



**South
Cambridgeshire
District Council**

Local Development Framework

South Cambridgeshire Annual Monitoring Report 2007 - 2008

December 2008

08450 450500
www.scambs.gov.uk



South Cambridgeshire Annual Monitoring Report

December 2008

Covering the period 1st April 2007 – 31st March 2008

Published by South Cambridgeshire District Council

ISBN: xxxx © December 2008

Gareth Jones, BSc. (Hons), MRTPI – Head of Planning

Contents

1. Executive Summary	1
2. Introduction & Context	4
3. Progress against the Local Development Scheme	6
4. Local Development Framework Policy Performance	13
Appendix 1: List of Indicators	86
Appendix 2: Assessment of Land Supply Sites	92
Appendix 3: Data for Indicators	99

1. Executive Summary

a. Progress against the Local Development Scheme

- 1.1. In the last monitoring year, the Council achieved a number of milestones set out in the Local Development Scheme (LDS), these were:
- (a) the adoption of:
 - the **Development Control Policies DPD** in July 2007;
 - the **Northstowe AAP** in July 2007;
 - the **Cambridge East AAP** in February 2008; and
 - the **Cambridge Southern Fringe AAP** in February 2008;
 - (b) consultation on the **North West Cambridge AAP** Preferred Options from October to December 2007; and
 - (c) the examination of the **Site Specific Policies DPD** from November 2007 to January 2008.
- 1.2. However, the milestones for other Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) were not achieved as a consequence of the Council's need to respond to proposals for an Eco-Town in the district, the delayed adoption of the Site Specific Policies DPD, and the additional resources required to complete the housing shortfall work. Details on the progress of each DPD and SPD are included in chapter 3.

b. Local Development Framework Policy Performance

- 1.3. The Annual Monitoring Report (AMR) includes over 60 core and local output indicators to measure the performance of the Council's adopted planning policies, and over 45 significant effect indicators to measure the objectives set out in the Council's Sustainability Appraisal reports and to look at the wider effects of the LDF on the district. Some headline results are included below; data and analysis for each of the indicators is included in chapter 4.

Housing

- 1.4. In the last monitoring period, 1,291 net additional dwellings were completed in South Cambridgeshire; this is an under performance of 237 dwellings compared to the number predicted in the housing trajectory included in the **Annual Monitoring Report 2006-2007**, but this exceeded the Core Strategy annualised requirement by 115 dwellings. Two major sites performed significantly worse than predicted; these were: Cambourne and the Summersfield development at Papworth Everard.
- 1.5. Nearly 40% of dwellings completed in the last monitoring year were on previously developed land (PDL), however the cumulative percentage of housing completions on PDL is still below the target of at least 37% as required by **Core Strategy Policy ST/3**. It is anticipated that the percentage will increase as the strategic allocations on the edge of Cambridge and at Northstowe come forward, as a significant proportion of these developments involve the re-use of PDL.

- 1.6. The availability of housing that is affordable is a major and growing issue in the district, especially as house prices in the district have risen from 7.4 times the average annual salary to 8.7 times the average annual salary in the last six years. In 2007-2008, 463 new affordable dwellings were completed, this is almost double the number of affordable dwellings completed in 2006-2007, and amounts to 34% of all new dwellings completed.
- 1.7. Between January 2006 and March 2008, 5 Gypsy & Traveller pitches were delivered in the district. The emerging **East of England Plan Gypsy & Traveller Policy** requires the Council to deliver 59 Gypsy & Traveller pitches in the district between January 2006 and January 2011. South Cambridgeshire has a significant number of unauthorised Gypsy & Traveller sites; it is anticipated that once the **Gypsy & Traveller DPD** has been adopted the number of unauthorised sites will decrease, as alternative sites will have been allocated to meet the need.
- 1.8. Historic local plans had a dispersal strategy of development through the allocation of large areas of land on the edge of, or within, villages for residential development; this strategy was changed at the district level by the adoption of the Core Strategy in January 2007. The beginnings of this change can be seen in the change in the proportions of dwellings completed in the different settlement categories; an increasing proportion of dwellings completed in the district are on the edge of Cambridge and a decreasing proportion are within Group and Infill Villages.

Business

- 1.9. The majority of new business floorspace completed in the district is for office use or research and development use; much of this floorspace was completed on business / research parks such as Granta Park, Cambridge Research Park (Landbeach) and Wellcome Institute @ Hinxton Hall. However in the last monitoring year, a significant amount of storage and distribution floorspace has been completed; this is a result of four planning permissions, including two low-density developments. Since 1999, 21.07 ha of business land has been lost to non-business uses, including residential uses; however this has been compensated for by a gain of 108.69 ha of business land on land not previously in business use.

