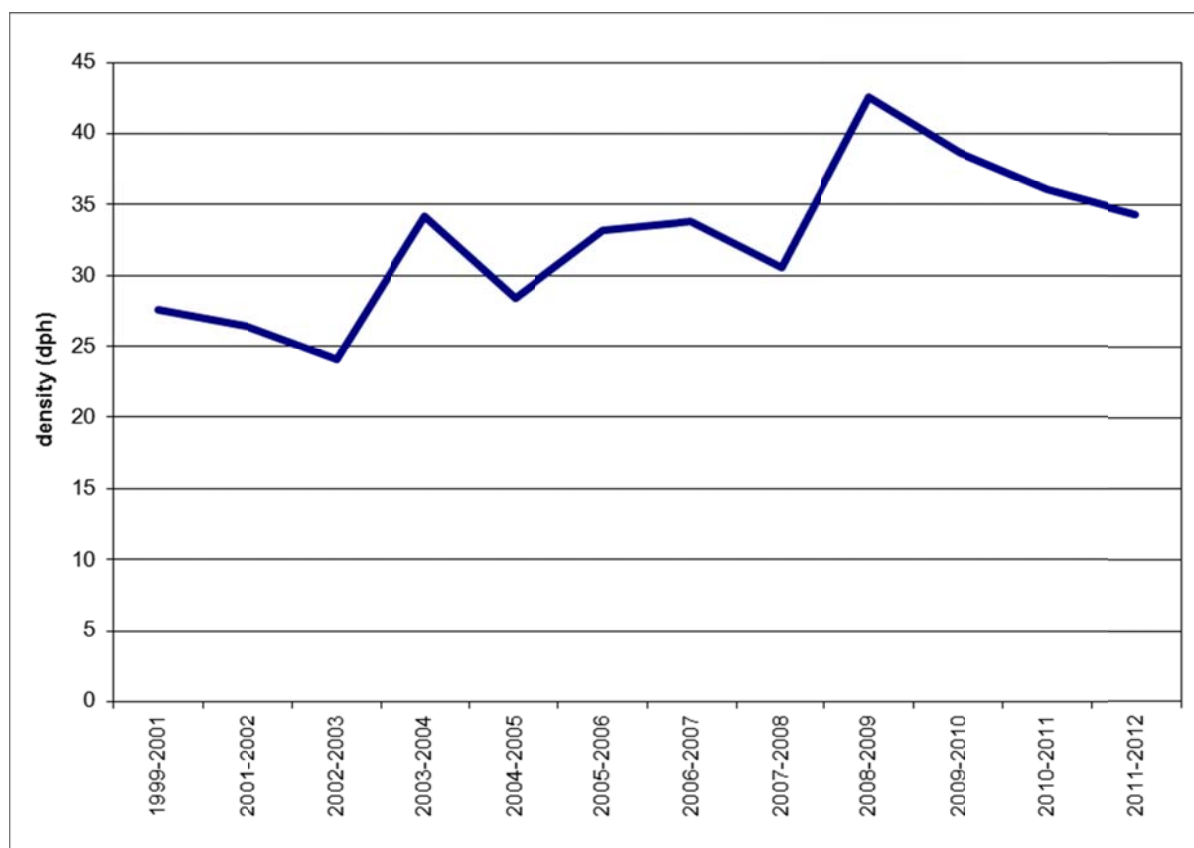
Figure 5.14: Net density of completed new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)



[For data, see figure A.12, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.15: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicator LOB3**)



[For data, see figure A.13, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.16: Residential densities of Cambourne (average net density of completed new housing developments at Cambourne, in dwellings per hectare, dph) (**Indicator SSLO1**)

	1999 - 2011
Great Cambourne	25.5
Lower Cambourne	29.8
Upper Cambourne	35.6
Cambourne (total)	30.0

Source: Cambridgeshire County Council – Research & Monitoring Team

5.34 Over the last 13 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated between a low of 24.0 dph and a high of 42.5 dph, although there is a general upward trend (see **indicator LOB3**). It is expected that the average net density of new housing developments will increase in future monitoring years as the major developments on the edge of Cambridge and at



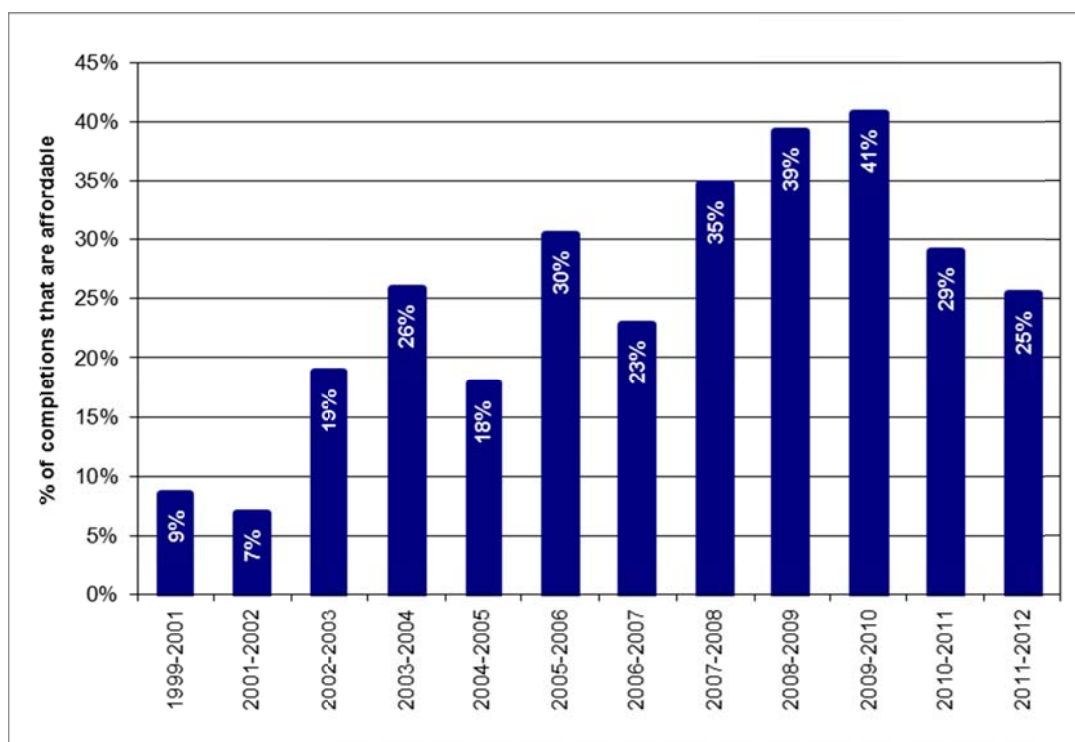
Northstowe are implemented with higher housing densities reflecting their urban character.

- 5.35 Since the start of the plan period, an increasing proportion of 'estate sized' (9 or more dwellings) housing developments completed have achieved a net density of over 50 dph (dwellings per hectare), while a decreasing proportion have achieved a net density of below 30 dph (see **indicator LOB2**). This trend has been reversed in the last two monitoring years, as there have been fewer parcels completed at Orchard Park than in previous years. Orchard Park is an example of a development that achieves over 50 dph on a significant number of land parcels.
- 5.36 The parcels completed at Cambourne between 1999 and 2012 have achieved an average net density of 30.0 dph (see **indicator SSLO1**). In general, lower densities have been achieved at Lower Cambourne, which was developed some years ago when lower densities were more typical, and higher densities have been achieved at Upper Cambourne, which is the most recent development and takes account of trends for higher densities. Great Cambourne includes a mixture of densities, with higher densities achieved on parcels located in and around the village centre, where there is good access to services and facilities.
- 5.37 **Indicators LOB2** and **LOB3** suggest that the requirements of **Policy HG/1** have been successfully applied to planning permissions granted following the adoption of the policy in July 2007, as it is largely these planning permissions that have been completed in recent years and densities have generally increased.

