

PART A – Core Strategy

2. STRATEGY

THE STRATEGIC VISION FOR SOUTH CAMBRIDGESHIRE

- 2.1 *The vision for South Cambridgeshire is that it will contribute to satisfying the development needs of the Cambridge Sub-Region rather than those generated by pressures to the south while preserving and enhancing its rich built and natural heritage and distinctive character. The District will plan for enhanced infrastructure to meet the needs of the expanded population. It will continue to provide an attractive rural hinterland and setting for the historic City of Cambridge. Those parts closer to Cambridge will be protected by a Green Belt. It will prosper in its own right as a rural district that makes up the largest part of the Cambridge Sub-Region. It will continue to develop as part of the home of the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside.*
- 2.2 *Much of the high level of development needed to support the cluster and improve the balance between homes and jobs in the sub-region, which must take place in South Cambridgeshire, will be focussed into urban extensions to the built-up area of Cambridge and in a small new town north west of the City. The objective is that these locations will become successful, vibrant, healthy new communities. As part of a sequential policy of encouraging a more sustainable pattern of living, only limited development will take place within villages in the District, with most of that limited development focussed into those larger, more sustainable, Rural Centres where modest growth will bring about improvements in the relative sustainability of individual villages or groups of villages and the recycling of previously developed land. All villages will be kept separate from one another and from Cambridge, Northstowe and the Market Towns. The emphasis will be on providing quality homes for all, including affordable housing, to ensure the creation of sustainable and balanced communities.*

OBJECTIVES

- ST/a To provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations.**
- ST/b To locate development where it will provide the opportunity for people to satisfy their day-to-day needs for employment, shopping, education, recreation, and other services locally or in locations which minimise the need to travel and where there are modes of transport available (or the provision of new services can be guaranteed through the planning process) in addition to the car.**

- ST/c** To create new and distinctive sustainable communities on the edge of Cambridge connected to the rest of the City by high quality public transport and other non-car modes of transport which will enhance the special character of the City and its setting.
- ST/d** To create a sustainable small new town close to but separate from the villages of Longstanton and Oakington connected to Cambridge by a high quality rapid transit system along the route of the disused St Ives railway. The new town will make best use of previously developed land.
- ST/e** To protect the varied character of the villages of South Cambridgeshire by ensuring that the scale, location **and function** of development in each village is in keeping with its size and character and that the buildings and open spaces which create their character are maintained and where possible enhanced.
- ST/f** To provide and enable provision of enhanced infrastructure to meet the needs of the expanded population.
- ST/g** To ensure development addresses climate change mitigation and adaptation issues including the need to ensure new developments are 'climate proofed'.
- ST/h** To support the Cambridge Area's position as a world leader in research and technology based industries, higher education and research, particularly through the development and expansion of clusters.
- ST/i** To ensure that any new development results in appropriate provision for the protection and enhancement of native biodiversity in order to contribute towards biodiversity gain, whilst having regard to the site's current biodiversity value. Opportunities for increased access to the countryside and enjoyment of biodiversity should be viewed as integral requirements of new development.
- ST/j** To ensure that the district's built and natural heritage is protected and that new development protects and enhances cherished townscape assets of local urban design, cultural, and conservation importance, and character of the landscape.
- ST/k** To locate development where it will ensure maximum use of previously developed land and minimise loss of countryside and the best and most versatile agricultural land.

HOUSING PROVISION

- 2.3 The Structure Plan 2003 sets a target of 20,000 additional homes to be built in South Cambridgeshire between 1999 and 2016. The Structure Plan takes a sequential approach to locating development to meet the needs of the Cambridge Sub-Region which focuses development on the City and will require a review of the Cambridge Green Belt which was first established in 1965, last reviewed in 1992 and rolled forward into the South Cambridgeshire Local Plan 2004. Taking a sequential approach to development means that if more development can be located in and on the edge of Cambridge than the Structure Plan envisaged then the amount of development in villages will be correspondingly lower.

POLICY ST/1 Housing Provision

The District Council will make provision for approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016. This will include approximately 4,400 homes on the edge of Cambridge, 6,000 homes at the new town of Northstowe and 9,600 in the rural area in Rural Centres and other villages.

