

Appendix 1

2. Commentary

a. Progress against the Local Development Scheme

- 2.1. The adopted **Local Development Scheme** (LDS) at the start of the monitoring period (1 April 2016) was the LDS agreed in February 2014, with the accompanying addendum agreed in November 2015. An updated LDS was agreed in December 2016. 'Live' updates to the LDS are published on the Council's website: www.scambs.gov.uk/content/local-development-scheme
- 2.2. The February 2014 LDS sets out the stages in the preparation of the **Local Plan**. The Local Plan incorporates a review of the **Core Strategy, Development Control Policies Development Plan Document (DPD)** and **Site Specific Policies DPD** and also includes the policies and proposals for **Gypsy and Traveller** accommodation as these are no longer to be progressed in a separate DPD.
- 2.3. The February 2014 LDS anticipated that the **Local Plan** would be submitted in Spring 2014, that the examination would be undertaken in Summer / Autumn 2014 and that the Local Plan would be adopted in Spring 2015. The Local Plan examination process has taken longer than originally anticipated and a revised timetable for the preparation of the Local Plan was set out in an addendum to the LDS agreed in November 2015. At that time it was anticipated that the examination would be completed in 2016 and that the Local Plan would be adopted in 2017. A further updated LDS was agreed in December 2016 that anticipated that the examination hearings would be completed in 2017 and that following a modifications consultation, the Local Plan would be adopted in 2017 (subject to progress of the examination).
- 2.4. The Council **submitted** its **Local Plan**, alongside the Cambridge Local Plan, to the Secretary of State on 28 March 2014. A joint **Pre-Hearing Meeting** was held on 11 September 2014 and joint examination **hearing sessions** were held between November 2014 and April 2015 on strategic issues, including housing and employment needs, development strategy, Green Belt, transport, infrastructure and housing supply.
- 2.5. The Inspectors wrote to the Councils on [20 May 2015](#) in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progressed further. The issues were: Objectively Assessed Need for new housing; overall development strategy; and conformity with revisions to national planning policy since the Local Plans were submitted for examination. The Councils agreed to undertake additional work and the examinations were formally suspended until March 2016.
- 2.6. The additional work undertaken resulted in a small number of proposed modifications to both the Cambridge Local Plan and South Cambridgeshire Local Plan. The modifications were subject to Sustainability Appraisal. Public consultation was carried out (jointly with Cambridge City Council) on these [modifications](#) between 2 December 2015 and 25 January 2016. The results of the consultation were considered by the Councils and the consultation responses, evidence base documents and proposed

modifications were submitted to the Inspectors on 31 March 2016. Joint examination hearing sessions were held in June 2016 on the proposed modifications relating to objectively assessed housing need, the joint housing trajectory and five year housing land supply, and the review of the Green Belt.

- 2.7. Hearings on matters specific to South Cambridgeshire were held between November 2016 and June 2017, including hearings related to housing policies and village housing allocations, protecting and enhancing the natural and historic environment, building a strong and competitive economy, strategic sites, the rural settlement hierarchy, and village omission sites. Joint hearing sessions on Gypsy & Traveller policies, Green Belt omission sites on the edge of Cambridge, and Transport were held in July 2017. The Inspectors closed the examination hearings in July 2017.
- 2.8. At the time of writing this Annual Monitoring Report, the Inspectors were corresponding¹ with the Councils in relation to the preparation of proposed modifications to the Local Plans for consultation. Once the Inspectors have a schedule of modifications that they consider may be necessary to ensure the Local Plans can be found 'sound', they will write to the Councils and formally request that public consultation on them be undertaken. The consultation will provide the opportunity to comment on the specific detailed modifications put forward by the Inspectors but will not reopen the debate on other matters.
- 2.9. Following the public consultation, the Councils will provide the Inspectors with all the comments received. The Inspectors will consider the representations and decide whether further hearing sessions will be required. Subsequently, the Inspectors will issue a report with their final conclusions on their consideration of the 'soundness' of the Local Plans. If found sound, the Councils would then be able to adopt their Local Plans, with any necessary modifications identified by the Inspectors in their reports.
- 2.10. A timetable for the remainder of the Local Plan examination process is not currently known; however the 'live' LDS on our website (www.scambs.gov.uk/content/local-development-scheme) will be updated as necessary when further information is available.
- 2.11. The February 2014 LDS also sets out the timetable for the preparation of the **Cambridge Northern Fringe East Area Action Plan (AAP)**, **Bourn Airfield New Village AAP** and **Waterbeach New Town AAP**.
- 2.12. The **Cambridge Northern Fringe East AAP** is being prepared jointly with Cambridge City Council and the February 2014 LDS anticipated that public consultation on issues and options would be undertaken in Winter 2014/2015, that consultation on the proposed submission AAP would be undertaken in Autumn 2015, and that the AAP would be submitted to the Secretary of State for examination in Spring 2016. The Councils undertook public consultation on issues and options between December 2014 and February 2015, which is consistent with the LDS. A report setting out the results of the consultation, the proposed way forward to proposed submission, and a revised timetable for the preparation of the AAP was considered by the relevant members of both Councils in November 2015.