## Affordable Housing

- 5.38 The availability of housing that is affordable and accessible to those in need in South Cambridgeshire is a major and growing issue. The delivery of affordable housing is also a key national government priority. **Development Control Policy HG/3** seeks 40% or more affordable housing on all planning permissions for two or more dwellings. The Council may also grant planning permission for 100% affordable schemes within or adjoining villages, as an exception to the normal operation of the policies in the plan, if there is identified local housing need (see **Development Control Policy HG/5**). In addition to affordable housing provided through the planning system, some new market properties can be purchased for use as affordable dwellings through Government equity loan initiatives such as Homebuy Direct or Firstbuy; these affordable dwellings are termed 'acquisitions'.
- 5.39 **Policy HG/3** does not include a target for the mix of housing tenures of affordable housing within a development; instead it requires the mix to be determined by local circumstances at the time of the planning permission having regard to the nature of known housing needs. The Council's **Affordable Housing SPD** (adopted in March 2010) states that the district wide targets of 70% social rented and 30% intermediate housing, as identified in the Strategic Housing Market Assessment, should be considered as the starting point for negotiations on individual sites. However, for the urban extensions to Cambridge, the SPD suggests that the starting point for negotiations on these sites should be 75% social rented and 25% intermediate housing. The new 'affordable rent' model, introduced in April 2011, contributes towards the social rented element of the tenure split.

Figure 5.17: Gross affordable housing completions (**Indicator CO-H5**)



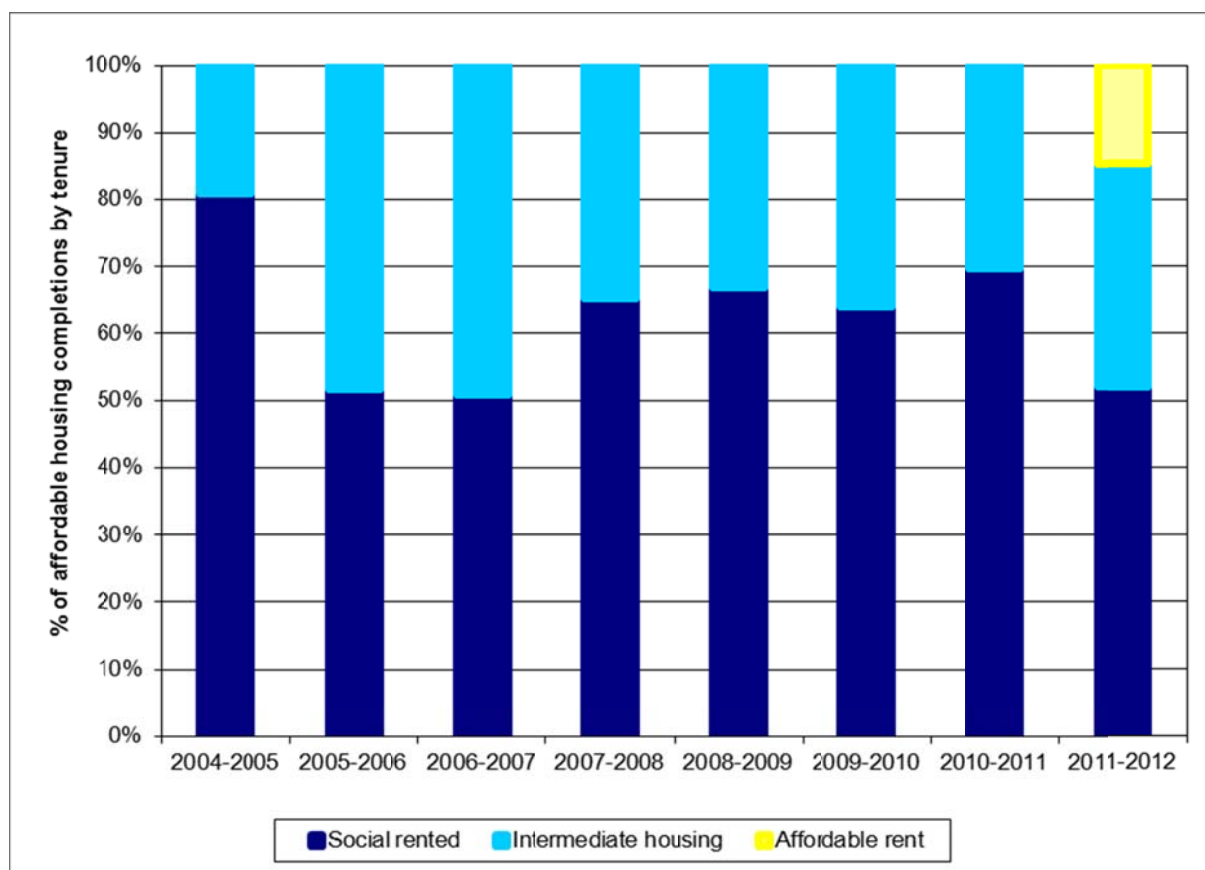
**Number of completions that are affordable**

New affordable dwellings from ...	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
planning permissions	142	38	127	271	115	285	238	463	275	281	205	192
acquisitions	n/k	n/k	n/k	n/k	n/k	n/k	n/k	n/k	19	17	1	10

[For data, see figure A.6, appendix 3]

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

*Figure 5.18: Affordable housing completions by tenure (Indicator LOA2)*



[For data, see figure A.8, appendix 3]

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

Figure 5.19: Affordable housing completions on rural exception sites (**Indicator LOA3**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
<b>Number of affordable dwellings built on rural exception sites</b>	36 (1 site)	6 (1 site)	85 (5 sites)	66 (4 sites)	60 (3 sites)	33 (3 sites)	27 (3 sites)	90 (5 sites)
<b>% of district affordable housing total</b>	31%	2%	36%	14%	22%	12%	13%	47%

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

Figure 5.20: Affordable dwellings permitted as a percentage of all dwellings permitted on sites of 2 or more dwellings where Policy HG/3 applies (**Indicator LOA8**)

	2008-2009	2009-2010	2010-2011	2011-2012
<b>Affordable dwellings permitted as a % of all dwellings permitted on sites where Policy HG/3 is applicable</b>	34%	33%	40%	40%

NOTES:

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

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

5.40 Between 1999 and 2010 there was a general upward trend in the proportion of all housing completions that are affordable, however in the last two monitoring years this trend has been reversed (see **indicator CO-H5**). This fall in the proportion of housing completions that are affordable reflects the changing housing market conditions and availability of funding for affordable housing developments. At the beginning of the recession, the continued supply of affordable housing completions using funding

secured through the National Affordable Housing Programme 2008-2011 and fall in market housing completions, resulted in a high proportion of affordable housing completions. However, now the supply of affordable housing sites with funding have been largely completed, the proportion of affordable housing completions has returned to pre-recession levels. This can be attributed to the cutbacks in public spending, which has resulted in a new funding regime for the provision of affordable housing administered by the Homes & Communities Agency (HCA). The Affordable Homes Programme 2011-2015 provides 60% less public subsidy per unit of housing than the investment programme for the previous 3 years. To address this funding shortfall, the HCA expects Registered Providers (formerly known as Registered Social Landlords or Housing Associations) to contribute a greater proportion of finance for new affordable housing themselves by borrowing higher levels of private finance against their assets and through increasing revenue by charging higher rents on a proportion of their stock through the 'affordable rent' model.

- 5.41 The proportion of housing completions that are affordable cannot be compared to the affordable housing target set out in **Policy HG/3**, as the total housing completions figures include sites of single dwellings (where the policy does not apply), exceptions sites (which are 100% affordable housing) and sites registered or granted before the adoption of **Policy HG/3**.
- 5.42 In the last six monitoring years social rented affordable housing has been the majority tenure of affordable dwellings completed (see **indicator LOA2**). There is a significant level of need for social rented housing in the district but it is likely that the new 'affordable rent' model will make up the majority of future affordable rented homes, as well as existing social rented homes being converted to 'affordable rent' upon change of tenancy. Research has been commissioned through Cambridgeshire County Council to establish the impact of this change on the tenure profile over the next ten years and how the 'affordable rent' model will meet local housing needs. Parts 1 and 2 of the project have been published<sup>1</sup>. Part 1 provides a forward look at housing stock outcomes and Part 2 looks at affordability issues. Further work is underway to look at the housing need and homelessness impacts, and this should be completed in early 2013.
- 5.43 The Council has also undertaken a review of its Allocations Policy to ensure homes are allocated taking into account affordability issues and other housing policy changes. These changes will be implemented from April 2013.
- 5.44 It is also important to provide new affordable dwellings for key workers, and others who cannot afford a home on the open market, through new intermediate housing such as shared ownership. Intermediate tenure options can also be satisfied through alternative forms of affordable housing provision, such as equity loans that can be used to purchase homes on the open market (identified as 'acquisitions' in **indicator CO-H5**). In the last three monitoring years, 47 additional affordable dwellings were acquired through the Open Market Homebuy, Homebuy Direct and My Choice Homebuy schemes.