- 2.4 As a major part of the Cambridge Sub-region, the pressures for housing development in South Cambridgeshire remain strong and must be carefully managed to ensure that the qualities and characteristics that attract people to the area in the first place are not damaged. The Strategy is one of concentrating development on Cambridge through a number of urban extensions to the City and at the new town of Northstowe north west of Cambridge. These major developments are addressed in a series of Area Action Plans. The strategy also allows for limited development to meet local needs in Rural Centres and other villages.
- 2.5 The Local Development Framework aims to ensure that enough land is genuinely available to provide a realistic prospect of meeting the Structure Plan 2003 housing guideline of approximately 20,000 new homes in South Cambridgeshire during the period 1999-2016.

POLICY ST/2 Re-Using Previously Developed Land and Buildings

Between 1999 and 2016 at least 37% of new dwellings will either be located on previously developed land or utilise existing buildings.

- 2.6 Making efficient use of land, including through re-use of previously developed land, is central to the approach to delivering sustainable development detailed in PPS1. The target of 37% was established in the Structure Plan. It is lower than the national target, reflecting the nature of the District and the growth that must be accommodated. Previously developed land is defined in PPG3: Housing Annex C.

URBAN EXTENSIONS TO CAMBRIDGE

- 2.7 A total of 4,400 homes will be developed on the edge of Cambridge in South Cambridgeshire by 2016 as follows:

**FIGURE 1:
 Housing Land Supply in Urban Extensions to Cambridge to 2016
 (within South Cambridgeshire)**

Structure Plan guideline for 1999-2016	4,400
Components of supply:	
1. Edge of Cambridge on land within the built-up area or land not included in the Green Belt defined in 2004	2,400
a. CNF(W) Arbury Camp - south of the A14 trunk road in Impington Parish	900
b. CNF(E) Chesterton Sidings – next to the city sewage treatment works in Milton Parish	600
c. Cambridge East – Marshall’s North Works and adjoining land not included in the Green Belt - north of Newmarket Road in Fen Ditton Parish	300-400
d. Cambridge East – Marshall’s South Works – south of Newmarket Road in Fen Ditton Parish ¹	0
e. Cambridge Southern Fringe – Monsanto – at Trumpington in the Haslingfield Parish	30
TOTAL	1830-1930
Shortfall	70-170
2. Edge of Cambridge on land to be removed from the Green Belt	2,000
a. Cambridge East – adjoining Marshall’s North Works, north of Newmarket Road in Fen Ditton Parish	1200-1600
b. Cambridge East – Airport – south of Newmarket Road in Teversham Parish ¹	0
c. Cambridge East – North of Cherry Hinton	250-350
d. Cambridge Southern Fringe – Monsanto – at Trumpington in Haslingfield Parish	600
e. NW Cambridge – Huntingdon Road to Madingley Road ²	0
TOTAL	2050-2550
Surplus	50-550
TOTAL	3880-4480
Overall:	
Shortfall³	520
Surplus	80

NOTES:

- ¹ Assumes implementation post 2016
 - ² Pending the preparation of the NW Cambridge AAP, it is not possible to determine the level of housing development that may come forward by 2016.
 - ³ Any potential shortfall will be considered in the context of:
 - (a) Progress on all the major development sites;
 - (b) Performance in Cambridge City under plan monitor manage, as the Structure Plan brackets together housing figures for these stages in the sequence for South Cambridgeshire and Cambridge City Council.
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Cambridge Northern Fringe (west) – Arbury Camp

- 2.8 To the **NORTH** of the City, a housing-led mixed-use development on the Cambridge Northern Fringe (West) at Arbury Camp, previously allocated in South Cambridgeshire Local Plan 2004. This land will be brought forward for development at the earliest opportunity. See policy SP/2 in the Site Specific chapter.
- 2.9 This proposal is the subject of a separate Masterplan to be produced jointly with Cambridge City Council.

Cambridge Northern Fringe (east) – Chesterton Sidings

- 2.10 To the **NORTH** of the City, a high density housing-led mixed-use development is proposed around a new railway station and transport interchange at Chesterton Sidings, previously safeguarded in South Cambridgeshire Local Plan 2004. Together with the adjoining Cambridge Sewage Treatment works which lies within Cambridge City, Chesterton Sidings is one of the largest 'brownfield' development sites in Cambridge. This land will be brought forward for development at the earliest opportunity and provision will be made for phased development to allow early development of the redundant Chesterton Sidings. See policy SP/3 in the Site Specific chapter.
- 2.11 This proposal is the subject of a separate masterplan, produced jointly with Cambridge City Council.