¹ [Correspondence with the Inspectors](#)

- 2.13. A revised timetable for the preparation of the **Cambridge Northern Fringe AAP** was set out in an addendum to the LDS agreed in November 2015. At that time it was anticipated that public consultation on proposed submission AAP would be undertaken in January - March 2017, and submission to the Secretary of State for examination would be in June 2017. An updated LDS was agreed in December 2016, which advised that the timetable for the preparation of the **Cambridge Northern Fringe AAP** is under review. The timetable for the preparation of the Cambridge Northern Fringe East AAP is under review and a revised LDS will be considered by the Councils in 2018.
- 2.14. The February 2014 LDS anticipated that the preparation of the **Bourn Airfield New Village** and **Waterbeach New Town AAPs** would begin in Winter 2015/16 and Winter 2017/18 respectively. However, the AAPs were dependent upon the outcome of the Local Plan examination. The Council obtained legal advice regarding the status of the proposed AAPs for both Waterbeach New Town and Bourn Airfield New Village, and this advised that the guidance the Council intends to produce would be more appropriately prepared as a Supplementary Planning Document (SPD) rather than an AAP. In November 2016, further proposed modifications to the policies for Waterbeach New Town and Bourn Airfield New Village (Policies SS/5 and SS/6) were submitted to the Inspector taking account of this legal advice, and proposing the production of SPDs instead of AAPs and also making other consequential changes to the policy. This change is reflected in an updated LDS agreed in December 2016. The Local Plan Inspectors will reach a view on the proposed modifications in their report.
- 2.15. In view of the legal advice received and in order to enable early progress towards delivery of these strategic sites, the Council has commissioned ARUP to prepare the SPDs, with work starting in parallel with the latter stages of the Local Plan process, pending the receipt of the Inspectors' report. A phased programme is proposed with the Waterbeach SPD being progressed first. Subject to the outcome of the Local Plan process, it is anticipated that the SPDs will be adopted in 2018.

b. Action taken on Duty to Co-operate

Working with Duty to Co-operate Bodies

- 2.16. South Cambridgeshire District and Cambridge City Councils have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and each with the other Duty to Co-operate bodies to maximise the effectiveness of the Local Plan preparation in the context of strategic cross boundary matters. The Councils have worked closely throughout the preparation of joint evidence base documents and their respective Local Plans to prepare complementary plans on similar timescales that together set out a clear development strategy for the Greater Cambridge area.
- 2.17. Joint examination hearings on strategic issues for both plans were held between November 2014 and April 2015. The Inspectors wrote to the Councils on [20 May 2015](#) raising some initial queries relating to objectively assessed need for new housing, the development strategy and conformity with national planning policy, and

inviting the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended until March 2016. The Councils carried out additional work to address the issues raised by the Inspectors, and identified a small number of modifications to the Local Plans. A joint [public consultation](#) sought views on the Proposed Modifications which illustrated the close working relationship that has developed between the two Councils; this closed on 25 January 2016. The Council submitted its [Proposed Modifications](#) to the Inspectors on 31 March 2016. Further joint hearings were subsequently held in June 2016 to consider matters arising from the additional work undertaken by the Councils.