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<sup>1</sup> Part 1: <http://www.cambridge.gov.uk/public/docs/future-affordable-housing-summary.pdf>

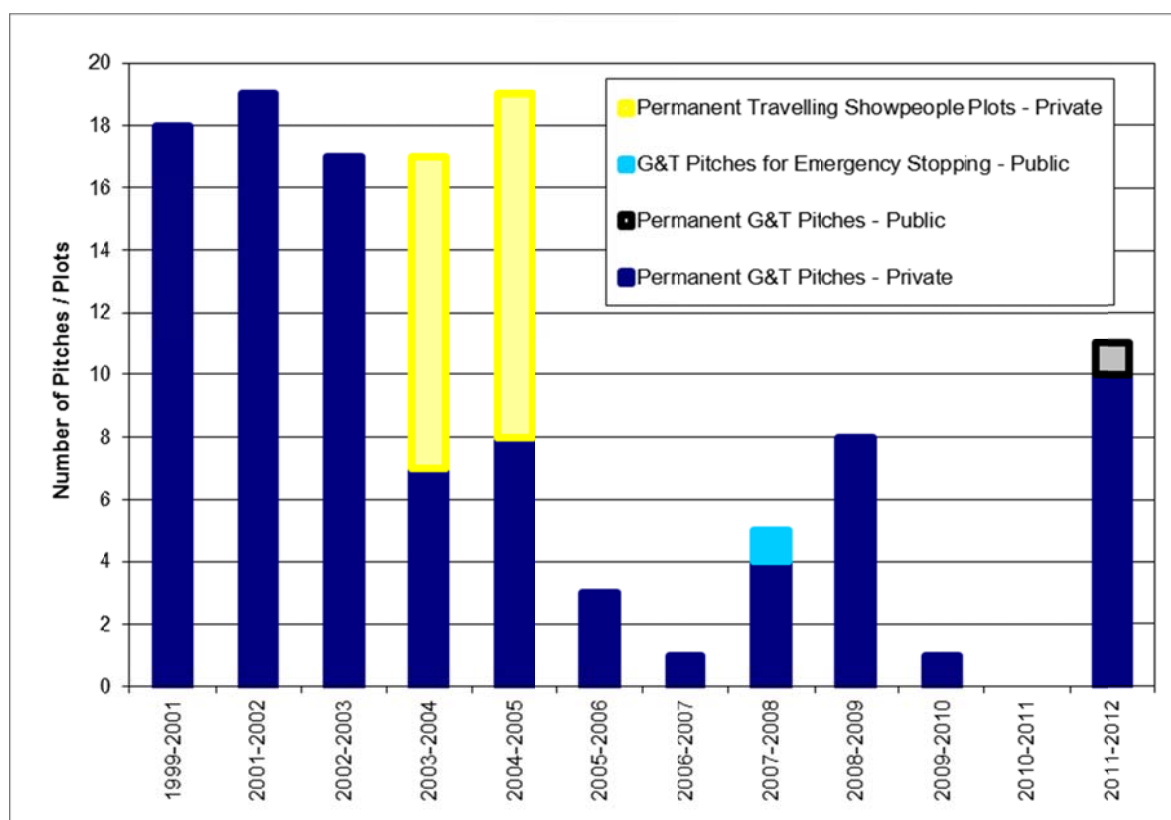
Part 2 - <http://www.cambridge.gov.uk/public/docs/future-affordable-housing-part-2-summary.pdf>

- 5.45 Affordable housing exception sites provided 90 new affordable dwellings in the last monitoring year (see **indicator LOA3**); these sites provided affordable dwellings on the edge of Barrington (Challis Green), Hauxton (High Street), Landbeach (Walnut Farm, High Street), Whaddon (Church Street) and Willingham (Rockmill End / Spong Drove) to meet identified local need. This significant increase in the number of affordable dwellings completed on rural exceptions sites is due to 43% of the completions being delivered on one site (39 dwellings at Barrington) and also delays in starts on developments expected to have been completed in the previous monitoring year.
- 5.46 In the last monitoring year 40% of dwellings permitted on sites of two or more dwellings where **Policy HG/3** applied were affordable; this fully meets the target required by the policy (see **indicator LOA8**). This takes account of sites where a financial contribution has been secured for off-site provision and a notional number of affordable homes has been assumed to reflect the level of the contribution. It is positive to see that it has proved to be financially viable to secure 40% affordable housing in the last two monitoring years, either on-site or through financial contributions, even in the challenging housing market conditions.

## Gypsy & Traveller Sites

5.47 Local authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots within their local authority, as nationally there is a shortage of sites available for Gypsy & Traveller families to use. Until the Government abolishes all regional plans through the implementation of the Localism Act, the requirements for each local authority in the East of England are set out in the **East of England Plan Policy H3** and **Policy H4** (published in July 2009). In June 2012, the Council approved a new Gypsy & Traveller Accommodation Needs Assessment, prepared by Cambridgeshire County Council, which calculates need between 2011 and 2031 in the nine districts in the study area. This is part of the evidence base for establishing South Cambridgeshire's requirement for Gypsy & Traveller pitches in the new Local Plan, following the abolition of regional plans.

Figure 5.21: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4 and LOA14)



**At 31 March 2012:**

- a further 17 Gypsy & Traveller pitches had temporary planning permission (time limited); and
- a further 24 Gypsy & Traveller pitches with permanent planning permission were under construction.

[For data, see figure A.5, appendix 3]

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

Figure 5.22: Number of caravans on unauthorised Gypsy & Traveller sites (**Indicator LOA4**)

Number of caravans on ...	July 2007	January 2008	July 2008	January 2009	July 2009	January 2010	July 2010	January 2011	July 2011	January 2012
Unauthorised private sites with no planning permission	79	75	34	29	24	20	15	11	10	15
Unauthorised tolerated sites	2	8	3	1	1	0	0	0	0	0
Unauthorised encampments	2	2	3	0	11	0	0	0	0	0

Source: CLG Caravan Count

- 5.48 Between 1999 and 2012, 98 permanent Gypsy & Traveller pitches and 21 Travelling Showpeople plots were delivered in South Cambridgeshire through planning permissions granted by the Council and planning appeals allowed against the Council's decisions.
- 5.49 At the end of the monitoring year (as at 31 March 2012), a further 17 Gypsy & Traveller pitches had temporary (time limited) planning permission, of which 2 pitches were granted in the last monitoring year. Only 1 was a new pitch, the other pitch was a renewal of an earlier temporary planning permission.
- 5.50 The shortage of sites available for Gypsy & Traveller families to use is a particular issue in the East of England, which has the highest level of unauthorised caravans. In recent years, the number of unauthorised caravans in South Cambridgeshire has significantly reduced.



## Housing Development by Settlement Category

- 5.51 As a major part of the Cambridge Sub-Region, with its successful economy based largely on the high tech and biotech industries, the pressures for housing development in South Cambridgeshire to support this economic success are strong and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. The development strategy focuses growth in a limited number of sustainable major developments on the edge of Cambridge and at the new town of Northstowe. Alongside this, **Core Strategy Objective ST/e** sets out the Council's aim to protect the varied character of its settlements by ensuring that the scale and location of development in each settlement is in keeping with its size, character and function.
- 5.52 **Core Strategy Policy ST/2** sets out a sequential approach to housing development in the district based on the categorisation of the settlement; development will be concentrated firstly on the edge of Cambridge, followed by the new town of Northstowe, and then finally within the rural areas. Each of South Cambridgeshire's rural settlements are categorised by their sustainability into a hierarchy of Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. Within the rural areas, development will be concentrated firstly on Rural Centres and then the other settlements in order of sustainability. Based on their categorisation, indicative maximum residential development scheme sizes for the less sustainable settlements are set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**:

	Individual indicative scheme size limit
ST/4: Rural Centres	No limit.
ST/5: Minor Rural Centres	Up to 30 dwellings.
ST/6: Group Villages	Up to 8 dwellings, however development may exceptionally consist of up to about 15 dwellings where this would make best use of a brownfield site.
ST/7: Infill Villages	Up to 2 dwellings, except in very exceptional circumstances when up to 8 dwellings may be permitted if this would lead to the sustainable recycling of a brownfield site that will bring a positive overall benefit to the village.