Energy and the Environment

- 1.10. The Council are committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. Since 2003, household consumption of water, gas and electricity in the district has fallen, while the generating potential of renewable energy sources in the district has increased.
- 1.11. No development completed in the district in the last few years has: been completed within internationally or nationally important nature conservation areas; resulted in the loss of land adjacent to Important Countryside Frontages; or been completed in the Green Belt.
- 1.12. In the last monitoring year, two new County Wildlife Sites have been selected in the district: Elsworth – Hilton Road Side Verge and Woodland Grange, Steeple Morden. Good progress has also been made in achieving priority Biodiversity Action Plan targets; for example in the last monitoring year, the Council has: assisted with the replanting of 50 traditional varieties of old orchards at Stockbridge Meadows in

Melbourn; and initiated a willow pollarding scheme in Haslingfield with Haslingfield Parish Council and the Conservators of the River Cam.

Education, Health and Quality of Life

- 1.13. The district scores well on the Indices of Multiple Deprivation, and between 2000 and 2007 the district improved its position nationally. The proportion of residents in the district with a limiting long-term illness is lower than the national average and residents in the district have a longer life expectancy than the national average. South Cambridgeshire has low crime rate (only 50.4 crimes per 1,000 population) and in general residents feel that the district is safe or fairly safe after dark and that their local area is harmonious. Schools within the district are performing well: the GCSE pass rate (grades A*-C) for the district is the 17th highest of all local authorities; around 90% of primary school pupils achieve level 4 or higher in English, Maths and Science; and the average point score of students entered into GCE/VCE examinations is above the national average.

2. Introduction & Context

The Local Development Framework & 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 portfolio of documents that together will 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) is advanced in the preparation of its LDF, and currently has five adopted DPDs, a further three DPDs in preparation, and a number of SPDs in preparation. As the DPDs are adopted they will replace the Local Plan 2004 'saved' policies. Chapter 3 outlines the progress that the Council has made in producing the documents that will make up its LDF.
- 2.3. Monitoring is essential to establish what is happening now, what may happen in the future and what needs to be done to achieve policies and targets. The Planning and Compulsory Purchase Act 2004 therefore requires that District Councils produce an AMR each year that is submitted to the Secretary of State (through the relevant Government Office) by 31 December. The role of the AMR is to:
- (a) examine how successful the Council's planning policies have been in achieving their objectives; and
 - (b) assess the Council's progress in producing new planning policy documents against the timetable set out in the LDS.
- 2.4. This AMR covers the period from 1 April 2007 to 31 March 2008.

Monitoring in South Cambridgeshire







- 2.5. 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.
- 2.6. 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.**
- 2.7. 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.





3. Progress against the Local Development Scheme

- 3.1. This chapter reviews the 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 scheme at the start of the monitoring period (1 April 2007) was the LDS adopted in May 2005 for the 3-year period from December 2004 – December 2007. The Council had submitted a revised scheme to the Government Office for the East of England (GO-EAST) in September 2006; however the scheme was not formally approved by GO-EAST.
- 3.3. The May 2005 adopted scheme was significantly out of date at the start of the monitoring period due to the anticipated examination timetable for the first six Development Plan Documents (DPDs) being significantly amended by the independent Inspectors appointed to examine them. The Council's LDS timetable was based on all six DPDs being examined consecutively between July and October 2006 and all six DPDs being adopted together in Spring 2007, however the independent Inspectors revised the approach so that each DPD was considered individually with the binding Inspectors Report being issued before the next DPD was examined. It is therefore not reasonable to assess the Council's progress in producing its new planning policy documents against this adopted LDS timetable.
- 3.4. A revised LDS was adopted in July 2007 for the 3-year period from April 2007 – March 2010, although this scheme was adopted after the start of the monitoring year it is the timetable that the Council was progressing during the monitoring year. This scheme incorporates the revised changes to the timetables of the first six DPDs as published in draft by the Council in their September 2006 LDS and revisions to the timetables of the Supplementary Planning Documents (SPDs) to take account of the delays in the adoption of their 'parent' DPD. The July 2007 LDS also includes a timetable for the **Review of the Core Strategy** and updates to the timetables of the **Statement of Community Involvement**, the **North West Cambridge AAP** and the **Gypsy & Traveller DPD**. It is therefore more reasonable to assess the Council's progress in producing its new planning policy documents against the milestones in this adopted LDS; the following commentary on the progress against the LDS therefore refers to the adopted July 2007 LDS.
- 3.5. Figure 3.1 shows progress against the milestones for each of the DPDs, AAPs and SPDs listed in the adopted July 2007 LDS.
- 3.6. The following milestones were achieved within the period covered by this AMR (1 April 2007 – 31 March 2008):
- the **Development Control Policies DPD** was adopted in July 2007;
 - the **Northstowe AAP** was adopted in July 2007;
 - the **Cambridge East AAP** was adopted in February 2008;
 - the **Cambridge Southern Fringe AAP** was adopted in February 2008;
 - the **North West Cambridge AAP** Preferred Options public consultation was held from October to December 2007; and
 - the **Site Specific Policies DPD** public examination was held from November 2007 to January 2008.