- 2.18. The Council produced a **Statement of Compliance with the Duty to Co-operate** in June 2013 setting out how the Council has co-operated with other bodies in preparing the Local Plan. This was updated when the Local Plan was submitted to the Secretary of State in March 2014². This document sets out how the Council has engaged extensively with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. This joint working has continued through the examination process to assist the Council to respond to questions raised in the Inspector's Matters and in support at hearings.
- 2.19. Statements of Common Ground have been agreed with Uttlesford District Council, North Hertfordshire District Council and Hertfordshire County Council as part of confirming the Council's compliance with the duty to cooperate for the Local Plan examination process.
- 2.20. A [Statement of Co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities](#) (April 2013) sets out how the organisations will continue to cooperate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced a [Joint Position Statement on Foul Water and Environmental Capacity](#) (January 2014) which sets out the current understanding of the waste water treatment issues within South Cambridgeshire and its associated environmental implications.
- 2.21. During the examination process the Council has agreed Statements of Common Ground with a number of different organisations relating to issues raised during the hearings. South Cambridgeshire District Council and Cambridge City Council have agreed a joint statement of common ground with English Heritage relating to the Green Belt³. South Cambridgeshire District Council has also agreed a statement of common ground with the Environment Agency in respect of policies relating to Climate Change⁴ and Sport England⁵ in respect of policies relating to sports and recreation provision.

² [Statement of Compliance with Duty to Co-operate \(March 2014\)](#)

³ [Statement of Common Ground with English Heritage relating to the Green Belt](#)

⁴ [Statement of Common Ground with the Environment Agency relating to Climate Change policies](#)

⁵ [Statement of Common Ground with Sport England relating to sports and recreation provision](#)

Memorandum of Co-operation signed by Cambridgeshire authorities, together with Peterborough City Council

- 2.22. The Council co-operated with other local authorities in the preparation of the [Strategic Housing Market Assessment 2013 \(SHMA\)](#) and other evidence base studies. The [Memorandum of Co-operation](#) (May 2013) was agreed by all Cambridgeshire local authorities, together with Peterborough City Council, and includes an agreement on the objectively assessed housing needs for each of the districts in the Cambridge Sub-Region Housing Market Area as part of fulfilling the Duty to Co-operate. Building on a strong legacy of joint working between the local authorities, the Memorandum of Co-operation demonstrates that the full objectively assessed needs of the Cambridge Sub Region housing market area identified in the SHMA will be met. The Council committed to meeting its full objectively assessed need within the district. The Council has undertaken further work on the assessment of objectively assessed housing need as part of the further work requested by the Inspectors.
- 2.23. The Memorandum of Co-operation has already been subject to scrutiny through the examinations of the Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan. The Fenland Inspector’s Report and East Cambridgeshire Inspector’s Report both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.
- 2.24. The Cambridgeshire authorities, together with Peterborough City Council, have also agreed the [Strategic Spatial Priorities: Addressing the Duty to Co-operate across Cambridgeshire & Peterborough](#) document that was published in January 2014. This document supplements the Memorandum of Co-operation and provides an overview of strategic spatial issues as they apply to Cambridgeshire and Peterborough as a whole.

Memorandum of Understanding

- 2.25. In September 2014, Cambridge City Council and South Cambridgeshire District Council also agreed a [Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory](#). This confirms the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating five year housing land supply for plan-making and decision-taking. The merits of the Memorandum of Understanding were considered during the examination hearing sessions for Matter 8: Housing Land Supply and Delivery in March 2015.
- 2.26. The Councils asked the Inspectors in September 2015 whether they would consider issuing a view on the principle of the joint housing trajectory given the five year housing land supply issues in South Cambridgeshire. The Inspectors responded that they did not consider it appropriate to reach any conclusions on the principle of the joint housing trajectory in advance of knowing the outcome of the further work that the Councils have since undertaken whilst the examinations were suspended. The Councils submitted the results of the additional work to the Inspectors in March 2016, including a small number of Proposed Modifications, and a further joint hearing was

held in June 2016 (Matter PM1B: Five Year Housing Land Supply and Proposed Joint Housing Trajectory).