Figure 5.23: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Built: 2010-2011		Built: 2011-2012		Under construction at March 2012	
	A	W	A	W	A	W	A	W	A	W	A	W	A	W
<b>Edge of Cambridge</b>	34.8	n/a	34.1	9.0	44.9	1.0	72.0	0.5	74.7	1.5	93.0	1.0	34.0	n/a
<b>Rural Centres</b>	38.3	5.5	52.1	6.4	62.1	9.6	63.3	11.6	64.9	14.0	35.9	6.5	32.7	4.9
<b>Minor Rural Centres</b>	51.3	2.4	33.0	4.0	52.5	5.5	89.0	4.9	102.0	2.6	86.0	1.7	166.0	2.1
<b>Group Villages</b>	68.5	2.5	46.4	2.1	53.8	1.9	n/a	2.8	12.5	2.9	67.2	2.5	46.3	1.3
<b>Infill Villages</b>	30.0	1.7	33.0	1.8	n/a	2.2	n/a	1.4	n/a	1.5	n/a	1.4	n/a	1.5
<b>Outside Village Frameworks</b>	n/a	5.9	n/a	5.7	n/a	4.7	n/a	2.1	n/a	2.5	n/a	5.4	n/a	2.9

A = dwellings on land allocated in the Local Plan or Local Development Framework; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

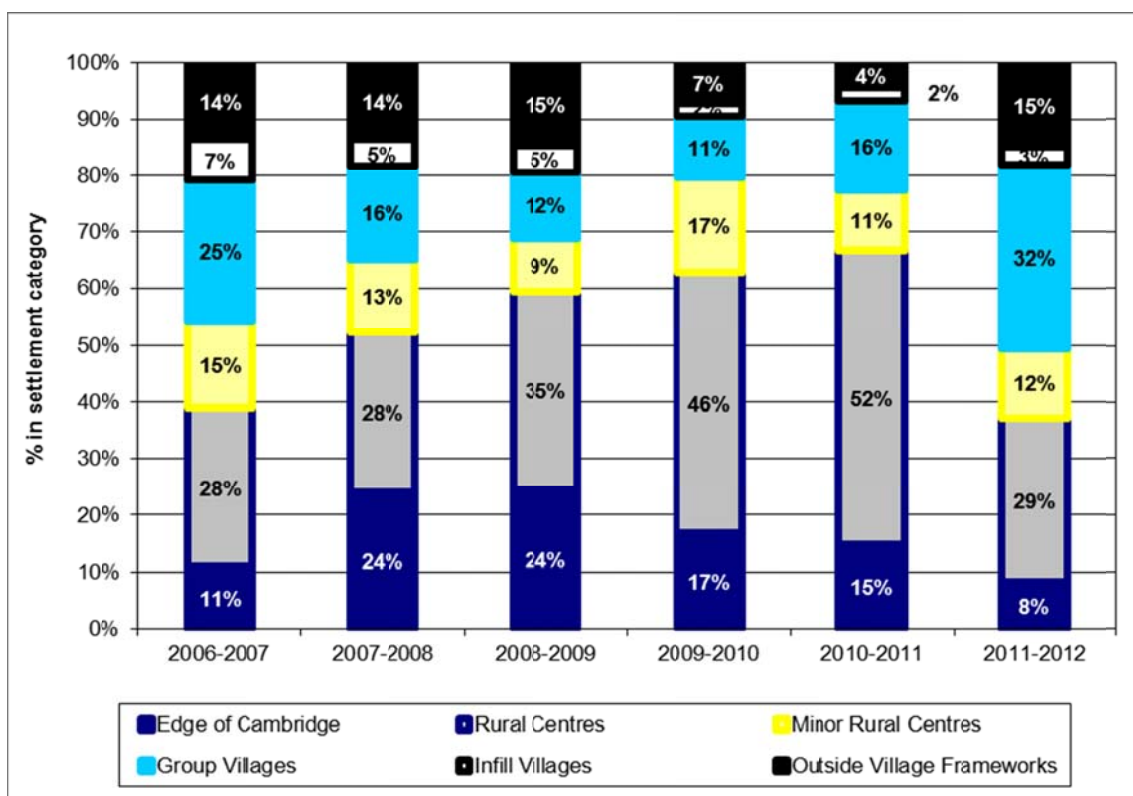
Figure 5.24: Largest housing development in each settlement category (*Indicator LOE1ii*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Built: 2010-2011		Built: 2011-2012		Under construction at March 2012	
	A	W	A	W	A	W	A	W	A	W	A	W	A	W
<b>Edge of Cambridge</b>	72	n/a	88	16	88	16	98	1	98	2	98	1	34	n/a
<b>Rural Centres</b>	65	44	110	46	110	119	110	119	110	119	110	59	51	59
<b>Minor Rural Centres</b>	78	10	78	54	100	40	100	40	166	11	166	6	166	10
<b>Group Villages</b>	144	15	144	15	105	28	n/a	28	14	28	159	15	159	5
<b>Infill Villages</b>	59	11	59	11	n/a	11	n/a	2	n/a	4	n/a	3	n/a	2
<b>Outside Village Frameworks</b>	n/a	42	n/a	42	n/a	37	n/a	12	n/a	20	n/a	39	n/a	26

A = dwellings on land allocated in the Local Plan or Local Development Framework; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.25: Total dwellings built by settlement category (*Indicator LOE1iii*)



[For data, see figure A.14, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

5.53 Historic local plans had a strategy to disperse housing development widely across the villages in South Cambridgeshire. This strategy was changed at the district level by the adoption of the **Core Strategy** (in January 2007), giving effect to the strategy set by **Regional Planning Guidance 6** and the **Cambridgeshire & Peterborough Structure Plan 2003**, which moved to a more sustainable form of development that focuses a relatively small number of major developments on the edge of Cambridge and at the new town of Northstowe; and a relatively low level of development in the rural areas. Between 2006 and 2011, this change in development strategy can be seen by the increase in proportion of completions on the edge of Cambridge and at the Rural Centres, which includes the new settlement of Cambourne, and the decrease in the proportion of completions in Infill and Group Villages (see *indicator LOE1iii*). This trend has not continued in the last monitoring year, due to the completion of 76 close care flats at Girton and the completion of the first 62 dwellings on phase 3 at land west of Longstanton where a large allocation has delivered a bypass for the village. Completions at Orchard Park and Cambourne have also fallen compared to previous years.

5.54 This change to the development strategy can also be seen in the decreasing size of developments completed on allocated land in the Group and Infill villages and

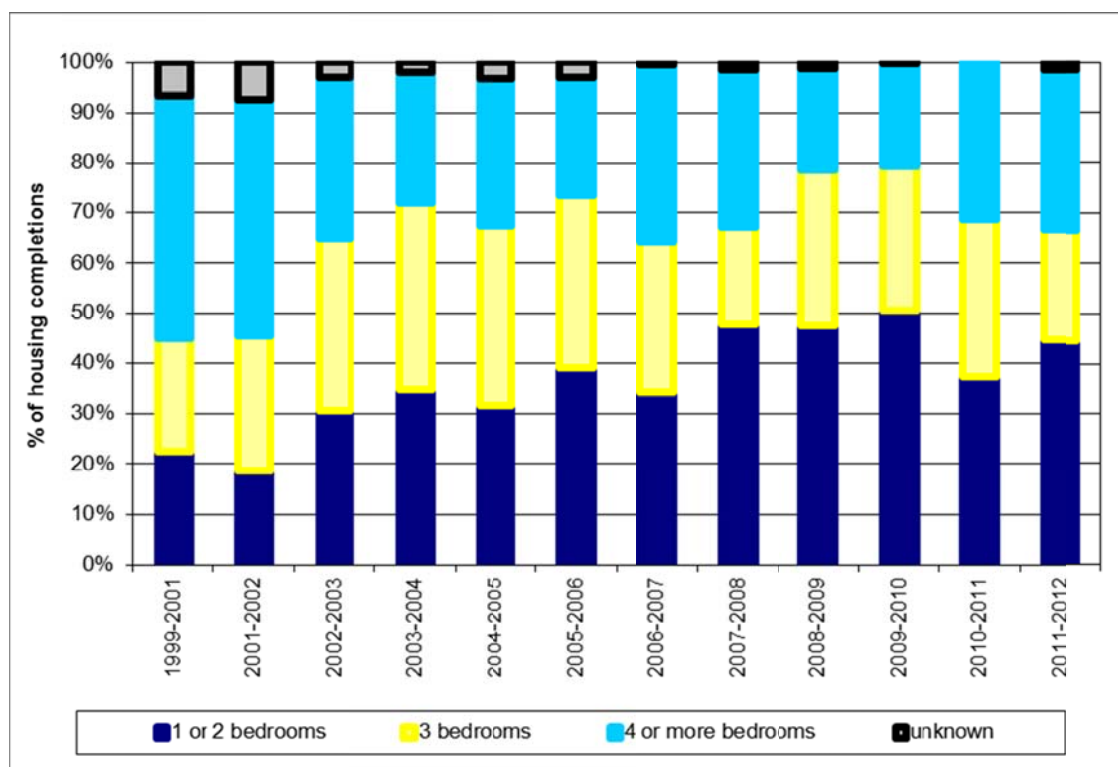
increasing size of developments completed on allocated land on the edge of Cambridge (see *indicators LOE1i* and *LOE1ii*).