- 3.7. Since the end of the monitoring period (i.e. from 1 April 2008 onwards), the **North West Cambridge AAP** was submitted to the Secretary of State in May 2008 (a month ahead of the timetable set out in the July 2007 LDS) and the public examination was held in November / December 2008.
- 3.8. A number of DPDs and SPDs have not met their milestones. The **Site Specific Policies DPD** was expected to be adopted in June 2008, however this has been delayed as a result of the Inspectors' examining the plan concluding (in March 2008) that since the submission of the DPD in January 2006 a shortfall in the dwelling capacity of land allocated in the various DPDs has arisen. The Council has therefore been asked to provide the Inspectors with a list of preferred sites to make up a housing shortfall of 2,200 dwellings in order to avoid the plan being found 'unsound'. This will delay the final adoption of the plan until Summer 2009. Up to date information on the progression on this plan is available on our website: www.scambs.gov.uk/ldf.
- 3.9. As a consequence of the delay in the adoption of the **Site Specific Policies DPD**, the additional resources required to complete the housing shortfall work, and the Council having to respond to proposals for an Eco-Town within South Cambridgeshire, the Council has been unable to keep to the timetable for the preparation of the **Gypsy & Traveller DPD** and the **Statement of Community Involvement**. The **Core Strategy First Review** has been delayed primarily by the late adoption of the East of England Plan (May 2008). The delayed adoption of the 'parent' document has also resulted in slow progress being made on the **Papworth West Central Development Brief SPD** and no start being made on the **Fen Drayton Land Settlement Association SPD**.
- 3.10. Public consultation on four SPDs was carried out in June/July 2008, and these SPDs are expected to be adopted in January 2009. These SPDs are:
- **Public Art;**
 - **Development Affecting Conservation Areas;**
 - **Open Space in New Developments;** and
 - **Trees & Development Sites.**
- 3.11. Although behind the milestones set out in the adopted LDS due to insufficient staff resources (time and people), a start has been made in preparing the **Affordable Housing SPD**, the **Planning Obligations SPD**, the **Biodiversity Strategy** and the **Works on Listed Buildings SPD**. A start has also been made on the **Landscape Guidance for Development Sites SPD**, which is not listed in the LDS. Insufficient resources are also the reason for no start being made on the **Sustainable Communities SPD** and the revised **Design Guide** (the Council has an adopted Design Guide referenced to the 'saved' Local Plan, which is due to be revised and adopted as a SPD to the Core Strategy and Development Control Policies DPD).
- 3.12. A revised LDS is due to be adopted in March 2009, and will be published on our website: www.scambs.gov.uk/ldf.










Figure 3.1: Progress against the LDS milestones

	Milestone achieved on time or early		Milestone achieved within 3-6 months		Milestone not achieved within 6 months
	Anticipated that milestone will be achieved on time or early		Anticipated that milestone will be achieved within 3-6 months		Anticipated that milestone will slip beyond 6 months

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Statement of Community Involvement (SCI)	Issues & Options consultation	January – February 2008	<i>The 2009-2012 Local Development Scheme will re-programme the preparation of this document.</i>	
	Preferred Options consultation	April – May 2008		
	Submission to Secretary of State	January 2009		
	Examination	September 2009		
	Adoption	February 2010		
Core Strategy First Review	Issues & Options consultation	January – February 2008	<i>The 2009-2012 Local Development Scheme will re-programme the preparation of this document.</i>	
	Preferred Options consultation	June – July 2008		
	Submission to Secretary of State	January 2009		
	Examination	September 2009		
	Adoption	April 2010		