Transport Issues

- 2.27. Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on transport issues as they have prepared their Local Plans and a transport strategy for the Greater Cambridge area. South Cambridgeshire District Council responded to a consultation on this strategy in September 2013. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way.
- 2.28. The Council responded to consultations on the [Cambridgeshire Long Term Transport Strategy](#) and the revisions to the [Local Transport Plan](#) in July 2014 recognising the importance of planning for future transport within the county.
- 2.29. The Council has also worked closely with Highways England (formerly the Highways Agency) as the **A14 Cambridge to Huntingdon Scheme** has progressed by formally responding to consultations in February and May 2014. Highways England submitted its Development Consent Order application to the Secretary of State in December 2014 and the Council participated in the examination which was held between May and November 2015. The Examining Authority published its report and recommendations to the Secretary of State in February 2016 and the Secretary of State issued its decision on 11 May 2016⁶, giving the go ahead. Work started on the construction of the scheme in late 2016 and the road will be open to traffic in 2020.
- 2.30. The Council is one of the partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.
- 2.31. In the [Road Investment Strategy](#) the Government announced funding for upgrading the A428 between the Caxton Gibbet and A1 (Black Cat junction) as part of an expressway standard link between Cambridge and Oxford. The Council is working closely with Highways England and the Department for Transport to develop the scheme⁷. Highways England will submit the Development Consent Order application

⁶ [Secretary of State for Transport decision on A14 improvement scheme](#)

⁷ [Highways England A428 Black Cat to Caxton Gibbet Scheme](#)

to the Secretary of State in 2018 and, subject to approval, construction could begin in 2020.

Working with other Adjacent Local Planning Authorities

- 2.32. The Council has submitted representations to a number of consultations by neighbouring planning authorities to ensure that joint issues that impact on South Cambridgeshire continue to be considered. These include responding to:
- Cambridge City Council in September 2013;
 - Central Bedfordshire Council in June 2013, March 2014, August 2016 and August 2017;
 - East Cambridgeshire District Council in November 2013, May 2014, March 2016 and February 2017;
 - Uttlesford District Council in May 2014, February 2015, December 2015 and August 2017;
 - Braintree District Council in May 2014;
 - Forest Health District Council in March 2017; and
 - Huntingdonshire District Council in August 2017.
- 2.33. A number of Duty to Co-operate meetings have been held with neighbouring authorities including with Uttlesford District Council, North Hertfordshire District Council and Central Bedfordshire Council regarding their emerging Local Plan proposals.

c. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

- 2.34. There was initially limited interest shown by Parish Councils in preparing a **Neighbourhood Plan**, as the Council had offered them the opportunity to put forward proposals within their area through the Local Plan process as an alternative to the preparation of Neighbourhood Plans. Some Parish Council proposals have as a result been included in the **Local Plan** (submitted in March 2014), or recommended as main modifications to it, but only where there has been clear local support. Since the Local Plan was submitted for examination there has been a steady increase in interest from Parish Councils considering preparing Neighbourhood Plans for their areas.
- 2.35. Before a Neighbourhood Plan can be prepared a **neighbourhood area** must be designated. There are currently fourteen designated neighbourhood areas in South Cambridgeshire and these Parish Councils are making progress in their plan-making:
- **Linton and Hildersham** – these two parishes have joined together to form a single neighbourhood area that was approved in May 2014;
 - **Histon & Impington** – this covers the area of the parish to the north of the A14 and was approved in September 2014;
 - **Gamlingay** – this covers the whole parish and was approved in February 2015;
 - **Waterbeach** – this covers the whole parish and was approved in August 2015 with South Cambridgeshire District Council and Waterbeach Parish Council agreeing a framework as to how they will work together;

- **Cottenham** – this covers the whole parish and was approved in November 2015;
- **Foxton** – this covers the whole parish and was approved in November 2015;
- **West Wickham** – this covers the whole parish and was approved in November 2015;
- **Melbourn** – this covers the whole parish and was approved in May 2016;
- **Whittlesford** – this covers the whole parish and was approved in August 2016;
- **Great Abington Former Land Settlement Association Estate** – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington and was approved in September 2016;
- **Stapleford and Great Shelford** – these two parishes have joined together to form a single neighbourhood area that was approved in November 2016;
- **Swavesey** – this covers the whole parish and was approved in November 2016;
- **Thriplow** – this covers the whole parish and was approved in August 2017; and
- **Bassingbourn-cum-Kneesworth** – this covers the whole parish and was approved in December 2017.