- 5.55 In most circumstances the Council will refuse planning permissions for dwellings in the countryside (i.e. outside village frameworks); however in exceptional circumstances the Council will grant planning permission for 100% affordable housing schemes on land adjoining the village, as provided for by **Policy HG/5** (see *indicator LOA3*). It is these housing developments that increase the average size of housing developments outside of village frameworks (see *indicator LOE1i*). These account for over 85% of the dwellings completed outside of frameworks in the last monitoring year. The other developments completed outside of the village frameworks include replacement dwellings, the provision of holiday homes, the redevelopment of existing agricultural or other non-residential sites for housing, and the provision of Gypsy & Traveller pitches.
- 5.56 In Minor Rural Centres, Group Villages and Infill Villages the average size of windfall developments (see *indicator LOE1i*) is less than the indicative individual scheme size limit set out in **Policies ST/4, ST/5, ST/6** and **ST/7**. However, there are developments in these settlement categories that exceed the indicative limit (see *indicator LOE1ii*). These developments either: include demolitions and therefore have a net gain within the indicative size limit; or include material considerations that allow an exception to policy.

## Market Housing Mix

- 5.57 A key element in ensuring that new homes meet local needs is providing homes of the appropriate type, size and affordability. The South Cambridgeshire Housing Needs Survey 2002 identified a need for 89% of new market housing to be 1 or 2 bedroom properties, to compensate for the high proportion of 4 or more bedroom properties built between 1991 and 2001. **Development Control Policy HG/2** goes some way to achieving this aim by requiring that in developments of up to 10 dwellings, market properties should provide: at least 40% of homes with 1 or 2 bedrooms; approximately 25% of homes with 3 bedrooms; and approximately 25% of homes with 4 or more bedrooms. The supporting text to this policy advises that the same targets be the starting point for negotiations on larger sites.
- 5.58 For a limited number of new dwellings, data on the number of bedrooms is not known, although this is generally only for non-permanent dwellings such as mobile homes or static caravans.

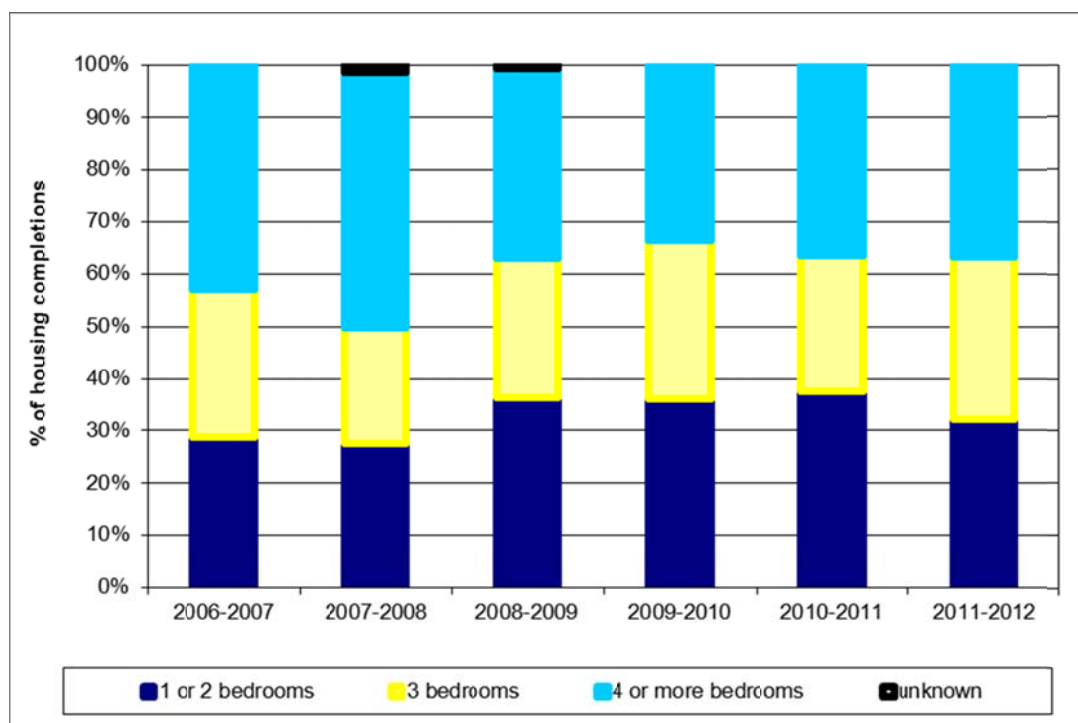
Figure 5.26: Housing completions by number of bedrooms (*Indicator LOA1*)



[For data, see figure A.7, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.27: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)



[For data, see figure A.9, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

5.59 Between 1999 and 2010 there had been a general increase in the percentage of all new dwellings that had either 1 or 2 bedrooms and a general decrease in the percentage of all new dwellings with 4 or more bedrooms; however in the last two monitoring years this trend has been reversed (see **indicator LOA1**). This change in trend is a result of significantly more larger dwellings than smaller dwellings being completed in the last two monitoring years at Cambourne, Orchard Park, Waterbeach (north of Bannold Road), Longstanton (Home Farm) and Papworth Everard (Summersfield).

5.60 On housing developments of up to 10 dwellings, market dwellings with 4 or more bedrooms still account for more than 25%, which is the target limit set by **Policy HG/2**, and market dwellings with 1 or 2 bedrooms are still not providing at least 40% as required by the policy (see **indicator LOA5**). Although smaller dwellings are being built on the larger developments, such as at Orchard Park and Cambourne, the majority of dwellings with four or more bedrooms are provided on individual or two dwelling developments. Although the proportions have not yet met the targets of **Policy HG/2**, over the last six years there has been a general increase in the proportion of smaller dwellings completed, achieving a high of 38% in 2010-2011, and therefore this is a step in the right direction. In the last monitoring year, the completion of 8 x 3 bedroom dwellings at Home End, Fulbourn, approved under the Local Plan 2004 has led to a rise in the proportion of 3 bedroom dwellings completed.

## Housing Quality

5.61 All new development will have an impact on its surroundings and the predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality. The Council through **Development Control Policy DP/2** seeks to ensure that all new development is of a high quality of design that will enhance or preserve the character of the local area and important environmental assets, as well as providing a sense of place and respecting local distinctiveness.

Figure 5.28: Quality of new housing developments (**Indicator CO-H6**)

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

Source: South Cambridgeshire District Council – Urban Design Team

5.62 The Council has completed 'Building for Life' assessments of all its developments of 10 or more dwellings where the whole development (or parcel at the major developments such as Cambourne and Orchard Park) was completed in the monitoring year. The Council has established an annual monitoring mechanism to undertake these assessments including verification by the Council's Building for Life Assessors. Each development is judged against four categories with a total of 5 points per category and is given an overall score out of a maximum of 20. The scores are banded into four standards: Gold (16-20 points), Silver (14-15.5 points), Average (10-13.5 points) and Poor (9.5 points or less).

