

**South Cambridgeshire District Council
Record of Executive Decision**

This form should be used to record key and other decisions made by individual Lead Cabinet members. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

A key decision shall not be taken unless notice of the item has been published at least 28 days before the decision is to be taken except where:

- a General Exception notice has been published under Rule 15 of the Access to Information Procedure Rules and the Chairman of Scrutiny and Overview Committee has been informed in writing; or
- a Special Urgency notice has been published under Rule 16 of those Rules and the Chairman of Scrutiny and Overview Committee has agreed the decision is urgent.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision may be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules. Where consent has been obtained to exempt the decision from call-in, this will be specified below.

Lead Cabinet Member	Lead Cabinet member for Planning Delivery and Policy
Subject Matter	Greater Cambridge Housing Trajectory and Five-Year Housing Land Supply Calculations
Ward(s) Affected	All Wards
Date Taken	Friday, 19 March 2021
Contact Officer	Jonathan Dixon, Planning Policy Manager 07563 421032 / 07514 925952, Jennifer Nuttycombe, Senior Planning Policy Officer (jonathan.dixon@scams.gov.uk, jenny.nuttycombe@scams.gov.uk)
Date Published	Friday, 19 March 2021
Call-In Expiry/Exempt from call-in	Friday, 26 March 2021
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>Purpose</p> <p>1. The purpose of this report is:</p> <p>a. To agree the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (Appendix 1 of this decision) to be published on the Councils' shared planning service website. The Greater Cambridge housing trajectory and</p>

five year housing land supply calculations have been prepared jointly with Cambridge City Council, consistent with the adopted Local Plans.

- b. To delegate any further minor editing changes to the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document to the Joint Director for Planning and Economic Development where they are technical matters.

2. In January 2019, Cabinet agreed that the Greater Cambridge housing trajectory and five year supply calculations would be agreed by the Cabinet Member for Planning via a decision outside of a meeting (together with the Executive Member for Planning Policy at Cambridge City Council).

Greater Cambridge Housing Trajectory and Five Year Housing Land Supply

3. The government through national planning policy requires that all local planning authorities identify sufficient deliverable sites to deliver a minimum of five years worth of housing against their housing requirement, as set out in their Local Plans. The Greater Cambridge housing trajectory is used by Cambridge City Council and South Cambridgeshire District Council to calculate their five-year housing land supply and also to demonstrate that anticipated housing delivery will meet or exceed their housing requirement.
4. The Councils have prepared the Greater Cambridge housing trajectory and five-year supply calculations based on national planning policy and guidance for housing trajectories and five-year supply calculations.
5. The adopted Cambridge Local Plan 2018 (Policy 3) and the adopted South Cambridgeshire Local Plan 2018 (Policy S/12) state that “the housing trajectories for Cambridge and South Cambridgeshire ... will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” and that the “five year housing land supply will be calculated using the Liverpool Method and a buffer of 20%”. The use of the Liverpool methodology remains appropriate having regard to national planning guidance, as there have been no changes in circumstances. However, national planning policy has changed the approach to the assessment of previous under delivery from that set out in national planning policy against which the Local Plans were examined. National planning policy now sets out that a 20% buffer should be applied where there has been significant under delivery of housing over the previous three years, and that this will be measured against the Housing Delivery Test results, with the 20% buffer applying where the Housing Delivery Test indicates that delivery was below 85% of the housing requirement. On the basis of the latest Housing Delivery Test results, the Councils consider that it is no longer appropriate to apply a 20% buffer and that a 5% buffer should be applied.
6. The Greater Cambridge housing trajectory and five-year housing land supply calculations show that jointly for Greater Cambridge, the Councils can demonstrate a five-year housing land supply, using the Liverpool methodology and 5% buffer. The Councils jointly have 6.1 years of housing land supply for the 2021-2026 five-year period. The Councils can also demonstrate a five year housing land supply, using the Liverpool methodology and 20% buffer, if a different view was taken and it was concluded that a 20% buffer should still be applied. The Councils have taken a robust

and conservative approach to assessing the deliverability and / or developability of each of the sites in the Greater Cambridge housing trajectory.