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Development Control Policies DPD	Examination	October 2006	Achieved: October 2006 – January 2007	☺
	Adoption	July 2007	Achieved: July 2007	☺
Site Specific Policies DPD	Examination	November 2007 – January 2008	Achieved: November 2007 – January 2008, March & May 2008	☺
	Adoption	June 2008	Expected: Summer 2009. <i>Delayed due to Inspectors' initial conclusions on a housing shortfall.</i>	☹
Northstowe AAP	Examination	December 2006 – January 2007	Achieved: December 2006 – January 2007	☺
	Adoption	July 2007	Achieved: July 2007	☺
Cambridge East AAP	Examination	July 2007	Achieved: July 2007	☺
	Adoption	January 2008	Achieved: February 2008	☹
Cambridge Southern Fringe AAP	Examination	June 2007	Achieved: June 2007	☺
	Adoption	December 2007	Achieved: February 2008	☹

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
North West Cambridge AAP	Preferred Options consultation	October – December 2007	Achieved: October – December 2007	
	Submission to Secretary of State	June 2008	Achieved: May 2008	
	Examination	December 2008	Achieved: November - December 2008	
	Adoption	July 2009	Expected: July 2009	
Gypsy & Traveller DPD	Issues & Options 2 consultation	September – October 2007	<i>The 2009-2012 Local Development Scheme will re-programme the preparation of this document.</i>	
	Preferred Options consultation	May – June 2008		
	Submission to Secretary of State	November – December 2008		
	Examination	June – July 2009		
	Adoption	January – March 2010		
Planning Obligations SPD	Public consultation	February – March 2008	Expected: July 2009	
	Adoption	July 2008	Expected: December 2009	
Fen Drayton Land Settlement Association SPD	Public consultation	November – December 2008	<i>This SPD will no longer be prepared.</i>	
	Adoption	March 2009		

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Affordable Housing SPD	Public consultation	February – March 2008	Expected: June 2009	
	Adoption	July 2008	Expected: December 2009	
Design Guide SPD	Public consultation	January – February 2008	Expected: February 2009	
	Adoption	June 2008	Expected: September 2009	
Open Space in New Developments SPD [previously titled Recreation & Community SPD]	Public consultation	February – March 2008	Achieved: June – July 2008	
	Adoption	July 2008	Expected: January 2009	
Public Art SPD	Public consultation	February – March 2008	Achieved: June – July 2008	
	Adoption	July 2008	Expected: January 2009	
Papworth West Central Development Brief SPD	Public consultation	September 2008	<i>Awaiting adoption of Site Specific Policies DPD.</i>	
	Adoption	January 2009		
Sustainable Communities SPD	Public consultation	February – March 2009	<i>To be combined with the Design Guide, a separate SPD will no longer be prepared.</i>	
	Adoption	July 2009		

Document Title	Milestone	July 2007 LDS Timetable	Date Milestone Achieved or Expected	Status
Development Affecting Conservation Areas	Public consultation	January – February 2008	Achieved: June – July 2008	☹
	Adoption	July 2008	Expected: January 2009	☹
Works on Listed Buildings	Public consultation	September 2007	Expected: February 2009	☹
	Adoption	December 2007	Expected: September 2009	☹
Church Extensions	Public consultation	September 2007	<i>This will now be part of the Listed Buildings SPD.</i>	
	Adoption	December 2007		
Biodiversity Strategy	Public consultation	September 2007	Expected: February 2009	☹
	Adoption	December 2007	Expected: September 2009	☹

4. Local Development Framework Policy Performance

Adopted Planning Policies

- 4.1. The adopted planning policies for the period covered by this Annual Monitoring Report (AMR) (1 April 2007 to 31 March 2008) are those contained in the:
- Local Plan 2004 – only the 39 policies saved at September 2007;
 - 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; and
 - Cambridge Southern Fringe AAP – adopted in February 2008.