Cambridge East – Cambridge Airport, north of Cherry Hinton, and north of Newmarket Road

- 2.12 To the **EAST** of the City, the Structure Plan proposes that Cambridge Airport and the associated Aerospace Engineering business, and Marshall's Specialist Vehicles be relocated in order to make the land available which, together with land also to be released from the Green Belt to the north of Newmarket Road and north of Cherry Hinton, will provide for a major housing-

led mixed-use development. The new urban quarter straddles the boundary with Cambridge City.

- 2.13 A revised Green Belt will ensure that the expanded City does not extend beyond the current alignment of Airport Way, that the City will not coalesce with Fen Ditton and Teversham villages and that the Green Belt will retain a 'green corridor' which will extend across the current Airport site between Teversham and Coldham's Common. Development of the Airport site will cross the City and South Cambridgeshire district boundary. Associated countryside recreation, access and landscape improvements will be made in South Cambridgeshire east of Airport Way.
- 2.14 Whilst most of Cambridge East will be developed later in the plan period and beyond, a first phase of development north of Newmarket Road can take place before relocation of the Airport. Involving Green Belt release, together with the redevelopment of much of the Marshall's North Works, it will provide a housing-led mixed-use development. A revised Green Belt will ensure that the expanded City does not coalesce with Fen Ditton village. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north and east as the A14 (eastwards from the disused railway line to the Stow-Cum-Quy interchange).
- 2.15 This proposal is the subject of a separate Area Action Plan, prepared jointly with Cambridge City Council.

Cambridge Southern Fringe - south and west of Addenbrooke's Hospital, east and south-east of Trumpington, and Monsanto

- 2.16 To the **SOUTH** of the City, two areas of land either side of the mainline railway are to be removed from the Green Belt within the administrative area of Cambridge to facilitate both the expansion of Addenbrooke's Hospital as a regional hospital and a centre for excellence for associated bio-medical research and development, and a housing-led mixed-use development on the eastern side of Trumpington (bounded by Hobson's Brook) and at the Bell School off Babraham Road. Development will be accessed via a new road from Hauxton Road to Addenbrooke's Hospital. A revised Green Belt will ensure that the expanded City does not coalesce with nearby villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far south as Haverhill Road.
- 2.17 Although not identified in the Structure Plan, the Monsanto site (formerly the Plant Breeding Institute around the Trumpington Park & Ride site and Waitrose Supermarket) is proposed for mainly housing development, with associated services and facilities. The opportunity exists for making early use of this previously developed site on the edge of Cambridge for primarily housing development to help redress the current housing / jobs imbalance. This site could be served by a road from the A1309 Hauxton Road.

- 2.18 These proposals are the subject of policies in the Cambridge City Local Plan and an Area Action Plan in South Cambridgeshire.

Cambridge West - between Huntingdon Road and Histon Road, and between Huntingdon Road and Madingley Road

- 2.19 To the **NORTH WEST** of the City, land is to be removed from the Green Belt within the administrative area of Cambridge for a new housing-led mixed-use development between Huntingdon Road and Histon Road. A revised Green Belt will ensure that the expanded City does not coalesce with Girton or Histon villages. Associated countryside recreation, access and landscape improvements within the Green Belt will be made in South Cambridgeshire as far north as the A14 trunk road.
- 2.20 Land will also be removed from the Green Belt **WEST** of the City between Huntingdon Road and Madingley Road which crosses the City and South Cambridgeshire district boundary. A revised Green Belt will ensure that the expanded City does not coalesce with Girton village. That part of this land which is removed from the Green Belt will be reserved predominantly for development for Colleges and other University-related uses including housing for University employees but will not be available for development until the University can show that there is no other suitable University or College land or building available elsewhere in the City.
- 2.21 This proposal is the subject of a separate Area Action Plan.

NEW TOWN OF NORTHSTOWE

- 2.22 To the **NORTH WEST** of Cambridge beyond the current Green Belt, separate from but close to the villages of Longstanton and Oakington, a small new town of 8,000 homes will be built, of which 6,000 homes will be provided by 2016. Located east of Longstanton village and north of Oakington village, it will be developed adjoining a new Rapid Transit route on the line of the former St Ives railway line and make best use of the previously developed land at Oakington Airfield. The new town will include a town centre serving the town and the nearby villages, and a strategic level of new employment principally allowing for the continued growth of the high technology research & development sector. Associated countryside recreation, access and landscape improvements will be provided around the new town.
- 2.23 This proposal is the subject of a separate Area Action Plan.