2.36. Initial discussions have taken place with an increasing number of other Parish Councils about neighbourhood planning and whether a Neighbourhood Plan would be the right tool for them to achieve the aspirations they have for the future in their villages. Some Parish Councils are considering preparing Neighbourhood Plans jointly with their surrounding parishes as they have common issues and wish to pool their resources.

2.37. The Council has been considering over that last year how it can carry out its duty to support Parish Councils undertaking Neighbourhood Plans and how to make best use of the resources available. A Task and Finish Group was set up comprising of both district and parish councillors, parish clerks, and officers so that the Council could work with its local communities to consider these issues. From the work of this group the Council has produced a suite of guidance documents which all Parish Councils had an opportunity to make comments on in September - October 2017. The guidance documents are published on the Council's website (www.scambs.gov.uk/npguidance) and consist of:

- **Support Offer and Memorandum of Understanding:** The Support Offer sets out clearly how South Cambridgeshire District Council will support Parish Councils preparing neighbourhood plans at the different stages in the plan making process. The Memorandum of Understanding is an agreement that can be signed up to by both the Council and a Parish Council to show how they will work together on a Neighbourhood Plan.
- **Neighbourhood Planning Toolkit:** The toolkit includes a range of guidance notes about how to prepare a neighbourhood plan from getting a neighbourhood area designated to how to carry out site assessments. It includes information specific to South Cambridgeshire. Parish Councils can use this guidance to help them to decide whether to opt to prepare a plan and if they do how to go about this process.

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

- 2.38. The Council submitted its Community Infrastructure Levy (CIL) draft Charging Schedule for independent examination on 6 October 2014. Given the close relationship between the proposed rates in the CIL Charging Schedule and the Local Plan, the CIL examination has not been able to take place until the Local Plan has been examined. On 16 November 2017, the Council's [Cabinet](#) resolved to withdraw the draft Charging Schedule that had been submitted for examination with a view to updating the viability and infrastructure evidence with Cambridge City Council ahead of the production, consultation and submission of a new draft Charging Schedule. Until the Council has an adopted CIL Charging Schedule it cannot collect any CIL monies.
- 2.39. Further details relating to the Council's CIL draft Charging Schedule are available on the Council's website: www.scams.gov.uk/content/examination-draft-charging-schedule.

e. Monitoring the Local Development Framework policies and Sustainability Appraisal objectives

- 2.40. A complete list of indicators is included in Chapter 3, the data for all indicators is included in Chapters 4 and 5, and the commentary is set out in this chapter. The commentary highlights the key messages from the data collected and identifies any areas where policies are not being implemented.

Housing

- 2.41. **Housing completions:** 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 meet objectively assessed needs.
- 2.42. In the last monitoring year (2016-2017), 543 net additional dwellings were completed in South Cambridgeshire; this is 62 dwellings more than the number predicted in the housing trajectory included in the Annual Monitoring Report 2015-2016. This is a small decrease compared to the previous monitoring year but is comparable to the last eight monitoring years, where annual net housing completions have been consistently around 600 dwellings, except for 2014-2015 in which 867 dwellings were completed. This level of housing completions reflects the slowdown in the housing market and that the developments coming forward on the edge of Cambridge were building out on the Cambridge side of the administrative boundary. Between 2011 and 2017 (the first six years of the plan period for the new **Local Plan**, submitted in March 2014), 3,970 net additional dwellings have been completed.
- 2.43. **Delivering housing requirements:** The housing trajectory identifies predicted annual housing completions from existing and proposed allocations, planning permissions granted or with resolution to grant, and predicted windfalls. The new **Local Plan** (submitted in March 2014) includes in **Policy S/5** that provision is made