Contextual Indicators, Core & Local Output Indicators and Significant Effect Indicators

- 4.2. 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 affects 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.
- 4.3. **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 and the significant effect indicator reference is included as a signpost for the data.
- 4.4. **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. Core output indicators are set by central government, and have recently been updated. The latest list of core output indicators is included in the Government publication '**Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 02/2008**'. The Council sets local indicators and has changed some of the 'old' core output indicators to local indicators, as these indicators are important in monitoring adopted planning policies and informing future planning policies. Appendix 1 provides a list of all core and local output indicators with both their 'old' and 'new' reference numbers.
- 4.5. The list of output indicators includes a number of indicators related to the adopted Area Action Plans; these indicators are listed in appendix 1. However, until planning permissions are approved for these areas, it is not possible to include data on these indicators in the AMR.
- 4.6. **Significant effect indicators** are those indicators based on the objectives set out in the Council's Sustainability Appraisal reports, and look at the wider effects of the LDF on the district.

a. Contextual Indicators

South Cambridgeshire & the Cambridge Sub Region

- 4.7. South Cambridgeshire is located centrally in the East of England region and is a large rural district that entirely surrounds the City of Cambridge. The district comprises of over 100 villages and is surrounded by a ring of market towns just beyond its borders.
- 4.8. Together, the City of Cambridge, South Cambridgeshire and the ring of market towns form the Cambridge Sub-Region, which is a notional area used to measure the impact of the City of Cambridge on its surroundings. The Cambridge Sub-Region has a thriving economy and is therefore subject to great pressure for development, especially for new housing, to provide a better balance between jobs and homes.

Economic Activity and Affordability

- 4.9. South Cambridgeshire currently has its lowest unemployment rate since 2003, and the district also has a consistently high level of economically active people; in 2006-2007 this amounted to 84.2% of its working age population. The district has seen a steady increase in the number of VAT registered firms since 2000, and also a slight increase in the number of people employed in workplaces in the district. [**Indicators SE36, SE43, SE44, SE45 and SE46**]
- 4.10. Household income in South Cambridgeshire is higher than the Cambridgeshire average, however there are still problems of affordability in the district as house prices are currently 8.7 times the average annual salary. In the last monitoring year, 463 new affordable dwellings were completed; this is almost double the number completed in the previous monitoring year. [**Indicators SE31, SE32, SE33 and CO-H5**]

Energy Consumption and Renewable Energy

- 4.11. Within South Cambridgeshire consumption of gas, electricity and water has fallen over the last few years, while the generating potential of renewable energy has increased. This would suggest that the district's residents and businesses are slowly improving their sustainability and limiting their contribution towards climate change. [**Indicators SE3, SE4, SE5 and SE15**]

Education, Health and Quality of Life

- 4.12. Schools within the district are generally performing well: the GCSE pass rate (grades A*-C) for the district is the 17th highest of all local authorities; around 90% of primary school pupils achieve level 4 or higher in English, Maths and Science; and the average point score of students entered into GCE/VCE examinations is above the national average. [**Indicators SE38, SE39 and SE40**]
- 4.13. The district scores well on the Indices of Multiple Deprivation, and between 2000 and 2007 the district improved its position nationally. Only 13% of residents in the district have a limiting long-term illness (this is lower than the national average) and

residents in the district have a longer life expectancy than the national average. **[Indicators SE22, SE23 and SE30]**

- 4.14. South Cambridgeshire has low crime rate (only 50.4 crimes per 1,000 population) and in general residents feel that the district is safe or fairly safe after dark and that their local area is harmonious. **[Indicators SE24, SE25 and SE29]**

Biodiversity

- 4.15. Over 90% of the district's Sites of Special Scientific Interest (SSSIs) are in favourable or unfavourable recovering position, and the area of land that they cover has remained constant over the last five years. There have also been no losses or additions to Local Nature Reserves in the district over the last four years. **[Indicators SE6, SE7 and SE8]**