5.63 The Council has assessed 42 developments completed in the last three monitoring years against the original Building for Life standard. Of the 18 schemes that were completed in the last monitoring year, three developments have achieved 'Gold' standard by scoring well on a variety of aspects, including their design, character and layout, and integration of public spaces, pedestrian routes and car parking. Five have been assessed at a 'Silver' standard. Nine schemes have been assessed as 'Average' tending to score weakly on aspects such as their character and treatment of streets and parking. One scheme has been reported as 'Poor' due to low levels of connectivity, character, and design. All 42 developments have performed poorly in the use of advanced construction techniques and technologies and environmental performance, and many did not do well in terms of their future adaptability.

5.64 The Building for Life scheme is a useful tool for gaining an indication of the quality of new developments. However, it has certain limitations. The scoring system requires

that schemes are scored down where evidence base is not available at the time of assessment. In the case of a number of the schemes scoring an 'Average' this monitoring year, there has been a lack of documentary evidence to demonstrate a positive performance against the respective criteria and therefore resulted in a lower score. However, the Council is not complacent about development quality and is taking measures to improve performance.

5.65 In the last monitoring year, seven developments scored between 4 and 5(max) in the 'Character' category as a result of their distinctive characters and potential to generate a 'sense of place' through bespoke architectural building designs, scale, massing, enclosure and layouts that reflect and respect the contextual understanding and topography of the site (see figure 5.29).

*Figure 5.29: Residential development with a distinctive character that achieved Gold*



**Great Shelford:** The 19th century Old British School building has been restored with the adjoining green space. Arched windows have been reinstated to reveal the original form with new rectangle windows introduced to accommodate and defines the new 3 three storey homes.

**Impington:** Solar panels have been carefully designed in proportion to the passivhaus roof complementing the overall design and proportions of the bespoke dwellings. High quality materials and details is combined with a well thought design layout.

5.66 Three developments completed in the last monitoring year have achieved 'Gold' standard. These developments have scored well in terms of their connectivity, accessibility to services and facilities, their accommodation and tenure mix, their character and layout, and their integration of public spaces, pedestrian routes and car parking. The 'Gold' developments are:

- Redevelopment at Powell Garage, Great Shelford – this includes conversion of the existing Old British School building to residential use and the redevelopment of the remaining areas of the site to provide a total of 25 over 55's dwellings. With a replacement retail store. The site is central to key services and facilities (e.g. primary school, shops, library and community centre) and provides a much needed facility as part for the local community. The character and design of the development is consistent with surrounding context in terms of scale, massing and built form. Particular emphasis was given to the façade of the Old British School and its relation to the new built form proposed around it. All public spaces and routes through are overlooked



and feel safe. All dwellings are designed to meet the Lifetime Homes standard, which allows for internal adaption or conversion in future and Code for Sustainable Homes level 3.

- North of Bannold Road, Waterbeach – the scheme was subject to two individual Reserved Matters Applications which has resulted in a notable difference between the two phased approaches, providing a contrast between a more cul-de-sac based approach (initial 30 dwellings) and a more perimeter block focussed solution (62 dwellings) as result of more recent pre-application discussions with Council officers. The new layout focuses on a central green space with emphasis on creating a more spacious rural feel with a degree of enclosure, focal points and varying roof heights within the streetscape. The design of houses reflects the traditional elements that occur within the historic core of Waterbeach.
- 45-67 Impington Lane, Impington – this scheme is re-development of the former Unwins Seeds site with the provision of a mix of dwellings from 1 bedroom flats to detached houses with a total of 35 dwellings. The layout is based on sequence of spaces from Impington Lane Frontage, to the square, the central green and the landscape buffer. Each of these has been developed with a character, providing a variety of identifiable elements to enable easy orientation and enhance the public realm. The layout generally seeks to provide spaces with character and purpose, which promote safe and inclusive access through the site with the potential to extend beyond into the adjacent western site– including pedestrian and cycle routes through towards Histon village green.

*Figure 5.30: Residential developments achieving 'Gold' standard*

**Impington:** Bespoke dwellings with high quality detailing developed in response to the surrounding context particularly along the frontage of Impington Lane with careful retention of existing hedge and trees.

**Waterbeach:** Interesting rooflines and fenestrations, well integrated parking with shared surfaces, and appropriate landscaping. Heart of the development showing varied house types which complement the adjoining built form and space.



## **6. Significant Effects Indicators**

(Note: To be provided in Part 2.)

## **Appendix 1: List of Indicators**

(Note: To follow in Part 2.)

## Appendix 2: Assessment of Land Supply Sites

### a. Allocations without Planning Permission

#### Cambridge East

- A.1. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- A.2. 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, and therefore no housing will take place on the Airport site as part of Cambridge East. As such, no allowance is made for housing on the Airport part of the Cambridge East site in the housing trajectory.
- A.3. Marshall announced in December 2012 that it intends preparing a planning application for the site North of Newmarket Road and its questionnaire response indicated that completions would begin in 2016. The site is therefore included in the trajectory. The future of the site is being considered through the new Local Plan and the 2012 Issues and Options consultation asked questions about how to treat the site in the new plan.

#### North West Cambridge (University Site, S/1886/11)

- A.4. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.
- A.5. The Joint Development Control Committee: Cambridge Fringes approved outline planning permission for the development in August 2012 subject to a number of conditions and the signing of a s106 agreement. Based on the current masterplan and phasing strategy for the development, it is anticipated that only 1,155 dwellings will now be provided in South Cambridgeshire, which is 295 dwellings less than expected in the Area Action Plan. Pre-application discussions for the first phase have started and it is anticipated that some early preparatory works will be started in early 2013.

## **Land between Huntingdon Road, Histon Road & the A14 (NIAB 2)**

- A.6. The site was allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD**, adopted in January 2010. The site is adjacent to the Cambridge City Council NIAB allocation (NIAB 1) and has an approximate capacity of 1,100 dwellings. The site will also provide a secondary school to serve development in the whole of the north-west part of Cambridge. Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are in progress and it is anticipated that development could start on site in September 2016, subject to securing planning permission. Up front infrastructure costs and front loaded s106 and Community Infrastructure Levy contributions may impact on early delivery.

## **Orchard Park – Parcel K1**

- A.7. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005. The **Site Specific Policies DPD** (adopted in January 2010) carries forward the allocation. The outline planning permission for the site has now lapsed and Parcel K1 is the only remaining parcel without detailed planning permission. Pre-application discussions are on-going to bring forward this site for self-build and it is anticipated that development could start on site in Autumn/Winter 2014.

## **Orchard Park – 3 additional land parcels including the Local Centre**

- A.8. The **Site Specific Policies DPD** (adopted in January 2010) allows the potential for additional housing development at Orchard Park in place of other uses, and identified 3 known additional land parcels for housing. The additional parcels could provide in the order of 220 dwellings.
- A.9. A hybrid planning application (S/2559/11) incorporating an outline planning application for 112 dwellings and a full planning application for a local centre and 28 flats was approved by the Council's planning committee in August 2012, subject to the signing of a s106 agreement. This planning application replaces a previous planning permission for a local centre and 20 flats approved in August 2009. It is anticipated that development will start on site in early 2013.
- A.10. The landowner of parcels L2 and Com 4 (anticipated to provide 100 dwellings) has advised that the scheme is not viable due to the Council's affordable housing and s106 requirements and there not currently being a market for this type of development. The landowners have therefore submitted a pre-application request to the Council proposing 27 family homes and a hotel on these parcels. Subject to planning permission being granted, the landowner anticipates that development could start on site in late 2013.

## **Northstowe (S/0388/12 & S/0390/12)**

- A.11. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The **Northstowe Area Action Plan** was adopted in July 2007. Development of the whole of the new town is dependent on upgrades to the A14 to increase capacity. A site wide masterplan and an outline planning application for phase 1 were submitted in February 2012. The Northstowe Joint Development Control Committee agreed the masterplan with some revisions in July 2012. It is anticipated that development could start on site in 2013.

#### **Fulbourn & Ida Darwin Hospitals**

- A.12. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site could provide up to 275 dwellings. The site will be developed in phases, starting with the relocation of the medical uses to the Fulbourn Hospital site. Discussions relating to the masterplanning of the site are in progress. Subject to planning permission, the agent acting on behalf of the landowner has indicated that development could start on site in 2014.