FIGURE 2: Housing Land Supply in New Town of Northstowe to 2016

Structure Plan guideline for 1999-2016	6,000
New town of Northstowe (ultimate size 8,000)	6,000
TOTAL	6,000

RURAL SETTLEMENT POLICY

- 2.24 Cambridgeshire Structure Plan Policy P9/1 requires up to 9,600 dwellings to be completed between 1999 and 2016 in Rural Centres and other villages.
- 2.25 A substantial proportion of this requirement has already been accounted for, through housing completions since 1999, current commitments (dwellings with outline or full planning permission), and housing allocations from the Local Plan 2004.
- 2.26 A small number of outstanding allocations from Local Plan 2004 are carried forward, where planning permission has not yet been granted. These allocations were tested through the 2004 Local Plan in the context of the sustainability criteria in PPG3 and are anticipated to come forward for development by 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.
- 2.27 The Urban Capacity Study 2005 analyses the number of windfalls likely to come forward within South Cambridgeshire Villages based on the rural settlement policies in the plan.

FIGURE 3: Housing Land Supply in the Rural Area

Structure Plan guideline for 1999-2016	9,600
Components of supply:	
1. Completions to end March 2004	3,721
2. Unimplemented planning permissions at end March 2004 (3,472 discounted by 10% non-implementation allowance)	3,125
3. Forecast windfalls 2004 – 2016 (from Urban Capacity Study 2005)	1,875
4. Rural Housing Allocations	837
Outstanding requirement to be identified at end March 2004	493

- 2.28 Figure 3 indicates that the outstanding housing requirement for the period April 2004 to March 2016 is 493 in the rural area of South Cambridgeshire.
- 2.29 Policy P1/1 of the Cambridgeshire Structure Plan allows for a limited amount of the overall development provision to be within identified Rural Centres where it can contribute to the specified social and economic need of those communities or to groups of communities. In particular, the Rural Centre of Cambourne is still evolving and there remain a number of areas to come forward for development in accordance with the masterplan. However, development within the remainder of the developable area should be to a slightly higher density than originally planned given changes in government guidance requiring a minimum housing density of 30 dwellings per hectare. Initial indications show this is likely to bring forward a level of development in the order of 700 dwellings, adequate to meet the remainder of the district's housing requirement.

RURAL CENTRES

POLICY ST/3 Rural Centres

The following villages are identified as Rural Centres:

- **Bar Hill**
- **Cambourne**
- **Great Shelford and Stapleford**
- **Histon and Impington**
- **Sawston**

Development and redevelopment without any limit on individual scheme size will be permitted within the village frameworks of Rural Centres provided that adequate services, facilities and infrastructure are available or can be made available as a result of the development.

- 2.30 Rural Centres are the larger more sustainable villages which generally have a population of at least 3,000 and have good access to a secondary school (either within the village or accessible by good public transport, unless there are similar community facilities available within the village), employment opportunities (at least a ratio of 1 job for every village resident economically active), contain a primary school, food shops (including a small supermarket), post office, surgery and have good public transport services to Cambridge or a market town (the minimum requirement is good public transport).
- 2.31 As development at Cambourne will meet the remaining housing requirement, there are no new housing allocations at other Rural Centres. Future development will comprise development and redevelopment within the village frameworks. Since the Rural Centres comprise the most sustainable villages in South Cambridgeshire there is no strategic constraint on the amount of development or redevelopment of land for housing that can come forward

within the village frameworks provided that the proposals are in accordance with the policies in the Plan.

MINOR RURAL CENTRES

POLICY ST/4 Minor Rural Centres

The following villages are selected as Minor Rural Centres:

- **Cottenham**
- **Fulbourn**
- **Gamlingay**
- **Linton**
- **Melbourn**
- **Waterbeach**
- **Willingham**

Residential development and redevelopment up to a maximum scheme size of 25 dwellings will be permitted within the village frameworks of Minor Rural Centres.

Where development of a larger scale (9 – 25 dwellings) would place a material burden on the existing village services and facilities the District Council will use its powers under Section 46 of the Town and Country Planning Act to secure financial contributions at an appropriate level towards their development or improvement.