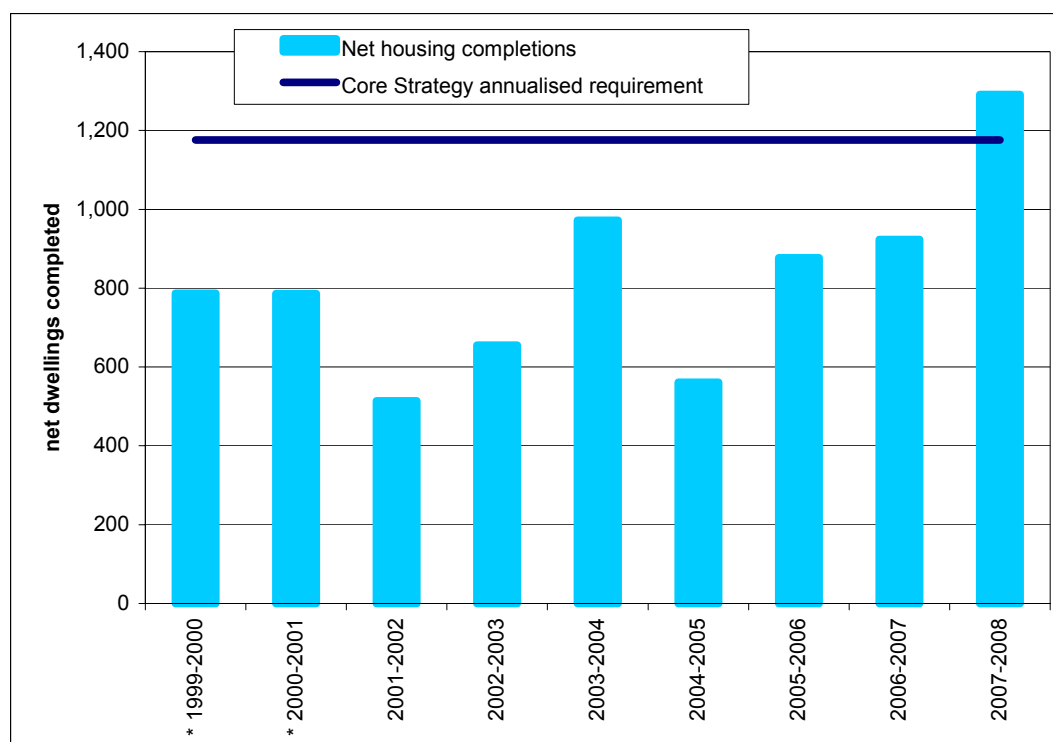
b. Output Indicators

Housing Completions

4.16. The Council's **Core Strategy DPD** requires in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. A large proportion of these new homes will be located on the edge of Cambridge and at the new town of Northstowe.

	Adopted	Period of Plan	Housing Provision Required	Annualised Requirement
Core Strategy DPD	January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings

Figure 4.1: Net additional dwellings completed (*Indicator CO-H2a and Indicator 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
1,573	514	655	972	561	877	923	1,291

Source: Research & Monitoring – Cambridgeshire County Council

4.17. The housing trajectory included in the **Annual Monitoring Report 2006-2007** predicted that 1,528 net additional dwellings would be completed in 2007-2008. The annual development survey carried out in April / May 2008 recorded 1,291 net

additional dwellings completed between 1 April 2007 and 31 March 2008 (see figure 4.1); this is an under performance of 237 dwellings.

- 4.18. Figure 4.2 (below) shows where the differences between predictions and actual completions occurred in 2007-2008. For the majority of categories, the predictions and actual completions were very similar, and any slight increases achieved in some categories are generally balanced by slight decreases in other categories. However two major sites performed significantly worse than predicted, these are: Cambourne and the Summersfield development at Papworth (Papworth Everard 3C allocation).
- 4.19. The developers at Cambourne have informed the Council that the under performance in the last year is a result of the current housing market slowdown.

Figure 4.2: Comparison of 2007-2008 predicted completions with 2007-2008 actual completions

		Predicted Completions	Actual Completions
Edge of Cambridge	Cambridge East	0	0
	Cambridge Southern Fringe (Trumpington Meadows)	0	0
	Cambridge Northern Fringe East (Chesterton Sidings)	0	0
	North West Cambridge	0	0
Northstowe		0	0
Rural Developments	Cambourne Extra Density	0	0
	Rural Allocations in Villages without planning permission	0	0
	Rural Brownfield Allocation: Bayer Crop Science	0	0
	Rural Brownfield Allocation: Papworth West Central	0	0
Existing Permissions	Cambourne	400	221
	Cambridge Northern Fringe West (Orchard Park - formerly Arbury Park)	300	301
	Rural Allocations in Villages with planning permission	281	170
	Other Estate Level Sites	370	368
	Small Sites Under Construction	117	179
	Small Sites Not Under Construction	45	
Windfalls		15	52 †
TOTAL		1,528	1,291

† 8 true windfalls plus 44 completions on sites that were not included in the 2006-2007 trajectory but were granted pre 31 March 2007.

- 4.20. Although, the net additional dwellings completed in the last monitoring year were below that predicted by last years housing trajectory, figure 4.1 does show that in 2007-2008 the net additional dwellings completed exceeded the Core Strategy annualised requirement for the first time. This is a step in the right direction, and the

trend would need to continue as the major developments come forward, if the under performance in all of the previous monitoring years is to be compensated for in the remaining years of the plan period. The current market conditions will make that unlikely in the immediate future and much will depend on the speed of the market recovery.