#### **Papworth Everard West Central**

- A.13. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. This is anticipated to take the form of a number of separate developments of individual land parcels within the policy area. Discussions have taken place with landowners and stakeholders regarding the implementation of the policy. It is anticipated that the development could provide approximately 42 dwellings on two sites that have been specifically identified through discussions although other sites could also come forward subject to achieving the other policy objectives for community uses and employment.
- A.14. The agent acting on behalf of the landowner of land south of Church Lane (the larger site) has indicated that a hybrid planning application for 72 dwellings will be submitted in late 2012, and that subject to planning permission and sale of the site to a developer, development could start on site in 2014.
- A.15. The Catholic Church site is available to come forward as soon as the wider policy situation is clarified, and the agent acting on behalf of the landowner has indicated that development could start on site in 2013, subject to planning permission.

#### **North of Impington Lane, Impington (northern part of the site)**

- A.16. The **Site Specific Policies DPD** (adopted in January 2010) allocates land north of Impington Lane for residential development. This carries forward the residue of an earlier allocation. The site is in multiple ownership and the Council has not had any indication from the landowner of the northern part of the site that the site is available for development.

## b. Existing Permissions

### **Trumpington Meadows (Cambridge Southern Fringe, S/0054/08 & S/0160/11)**

- A.17. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. The s106 agreement was signed and outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge City – South Cambridgeshire boundary, with approximately half in South Cambridgeshire. In Summer 2011, the two Councils granted detailed planning permissions for phase 1, which includes 29 dwellings in South Cambridgeshire. Construction of phase 1 is underway, but the dwellings in South Cambridgeshire are not expected to be completed until the end of the phase. The landowner is reconsidering the strategy for the later phases to ensure that the scheme is consistent with housing need and demand in Cambridge and any proposed changes will need to be agreed with the two Councils.

### **Orchard Park (Parcels G & H1, S/1923/11 & S/0710/11)**

- A.18. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005. The **Site Specific Policies DPD** (adopted in January 2010) carries forward the allocation. The majority of the original 900 dwellings have now been built, however parcels G and H1 are still under construction. The landowner has indicated that both parcels will be complete by Summer 2013.

### **Cambourne (S/0990/10, S/1907/10, S/2129/10 & S/6432/07)**

- A.19. Cambourne is a new settlement to the west of Cambridge and outline planning permission was granted in April 1994 for approximately 3,000 dwellings with a 10% reserve. The majority of the 3,300 dwellings have now been completed; however parcels UC01, UC04a, UC09 and GC29 are still under construction but are anticipated to be completed in 2013.

### **Cambourne – extra density (S/6438/07)**

- A.20. Cambourne is a new settlement to the west of Cambridge and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per hectare. Outline planning permission to increase the capacity by 950 dwellings was granted in October 2011. At 31 March 2012 detailed planning permissions for 103 dwellings had been granted and construction

of some dwellings had started. It is anticipated that the development will be completed in 2018.

#### **Former Bayer Cropscience Site (S/2308/06 & S/1152/12)**

- A.21. The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010. The site was contaminated and remediation works have been undertaken. Site monitoring is now in progress. A reserved matters planning application for phase 1 (201 dwellings) has been submitted and is being considered by the Council. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. It is anticipated that development could start on site in early 2013.

#### **North of Impington Lane, Impington (southern part of the site, S/1847/10)**

- A.22. The **Site Specific Policies DPD** (adopted in January 2010) allocates land north of Impington Lane for residential development. This carries forward the residue of an earlier allocation. Planning permission for 31 dwellings on the southern part of the site was granted in June 2011 and the developer has indicated that the site will be completed in Autumn 2012.

#### **Historic Rural Allocations with planning permission**

- A.23. **Wellbrook Way, Girton (S/1381/09)**: a revised planning permission for the final 11 dwellings on this development was granted in July 2010. At March 2012, all dwellings were under construction. The landowner has indicated that the development will be completed in Autumn 2012.
- A.24. **North of Over Road, Longstanton (phases 3a & 3b, S/0625/06, S/1390/07, S/0148/11, S/0677/11 & S/1770/11)**: phase 3 has detailed planning permission for 246 dwellings. Multiple housebuilders are working on site, and it is anticipated that the development will be completed in 2014.
- A.25. **North of Chiswick End, Meldreth (S/0233/10)**: detailed planning permission for 20 dwellings was granted in December 2010. The site was completed in July 2012.
- A.26. **West of Ermine Street South, Papworth Everard (S/1688/08, S/01624/08 & S/01424/08)**: the site has detailed planning permission for 365 dwellings following the demolition of 6 existing dwellings. Four existing dwellings have been demolished and construction of the southern phase of the development is underway. Two housebuilders are working on the site and it is anticipated that the development will be completed in 2017.



### **'Estate sized' (9 or more dwellings) Windfall Sites**

- A.27. **Land at Southgate Farm, Chesterton Fen Road, Milton (S/1653/07)**: the site has planning permission for 26 Gypsy and Traveller pitches. All services have been implemented so the site is now complete.
- A.28. **Land at Moores Farm, Fowlmere Road, Foxton (S/1029/10)**: the site has outline planning permission for 14 dwellings. The landowner has indicated that development could start on site in early 2013, subject to detailed planning permission.
- A.29. **Windmill Estate, Fulbourn (S/0987/07, S/0986/07, S/0565/10 & S/2013/11)**: the site has planning permission for the demolition of 159 existing dwellings and construction of 257 dwellings. This is a redevelopment of a 1960s Council estate as a partnership between South Cambridgeshire District Council and Accent Nene Housing Society for the provision of new homes for rent, shared ownership and outright sale and a new community centre. It is anticipated that the redevelopment of the site will be complete by August 2014.
- A.30. **37 Rockmill End, Willingham (S/2196/06)**: the site has planning permission for 9 dwellings following the demolition of an existing dwelling. The site is under construction.
- A.31. **Land at The Valley, Comberton (S/1592/08)**: the site has planning permission for 11 dwellings. The site is an affordable housing exception site. The site was completed in May 2012.
- A.32. **Land to the west of 22a West Road, Gamlingay (S/0261/09)**: the site has planning permission for 10 dwellings. The site is under construction and the agent acting on behalf of the landowner has indicated that the landowners are reconsidering their options and therefore the development is on hold.
- A.33. **Aspinalls Builders Yard, 2 Station Road, Willingham (S/1702/08)**: the site has planning permission for 10 dwellings. The agent acting on behalf of the landowner has indicated that a revised scheme is being considered before a new planning application is submitted.
- A.34. **Land between 26 & 58 Meldreth Road, Shepreth (S/0506/10)**: the site has planning permission for 12 affordable dwellings. The site is an affordable housing exception site. It is anticipated that the site will be completed by Autumn 2012.
- A.35. **Land at 12 Green Street, Willingham (S/2285/10)**: the site has planning permission for 9 dwellings following the demolition of an existing dwelling. It is anticipated that development could start on site in Spring 2013.
- A.36. **Land to rear of Blacksmith's Close, High Street, Babraham (S/0474/11)**: the site has planning permission for 11 affordable dwellings. It is anticipated that development could start on site in early 2013.

- A.37. **22-46 Mays Avenue, Balsham (S/1699/11)**: the site has planning permission for 11 affordable dwellings. It is anticipated that development could start on site in early 2013.
- A.38. **The Blue Lion, 2 Horningsea Road, Fen Ditton (S/2194/11)**: the site has planning permission for the demolition of the existing public house and erection of 13 dwellings. The developer has indicated that development could start on site in early 2013.
- A.39. **Land adjacent to 4 Cambridge Road, Fowlmere (S/1487/10)**: the site has planning permission for 10 affordable dwellings. It is anticipated that development could start on site in early 2013
- A.40. **312-322 Cambridge Road, Fulbourn (S/1141/11)**: the site has planning permission for the demolition of 6 existing dwellings and the erection of 18 affordable (supported) dwellings, with the option for one property to be used as an office. It is anticipated that development could start on site early 2013.
- A.41. **Gretton Court, High Street, Girton (S/1778/10)**: the site has planning permission for 12 extra care apartments. The landowner has indicated that the development is currently not viable and achievable due to funding constraints and therefore the scheme will be reviewed in the next 12-18 months.
- A.42. **The Railway Tavern, Station Road, Great Shelford (S/0133/11)**: the site has planning permission for 13 flats following the demolition of the existing public house. The agent acting on behalf of the landowner has indicated that there are currently concerns over economic viability due to the amount of affordable housing required and other section 106 contributions. A new planning application may be submitted for houses rather than flats.
- A.43. **Land at junction of Nelson Crescent & High Street, Longstanton (S/1463/10)**: the site has planning permission for the erection of a convenience store and four commercial units with 6 flats above and the erection of 4 new dwellings. The agent acting on behalf of the landowner has indicated that development could start on site in early 2013 and be completed within 9 months, subject to the resolution of outstanding issues relating to a planning condition.
- A.44. **57 Brickhills, Willingham (S/0733/11)**: the site has planning permission for 19 dwellings. The landowner is trying to raise finance to bring forward the site and discussions are being undertaken between the Council and the landowner regarding development of the site.
- A.45. **Land at 12 and rear of 14-20 Back Road, Linton (S/1870/05, S/1212/06, S/0042/10 & S/0095/12)**: the site has planning permission for 9 dwellings following the demolition of the existing dwelling. The site is under construction and the landowner has indicated via their agent that development could be completed by December 2013.