- 2.32 Villages that perform less well against the criteria set out in the Structure Plan than those identified as Rural Centres, but which nevertheless perform a role in terms of providing services and facilities for a rural hinterland, are designated as Minor Rural Centres. Those villages which perform this role, but are situated close to Cambridge and Northstowe have been discounted as the larger town centres will be more effective at serving the immediate rural area.
- 2.33 Within Minor Rural Centres there is scope in principle for larger scale windfall development within the village framework. This would allow larger villages with a reasonable level of services to provide services and facilities for surrounding smaller villages, to achieve more development. However, the overall scale of development should be restricted in recognition of their more limited services. A maximum scheme size of 25 dwellings is used as an appropriate figure to define the upper limit of a small estate development.
- 2.34 However, in order to ensure that residential development is not promoted in unsustainable locations, the acceptability of developments above group scale in Minor Rural Centres is dependent on existing facilities and services being improved. The areas in which a particular village performs less well against the Structure Plan criteria should be improved as part of any development

over 8 dwellings. Developer contributions will be sought to obtain the necessary improvements.

GROUP VILLAGES

POLICY ST/5 Group Villages

The following villages are selected as Group Villages:

Babraham	Fen Ditton	Little Abington
Balsham	Fen Drayton	Longstanton
Barrington	Fowlmere	Meldreth
Barton	Foxton	Milton
Bassingbourn	Girton	Oakington
Bourn	Great Abington	Orwell
Castle Camps	Great Wilbraham	Over
Comberton	Guilden Morden	Papworth Everard
Coton	Hardwick	Steeple Morden
Dry Drayton	Harston	Swavesey
Duxford	Haslingfield	Teversham
Elsworth	Hauxton	Thriplow
Eltisley	Highfields Caldecote	Whittlesford

Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages.

Development may exceptionally consist of up to 15 dwellings where this would make the best use of a single redundant brownfield site.

- 2.35 Group villages are generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements of their residents to be met without the need to travel outside the village. All Group Villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs.

INFILL VILLAGES

POLICY ST/6 Infill Villages

The following villages are selected as Infill-Only Villages:

Abington Pigotts	Boxworth	Childerley
Arrington	Carlton	Conington
Bartlow	Caxton	Croxton

Croydon	Kingston	Papworth St Agnes
East Hatley	Knapwell	Rampton
Grantchester	Kneesworth	Shepreth
Graveley	Landbeach	Shingay-cum-Wendy
Great Chishill	Litlington	Shudy Camps
Great Eversden	Little Chishill	Six Mile Bottom
Harlton	Little Eversden	Stow-cum-Quy
Hatley St George	Little Gransden	Tadlow
Heathfield	Little Shelford	Toft
Heydon	Little Wilbraham	Weston Colville
Hildersham	Lolworth	Weston Green
Hinxton	Longstowe	West Wickham
Horningsea	Madingley	West Wratting
Horseheath	Newton	Whaddon
Ickleton	Pampisford	Wimpole

Residential development and redevelopment within the village frameworks of these villages will be restricted to not more than 2 dwellings comprising:

- 1. A gap in an otherwise built-up frontage to an existing road, provided that it is not sufficiently large to accommodate more than two dwellings on similar curtilages to those adjoining; or**
- 2. The redevelopment or sub-division of an existing residential curtilage; or**
- 3. The sub-division of an existing dwelling; or**
- 4. The conversion or redevelopment of a non-residential building where this would not result in a loss of local employment.**

In very exceptional circumstances a slightly larger development (not more than 8 dwellings) may be permitted where this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village

- 2.36 Infill-Only Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it will generate a disproportionate number of additional journeys outside the village.

PHASING OF HOUSING LAND

POLICY ST/7 Phasing of Housing Land

Major developments on the edge of Cambridge and at the new town of Northstowe will be phased to ensure a continuous supply of housing land throughout the plan period, to minimise the duration of the disruption of the development process and to concentrate resources on a limited number of sites at any point in time to best deliver sustainable developments. Details of phasing will be set out in Area Action Plans and associated Supplementary Planning Documents. In other locations, allocations and previously developed land can be brought forward at any time.

- 2.37 It is important to ensure that there is a continuous supply of housing land over the plan period. Developments on allocations carried forward from Local Plan 2004 should come forward at an early date to meet needs to 2006. This interim housing supply is important in securing a continuous supply of land in the early part of the plan period, and to allow an adequate lead in period for the major strategic sites.
- 2.38 The major strategic sites will be developed to a phasing programme. This will help to ensure a continuous supply of land for housing throughout the plan period. It will also help to concentrate resources in a limited number of locations at any point in time, for example in terms of infrastructure provision such as roads and schools. This will ensure that major developments can be implemented effectively, bringing forward the necessary supporting infrastructure swiftly and therefore minimising inconvenience to existing and new residents.
- 2.39 A Supplementary Planning Document on phasing will take account of various matters including land availability, the provision of infrastructure, completion rates and the balance between brownfield and greenfield completions.