- 4.21. Since the start of the plan period, 7,366 net additional dwellings have been completed in the district; this is an under performance of 3,218 dwellings compared to the cumulative annualised strategic requirement (10,584 net additional dwellings) (see figure 4.3, below). However, **Regional Planning Guidance 6**, which originally set the current development strategy for the Cambridge Sub-Region, has always recognised that the early part of the plan period would not achieve the annualised completion rate. The strategy includes a relatively small number of large developments, focused on the urban extensions to Cambridge and the new town of Northstowe, that will provide for a sustainable form of development with high quality services and facilities accessible both locally and by high quality public transport. There is longer lead in time for major developments and it was accepted by the Planning Inspectors holding the Core Strategy examination that there would be higher build rates towards the latter part of the plan period to make up for a lower rate of development in the early years.

Figure 4.3: Cumulative net additional dwellings completed compared to the cumulative annualised requirement

	1999-2000	1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008
Cumulative net housing completions	787	1,573	2,087	2,742	3,714	4,275	5,152	6,075	7,366
Cumulative annualised requirement	1,176	2,352	3,528	4,704	5,880	7,056	8,232	9,408	10,584
Shortfall / surplus	-389	-779	-1,441	-1,962	-2,166	-2,781	-3,080	-3,333	-3,218

Source: Research & Monitoring – Cambridgeshire County Council

The Housing Trajectory

- 4.22. The Council's **Core Strategy** requires 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 Council is also required by **Policy H1** of the **East of England Plan** (the Regional Spatial Strategy for the East of England) to provide 23,500 dwellings in South Cambridgeshire during the period 2001 to 2021. These two requirements are summarised in figure 4.4.

Figure 4.4: Plan periods and housing targets (**Indicator CO-H1**)

	Adopted / Published	Period of Plan	Housing Provision Required	Annualised Requirement
Core Strategy DPD	January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings
East of England Plan	May 2008	1 April 2001 – 31 March 2021	23,500 dwellings	1,175 dwellings

- 4.23. The housing trajectory (figure 4.5, below) is required to show progress towards both of these requirements, but the government has also required through **indicator CO-H2c** that the housing trajectory included in the AMR covers at least a 15 year period or up to the end of the plan period, whichever is longer. The Council has therefore produced a housing trajectory that covers the period from 1999 to 2023 to accommodate all of these requirements. A required provision of 26,160 dwellings for 2001 to 2023 has been calculated based on 2 more years at an average annual rate of 1,330 (taken from the **East of England Plan Policy H1**).
- 4.24. The housing trajectory has been produced in consultation with the various developers, landowners and agents responsible for the sites included the housing trajectory. A questionnaire was completed with details on whether the site was deliverable, available and achievable, and also to provide information on any constraints and the expected delivery timetable. The questionnaire was completed for all:
- 'saved' housing allocations;
 - housing allocations included in the adopted Area Action Plans;
 - draft housing allocations included in the submission draft **Site Specific Policies DPD**; and
 - all 'estate sized' (9 or more dwellings) planning permissions for housing that are unimplemented or under construction,
- An assessment of each site reviewed is included in appendix 2.
- 4.25. The published trajectory shows the current anticipated delivery in the district based on information collected in October and November 2008, however the uncertainty in the housing market means that this is a 'snapshot' view of anticipated future delivery.
- 4.26. Following the **Site Specific Policies DPD** examination hearings, the Inspectors announced that primarily as a result of changing circumstances they had found a shortfall of about 1,600 dwellings in the dwelling capacity of land allocated in the various DPDs submitted in January 2006. The total shortfall was increased to 2,200 dwellings following the publication of a report advising that the relocation of the Cambridge Waste Water Treatment Works will not be viable and the Chesterton Sidings housing allocation cannot be relied upon. Following the Inspectors' request,

the Council has assessed additional site options to make up the housing shortfall, carried out a six-week period of public consultation, and after considering the representations received, the Council will recommend its preferred sites to the Inspectors.