### **Small Sites (8 or less dwellings)**

- A.46. At March 2012, there were 102 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.
- A.47. At March 2012, there were 312 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 281 dwellings are anticipated to be completed within 5 years.

### **c. Planning Applications where Decision to Grant Planning Permission for 9 or more Dwellings Awaiting the Signing of a s106 Agreement or Resolution of Outstanding Issues**

- A.48. The Inspectors examining the Council's suite of six DPDs concluded that the Council could not include a windfall allowance in its housing trajectory as a result of the changes to **PPS3: Housing** made after the DPDs had been submitted. The effect of removing the windfall allowance is that all new planning permissions on unidentified development sites count towards housing supply, rather than simply replacing the windfall allowance as time passes. The housing trajectory therefore includes four sites where the Council has resolved to grant planning permission subject to the signing of a s106 agreement or the resolution of outstanding issues. These four sites could provide 221 dwellings.
- A.49. **Land west of Longstanton (S/1970/07)**: the Council's planning committee has approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This will provide an additional 36 dwellings. The agent acting on behalf of the landowner has indicated that development could start in 2013, subject to the signing of the s106 agreement, and could be completed by 2015.
- A.50. **Station Road, Gamlingay (S/1771/08)**: the Council's planning committee gave officers delegated powers to approve the application subject to the Secretary of State not calling the application in for determination. Outline planning permission for a mixed-use development comprising housing (approximately 85 dwellings), employment and open space was granted in June 2012. The agent acting on behalf of the landowner has indicated that development could start on site in Summer 2013 and would be completed in 2017.

- A.51. **Former EDF Depot & Training Centre, Ely Road, Milton (S/0983/11)**: the Council's planning committee gave officers delegated powers to approve the planning application, subject to the Secretary of State not calling the application in for determination. Outline planning permission for the construction of 89 dwellings including 35 affordable dwellings, a sports pavilion and open space, and the restoration of North Lodge and the Humphrey Repton landscape was granted in May 2012. The developer has indicated that enabling works could start on site in late 2012.
- A.52. **Land at Church Street, Great Eversden (S/1044/11)**: the Council's planning committee in February 2012 gave officers delegated powers to approve the planning application for the erection of 10 affordable dwellings, subject to the clarification of financial contributions and highways issues.

## Appendix 3: Data for Indicators

(Note: Partial set of data. Complete version to follow in Part 2.)

### a. Core Output Indicators

Figure A.4: Percentage of dwellings completed on Previously Developed Land (**Indicator CO-H3**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
26%	22%	28%	26%	33%	29%	24%	40%	28%	51%	44%	29%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.5: Gypsy & Traveller pitches and Travelling Showpeople plots completed (**Indicators CO-H4 and LOA14**)

	Permanent Gypsy & Traveller Pitches		Gypsy & Traveller Pitches for Emergency Stopping		Permanent Travelling Showpeople Plots	
	Private	Public	Private	Public	Private	Public
1999-2001	18	0	0	0	0	0
2001-2002	19	0	0	0	0	0
2002-2003	17	0	0	0	0	0
2003-2004	7	0	0	0	10	0
2004-2005	8	0	0	0	11	0
2005-2006	3	0	0	0	0	0
2006-2007	1	0	0	0	0	0
2007-2008	4	0	0	1	0	0
2008-2009	8	0	0	0	0	0
2009-2010	1	0	0	0	0	0
2010-2011	0	0	0	0	0	0
2011-2012	10	1	0	0	0	0
<b>Total</b>	<b>96</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>21</b>	<b>0</b>

At 31 March 2012, a further 17 Gypsy & Traveller pitches had temporary planning permission (time limited) and a further 24 Gypsy & Traveller pitches with permanent planning permission were under construction.

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

Figure A.6: Affordable housing completions (**Indicator CO-H5**)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2010-2011
<b>Gross</b>	142	38	127	271	115	285	238	463	275	281	205	192
	9%	7%	19%	26%	18%	30%	23%	35%	39%	41%	29%	25%
<b>Net</b>	142	38	127	259	95	283	169	459	223	230	202	190
	9%	7%	19%	26%	17%	32%	18%	36%	37%	39%	31%	27%
<b>Acquisitions</b>	u/k	u/k	u/k	u/k	u/k	u/k	u/k	u/k	19	17	1	10

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

## b. Local Output Indicators

Figure A.7: Percentage of housing completions by number of bedrooms (**Indicator LOA1**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
<b>1999-2001</b>	23%	22%	48%	7%
<b>2001-2002</b>	19%	27%	47%	7%
<b>2002-2003</b>	31%	34%	32%	3%
<b>2003-2004</b>	35%	37%	26%	2%
<b>2004-2005</b>	32%	36%	29%	3%
<b>2005-2006</b>	39%	34%	23%	3%
<b>2006-2007</b>	34%	30%	35%	0%
<b>2007-2008</b>	48%	19%	31%	2%
<b>2008-2009</b>	48%	31%	20%	1%
<b>2009-2010</b>	51%	29%	21%	0%
<b>2010-2011</b>	37%	32%	31%	0%
<b>2011-2012</b>	45%	22%	32%	1%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.8: Affordable housing completions by tenure (**Indicator LOA2**)

	Social rented	Intermediate housing	Affordable rent
<b>2004-2005</b>	81%	19%	19%
<b>2005-2006</b>	52%	48%	48%
<b>2006-2007</b>	51%	49%	49%
<b>2007-2008</b>	65%	35%	35%
<b>2008-2009</b>	67%	33%	33%
<b>2009-2010</b>	64%	36%	36%
<b>2010-2011</b>	70%	30%	30%
<b>2011-2012</b>	52%	33%	15%

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

Figure A.9: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
<b>1 or 2 bedrooms</b>	29%	28%	36%	36%	38%	32%
<b>3 bedrooms</b>	28%	22%	27%	30%	26%	31%
<b>4 or more bedrooms</b>	43%	49%	36%	34%	37%	37%
<b>unknown</b>	0%	1%	1%	0%	0%	0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)

1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008	1999-2009	1999-2010	1999-2011	1999-2012
26%	25%	25%	26%	27%	27%	27%	29%	29%	30%	31%	31%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.12: Net density of completed new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)

	Less than 30 dph	Between 30 dph and 50 dph	More than 50 dph
1999-2001	69%	23%	8%
2001-2002	49%	51%	0%
2002-2003	83%	12%	5%
2003-2004	42%	34%	24%
2004-2005	51%	47%	2%
2005-2006	43%	36%	21%
2006-2007	27%	63%	10%
2007-2008	35%	45%	20%
2008-2009	9%	52%	39%
2009-2010	22%	32%	46%
2010-2011	28%	35%	37%
2011-2012	42%	26%	32%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.13: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicator LOB3**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2010-2011
27.6	26.4	24.0	34.1	28.4	33.2	33.8	30.6	42.5	38.7	36.1	34.4

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.14: Total dwellings built by settlement category (**Indicator LOE1iii**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012
Edge of Cambridge	100	305	149	100	97	57
Rural Centres	260	362	214	274	340	202
Minor Rural Centres	141	164	57	100	70	85
Group Villages	231	209	72	65	104	226
Infill Villages	67	60	28	13	15	22
Outside Village Frameworks	125	174	90	43	29	104

Source: Research & Monitoring – Cambridgeshire County Council