EMPLOYMENT PROVISION

- 2.40 The Local Development Framework must ensure sufficient provision of a range of suitable employment land, to respond to the Cambridgeshire Structure Plan 2003 guidelines. Land must be available, capable of being developed, and provide a variety of sites to meet differing needs. Sites must also be consistent with the development principles detailed earlier in this document.
- 2.41 Commercial land take-up between mid 1991 and March 2002 averaged 10.7 hectares per year. The Structure Plan foresees the annual rate increasing to 14 hectares, giving a total estimated land take-up of 196 hectares 2002 to 2016. In South Cambridgeshire, these estimates were based on low density business and research park developments which are wasteful of land and will

not be appropriate within Northstowe and Cambridge's urban extensions where a higher density of development will mean that a lower amount of land will provide an equivalent number of jobs

FIGURE 4: Employment Land Supply

Components of Supply:

1. Completions 1999 - 2002	35.23 ha.
2. Completions 2002 to 2004	26.52 ha.
3. Planning permissions end March 2004	114.37 ha. ¹
4. Village Employment Land Allocations end March 2004	13.53 ha. ²
TOTAL	191.69 ha.

NOTES:

¹ This figure includes 30 ha. at Hinxtton Hall, of which 21 ha. will be landscaped and strictly speaking is not available for business development.

² Includes 5.63 ha. for Cambridge Northern Fringe West, estimated from floor area.

Source: Cambridgeshire County Council Research & Monitoring Team February 2005

- 2.42 Completions since 1999 together with employment land allocations, and existing commitments, provide sufficient land supply at previous take up rates for the period up to 2016. However an increased rate is projected to provide for the Strategic Employment Locations at the major developments detailed in Structure Plan Policy P2/3, based on an additional 50 hectares of employment land. These sites play an important role because of their size and ability to attract prestige development, supporting the development of clusters and the continuation of the Cambridge Phenomenon. Their location relative to strategic housing allocations provides an opportunity to bring people and jobs closer together, reducing the need to travel, thus improving the sustainability of the new developments. It is also likely that some of the provision will come forward post 2016, providing employment land in the longer term.
- 2.43 Area Action Plans for Northstowe and urban extensions of Cambridge will detail employment land provision. The crucial factor in these strategic locations is providing sufficient jobs, as opposed to land, and higher density employment will result in less land being required on these sites.
- 2.44 The village employment allocations form a relatively minor element of the employment land supply. The sites have been previously allocated in the South Cambridgeshire Local Plan. They have been reviewed to ensure they meet the development principles, and are still considered appropriate in policy terms, and are likely to be developed during the plan period.
- 2.45 When considering employment planning applications, land supply across the District must be considered. Existing employment planning permissions will

be reviewed if they are required to be renewed. They will be considered against current government guidance and development plan policies.

PLAN MONITOR MANAGE

POLICY ST/8 Plan Monitor Manage

Compliance with policies and allocations in the Local Development Framework (LDF) will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being met, the following mechanisms will be triggered:

- 1. Review of housing and employment land supply and allocations;**
- 2. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;**
- 3. Action to bring forward development on previously developed land;**
- 4. Action to secure the timely provision of infrastructure;**
- 5. Review of relevant parts of the LDF.**

If land supply significantly exceeds estimated take-up rates, applications may be refused, until the plan is reviewed.

- 2.46 In order to assess the effectiveness of the policies in the LDF it is important that continuous monitoring and review of development changes taking place is undertaken. Monitoring and review will take place on an annual basis. If, as a result of monitoring and review, it appears that development is not coming forward in a sustainable or timely manner, the District Council will be proactive in using its powers to respond to changing circumstances, for example, through the use of Compulsory Purchase Orders to unlock sites, or through the review of land allocations or policies in the LDF.
- 2.47 Policy P5/2 of the Structure Plan requires a minimum of 37% of new dwellings in South Cambridgeshire to be built on previously developed land between 1999 and 2016. Achieving this will depend particularly on the rate and phasing of development at Cambridge East and the new town of Northstowe. The Plan Monitor Manage approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land.