for 19,000 dwellings in the district during the period 2011 to 2031 to meet the current objectively assessed need. Joint examination hearing sessions with Cambridge City Council were held between November 2014 and April 2015 covering strategic issues, including housing and employment needs. The **Inspectors** wrote to the Councils in [May 2015](#) setting out their initial findings and inviting the Councils to undertake additional work, including in relation to objectively assessed need for new housing. The additional work undertaken relating to calculating the objectively assessed need⁸ for the district has resulted in the Council concluding that provision should be made for 19,500 dwellings in the district during the plan period from 2011 to 2031. In March 2016, the Council therefore submitted a **proposed modification**⁹ to **Policy S/5** to increase the housing requirement from 19,000 dwellings to 19,500 dwellings.

- 2.44. Against the **Local Plan**, the housing trajectory shows that 23,586 dwellings are expected to be delivered, this is 21% (4,086 dwellings) more than the revised requirement and allows flexibility to respond to changing conditions as required in the **National Planning Policy Framework (NPPF)**.
- 2.45. Against the **Core Strategy** (January 2007) which required 20,000 dwellings to be provided between 1999 and 2016, the housing trajectory shows that 12,668 dwellings were delivered. As set out above, the new **Local Plan** identifies an up to date housing requirement for 2011-2031 that will provide for the identified objectively assessed needs of the district. The [Strategic Housing Market Assessment 2013](#) and [Objectively Assessed Housing Need: Further Evidence 2015](#) make clear that there is no backlog to make up.
- 2.46. **Five year housing land supply**: The Inspectors examining the Local Plan have advised in the working correspondence¹⁰ with the Council to date that they consider modifications may be necessary to the Local Plan to include the methodology for calculating five year housing land supply within the Local Plan and that the appropriate method should be the Liverpool Methodology and a 20% buffer. However, this will not have weight in decision making unless and until it is included in the Inspectors Report.
- 2.47. As such this Annual Monitoring Report shows the results for all ways of calculating the five year land supply for 2017-2022 and 2018-2023 for both South Cambridgeshire and the Greater Cambridge area. These results are set out in the tables below, and the calculations for the Local Plan are based on the housing requirement of 19,500 dwellings included in the **proposed modification**¹¹ to **Policy S/5** of the **Local Plan**, which was submitted to the Inspector in March 2016.

⁸ [Objectively Assessed Housing Need: Further Evidence](#)

⁹ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

¹⁰ [Working Correspondence with the Inspectors regarding Main Modifications](#)

¹¹ [Cambridge and South Cambridgeshire Modifications Consultation Report](#)

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

2017-2022

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

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

2018-2023

'Liverpool' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	6.2	6.8	6.6
Five year supply (with 20%)	5.4	6.0	5.8

'Sedgefield' Methodology	Cambridge	South Cambridgeshire	Greater Cambridge (City & South Cambridgeshire)
Five year supply (with 5%)	8.6	5.5	6.2
Five year supply (with 20%)	7.6	4.8	5.5

2.49. Based on the current housing trajectory (as set out in figures 4.9 and 4.10), it is anticipated that the Councils will be able to demonstrate an ongoing five year land supply for Greater Cambridge for the remainder of the plan period. In future years the five year supply is predicted to grow substantially for both areas separately and jointly. The rolling five year supply is shown in Appendix 3.

2.50. **Gypsy & Traveller pitches:** Eight permanent Gypsy & Traveller pitches were completed in the last monitoring year. Four new travelling showpeople plots at Meldreth have planning permission but have not yet been implemented.

2.51. **Housing completions on previously developed land (PDL):** In the last monitoring year, 27% of dwellings completed were on PDL. In the last monitoring year, completions at Northstowe, Trumpington Meadows, Orchard Park, Cambourne, the

historic rural allocation at Papworth Everard (Summersfield), 'five year supply' sites on agricultural land outside of the village development framework of Waterbeach, and two affordable housing exception sites at Willingham and Foxton have contributed to a significant proportion of completions on 'greenfield' sites.