7. National planning policy and guidance sets out the circumstances where planning policies should be considered out of date when making decisions on planning applications, and this includes where the Council cannot demonstrate a five-year housing land supply. On the basis of the five year supply calculations in the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (which is Appendix 1 of this decision), this does not apply to Cambridge or South Cambridgeshire, as the Councils can demonstrate a five year supply.
8. Through the process undertaken to prepare the Greater Cambridge housing trajectory and five year supply calculations, the Councils have taken into account the impacts of the coronavirus pandemic that have already been felt by the housebuilding and construction industries, and the impacts that are still ongoing such as the social distancing guidelines and the availability of materials.
9. The Cambridge Local Plan 2018 sets a housing requirement of 14,000 homes to be delivered between 2011 and 2031. The new housing trajectory shows that 14,129 dwellings are expected to be delivered in Cambridge between 2011 and 2031. The South Cambridgeshire Local Plan 2018 sets a housing requirement of 19,500 dwellings to be delivered between 2011 and 2031. The new housing trajectory shows that 23,097 dwellings are expected to be delivered in South Cambridgeshire between 2011 and 2031. Therefore, together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. The new housing trajectory shows that 37,226 dwellings are expected to be delivered between 2011 and 2031. The Greater Cambridge housing trajectory shows that anticipated housing delivery within each Council's area is more than its respective housing requirement.

Next Steps

Once agreed by Cabinet Member for Planning at South Cambridgeshire District Council and the Executive Member for Planning Policy at Cambridge City Council, the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (April 2021) will be published on the Councils' shared planning service website.

Declaration(s) of Interest

Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None.

Dispensation(s)

In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.

None.

Consultation

Record below all parties consulted in relation to the decision.

The Greater Cambridge housing trajectory includes individual delivery timetables for each of the adopted allocations and unallocated sites of 10 or more dwellings, and for each of these sites an email was sent to the housebuilder, developer, landowner or agent of the site to gather details on

the deliverability of their site and their expected delivery timetable for the site.

Other Options Considered and Reasons for Rejection

To not publish the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document.

Reason for Rejection: National planning policy and guidance requires that a local planning authority should identify and update annually at least a five year supply of specific deliverable housing sites. A new housing trajectory is required to establish the Greater Cambridge five-year housing land supply for the purposes of making planning decisions. In addition, South Cambridgeshire District Council has a planning appeal for development at Mill Lane, Sawston where the appellants are challenging the Councils' five year housing land supply. The assumptions made by the Councils' on the deliverability of sites will be challenged through this appeal and therefore by publishing the updated Greater Cambridge housing trajectory and five-year supply calculations, the Councils will be able to use the most up-to-date information for this appeal.

Final decision	Reason(s)
<p>That the Cabinet Member for Planning agrees:</p> <ul style="list-style-type: none"> a. the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (Appendix 1 of this decision) to be published on the Councils' shared planning service website. b. to delegate any further minor editing changes to the Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document to the Joint Director for Planning and Economic Development where they are technical matters. 	<p>The Greater Cambridge housing trajectory is used by the Councils to calculate their five-year housing land supply and to demonstrate that anticipated housing delivery will meet or exceed the housing requirements set out in their Local Plans.</p> <p>The Greater Cambridge housing trajectory and five-year housing land supply calculations show that jointly for Greater Cambridge, the Councils can demonstrate a five-year housing land supply, using the Liverpool methodology and 5% buffer. The Councils jointly have 6.1 years of housing land supply for the 2021-2026 five-year period.</p>

Signed	Name (CAPITALS)	Signature	Date
<p>Lead Cabinet Member</p> <p>Chief Officer</p>	<p>Signed copy available upon request from Democratic Services (democratic.services@scamb.gov.uk)</p>		

Further Information

Appendices

Appendix 1: Greater Cambridge Housing Trajectory and Five Year Housing Land Supply document (April 2021)

Background Papers

National Planning Policy Framework (February 2019):
www.gov.uk/government/publications/national-planning-policy-framework--2