- 2.52. **Housing density:** Over the last 18 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated. 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. Phase 1 at Trumpington Meadows includes two parcels within South Cambridgeshire which together have a net density of nearly 60 dph. Over the last 18 years, the completed parcels at Cambourne have achieved an average net density of 30.6 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.
- 2.53. **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 in 1999 to 9.4 times median earnings in 2016. In the last monitoring year, 132 new affordable dwellings were completed; this amounts to 22% of all new dwellings completed. In the last monitoring year, affordable housing has been delivered at the major developments of Cambourne and Trumpington Meadows, on a 'five year supply' site on the edge of Waterbeach, and on three affordable housing exception sites providing 35 new affordable dwellings to meet identified local need in Caxton, Foxton and Willingham. Additionally 12 dwellings have been acquired using Right to Buy receipts.
- 2.54. In the last six monitoring years there has been a significant fall in the proportion of social rented affordable housing completed. Some of this shortfall has been made up by the provision of 'affordable rent' housing.
- 2.55. In the last monitoring year, 41% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. This is largely due to planning permission being granted for 3,500 dwellings on phase 2 of Northstowe, including 50% affordable dwellings. Excluding this planning permission, only 34% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. This is partly due to the Council applying the new **Policy H/9** in the **Local Plan** (submitted in March 2014) which increases the threshold at which the policy applies to developments of three or more dwellings.
- 2.56. **Housing development by settlement category:** The development strategy for the district was changed by the adoption of the Core Strategy in 2007, 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.

- 2.57. In the last six monitoring years, almost half of the dwellings completed were in the most sustainable locations on the edge of Cambridge and at Rural Centres. This is due to the completion of long allocated significant residential developments at Summersfield, Papworth Everard (a Minor Rural Centre) and to the west of Longstanton (a Group Village). Both of these developments are rural allocations carried forward from previous Local Plans. Completions on the major developments at Orchard Park and Cambourne had also fallen compared to previous years, and completions on affordable housing exception sites and 'five year supply' sites have increased the proportion of completions outside of development frameworks.

Employment and the Economy

- 2.58. **Delivering jobs requirements:** The **Local Plan** (submitted in March 2014) requires 22,000 additional jobs to be provided between 2011 and 2031 to support the Cambridge Cluster and provide a diverse range of local jobs. Data suggests that between 2011 and 2015 there was a net gain of 6,000 jobs in South Cambridgeshire.
- 2.59. **Business completions:** In the last monitoring year (2016-2017), business completions (net) were 22,209 sqm / 9.19 ha. The greatest areas of growth are at Granta Park, Great Abington for a new B1a building (8,666 sqm / 1.15 ha) and Cambridge Science Park, Milton for a B1b building (4,991 sqm / 0.65 ha). There has also been a significant loss of business floorspace at Cambridge Science Park, Milton as a result of a redevelopment proposal where the new building(s) have not yet been started and therefore the floorspace will be replaced in future years.
- 2.60. Between 1999 and 2013, there was a significant increase in the proportion of business floorspace completed on previously developed land (PDL) from 37% to 85%. This was followed by a fall to 40% in 2013-2014 due to the completion of a new storage and distribution warehouse at Papworth Business Park, which is a 'greenfield' allocation on the edge of the village of Papworth Everard. Between 2014 and 2016, the proportion of business floorspace completed on PDL increased again due to the completion of new buildings as part of the redevelopment of TWI at Granta Park (Great Abington). In the last monitoring year (2016-2017), 45% of business floorspace completed was on PDL, this fall is due to continued development of new parcels at Granta Park, Great Abington, which are 'greenfield' sites.
- 2.61. **Supply of business land:** South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2017 this amounted to 80.4 ha of net additional land, and of this just over half had detailed planning permission. Significant scale sites with planning permission include:
- phase 2 at Granta Park, Great Abington, for research and development uses (15.6 ha);
 - land at Cambridge Research Park, Landbeach for a mixture of business uses (Use Classes B1, B2 and B8) (10.7 ha);

- land at Babraham Research Campus for research and development uses (9.1 ha); and
- land north of Newmarket Road, Cambridge (WING) for a loss of business land (Use Class B2) (-10.2 ha).

Although the outline planning permission for WING will result in the loss of business buildings and land on this development, it is anticipated that the existing employees on this site will be relocated to other Marshall buildings and locations within Cambridge. The proposed redevelopment of this site also includes the reconfiguration of car showrooms (sui generis uses), resulting in a loss of approximately 3 ha, and it is anticipated that existing employees will continue to work within the reconfigured car showrooms.

- 2.62. **Economy:** The district has consistently shown over 80% of the working age population as economically active, even though there are more employed residents in the district than the number of jobs (workplace population). The number of people claiming job seekers allowance doubled in 2009 (from 630 claimants in 2008 to 1,440 claimants in 2009); however there has then been a gradual reduction since to 470 claimants in February 2016. Between 2004 and 2016, the number of active businesses in the district has increased by nearly 30%. During the same period, annually the number of new businesses opening has outweighed the number of businesses closing, except for in 2009 and 2010 when the effects of the recession were being felt in the district.

Climate Change, Resources and the Environment

- 2.63. **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the last eleven years.
- 2.64. Air quality is an issue alongside the A14 and the Council has designated an Air Quality Management Area with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. The A14 improvements should significantly alleviate impacts on local air quality in the AQMA and possibly allow the revocation of it or certainly the remodelling of it. In 2016-2017, the objectives for nitrogen dioxide and the particulate PM₁₀ were met at all the monitoring locations, with good data capture, although the data indicates a general worsening of air quality since 2015. The Council will continue monitoring at all existing sites within the district and will actively seek through a partnership with other organisations to pursue a longer term and deliverable set of outcomes which will result in reduced impacts on local air quality¹².
- 2.65. **Household waste and recycling:** Over the last fourteen years there has been a significant increase in the proportion of waste that is recycled and composted in the district. This is the result of the Council's pro-active approach to recycling through the introduction of blue and green bins, which allow the recycling and composting of a

¹² [Air Quality Annual Status Report for South Cambridgeshire District Council \(June 2017\)](#)

significant amount of household waste. In the last monitoring year, 46% of household waste was recycled or composted.

- 2.66. **Renewable and non-renewable resources:** The Council is committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. In recent years, household consumption of gas and electricity in the district has fallen, while the generating potential of renewable energy sources in the district has increased. At 31 March 2017, four wind turbines, six biomass boilers and seven schemes for photovoltaic panels had planning permission but had not yet been installed.
- 2.67. In the last eight monitoring years, over 80% of planning permissions granted for developments greater than 1,000 sqm or 10 dwellings, included renewable energy technologies to provide 10% renewable energy. Although the remaining planning permissions met the thresholds set out in Development Control Policy NE/3, individual circumstances meant that they were not required to meet the policy.
- 2.68. Average water consumption by Cambridge Water Company and Anglian Water customers using water meters is gradually falling, and there is an increasing gap between the higher average water consumption for metered customers and lower average water consumption for unmetered customers. There is a general expectation that water consumption will reduce as more efficient devices are installed, more properties are metered, and as customer awareness increases. Anglian Water has run a “Drop 20” campaign since 2010 that encourages customers to save 20 litres per day and it has carried out many household audits and provided water saving devices. Cambridge Water Company attributes some of the variations to weather conditions. Wetter weather conditions during the summer months tends to result in lower water consumption levels, whereas drier weather conditions in the summer months tends to result in higher water consumption levels.
- 2.69. **Development in locations of environmental importance:** Between 2004 and 2017 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites. In the last monitoring year (2016-2017), three developments, including the new Arthur Rank Hospice at Shelford Bottom, have been completed in the Green Belt that fall within the definition of ‘inappropriate’ in terms of the uses normally acceptable in the Green Belt. Very special circumstances for each of these proposals were considered to outweigh the harm to the Green Belt.
- 2.70. **Biodiversity:** There are small areas of our Sites of Special Scientific Interest (SSSIs) that are assessed as ‘unfavourable declining’ or ‘unfavourable no change’, suggesting that their unique biodiversity characteristics are under threat. Natural England is working with landowners to improve the management and therefore condition of these areas of the district’s SSSIs.