- 4.27. The housing trajectory therefore includes the Council's preferred new sites (which are subject to the outcome of public consultation) to make up the housing shortfall. The deliverability, availability and achievability of these sites were assessed by the Council, in consultation with the developers, landowners or agents, in the process of preparing the Council's list of preferred sites. A detailed assessment of each site is included in the Responding to a Housing Shortfall – Technical Annex, which is available on our website: www.scambsgov.uk/ldf, and a summary is included in appendix 2.
- 4.28. The housing trajectory shows that 18,062 dwellings are planned to be delivered between 1999 and 2016; this is 9.7% (1,938 dwellings) below the target set out in **Core Strategy Policy ST/2**. The Council's preferred sites to make up the housing shortfall would provide at least another 893 dwellings in this period, which would reduce the under performance to 5.2% (1,045 dwellings) below the target. This is the worst case scenario. Under the best case scenario, which is dependent on the phasing of the A14 improvements, the Council's preferred sites would provide 1,433 dwellings in this period, which would reduce under performance to 505 dwellings. Both of these numbers are within the limits of additional houses that will be delivered by future 'windfall' sites which the Council can count towards its targets once they have planning permission.
- 4.29. The main reason for the under performance is that the developers / landowners at Northstowe have indicated that development will now not start on site until 2011; this is a change from the trajectory included in the previous AMR when development was expected to start on site in 2009. Northstowe therefore is anticipated to provide 1,300 dwellings less by 2016 compared to the figure used by the Inspectors when calculating the housing shortfall. The delivery timetables for most other sites have also been revised to show either a later start date on those that have yet to start or lower annual completions for those that have started. However, for the other sites, which are smaller, the delayed or lower rate of delivery does not impact on the number of dwellings anticipated by 2016, but it does result in a significant peak in anticipated delivery in 2015/16.
- 4.30. The housing trajectory shows that 21,849 dwellings are planned to be provided between 2001 and 2021; this is 7.0% (1,651 dwellings) below the target set out in **East of England Plan Policy H1**. The Council's preferred sites to make up the housing shortfall would provide another 1,603 dwellings in this period, which would reduce the under performance to just 48 dwellings.
- 4.31. The housing trajectory shows that 24,149 dwellings are planned to be delivered between 2001 and 2023, this is 7.7% (2,011 dwellings) less than the target calculated (26,160 dwellings). The Council's preferred sites to make up the housing shortfall would provide another 1,603 dwellings in this period, which would reduce the under performance to 1.6% (408 dwellings).

Figure 4.5: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)

		COMPLETIONS ^{* 1}									PROJECTIONS														TOTAL 1999-2016	TOTAL 2001-2021	TOTAL 2001-2023	TOTAL 2009-2014			
		1999-2000	2000-2001	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						
		^{* 2}	^{* 2}																												
Historic Completions		787	786	514	655	972	561	877	923	1,291	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,366	5,793	5,793	0		
Allocations without planning permission	Edge of Cambridge	Cambridge East	-	-	-	-	-	-	-	-	0	0	50	150	300	600	650	650	550	300	300	300	300	500	500	2,400	4,150	5,150	1,100		
		Cambridge Southern Fringe (Trumpington Meadows)	-	-	-	-	-	-	-	-	-	0	0	50	100	120	120	120	120	0	0	0	0	0	0	0	630	630	630	390	
		Cambridge Northern Fringe East (Chesterton Sidings) ^{* 3}	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		North-West Cambridge (Area Action Plan area) ^{* 4}	-	-	-	-	-	-	-	-	-	0	0	0	0	0	100	200	250	200	160	0	0	0	0	0	0	550	910	910	100
	Rural Development	Northstowe	-	-	-	-	-	-	-	-	-	0	0	0	150	400	600	650	650	650	650	650	650	650	650	650	2,450	5,700	7,000	1,150	
		Cambridge extra density	-	-	-	-	-	-	-	-	-	0	0	50	250	420	230	0	0	0	0	0	0	0	0	0	950	950	950	950	
		Rural Allocations in villages without planning permission	-	-	-	-	-	-	-	-	-	0	25	35	35	0	0	0	0	0	0	0	0	0	0	0	95	95	95	95	
		Rural Brownfield Allocation: Bayer Cropscience	-	-	-	-	-	-	-	-	-	0	0	50	100	100	100	30	0	0	0	0	0	0	0	0	380	380	380	350	
	Existing Permissions	Rural Brownfield Allocation: Papworth West-Central	-	-	-	-	-	-	-	-	-	0	0	30	30	27	0	0	0	0	0	0	0	0	0	0	87	87	87	87	
		Cambridge	-	-	-	-	-	-	-	-	-	125	246	282	150	0	0	0	0	0	0	0	0	0	0	0	803	803	803	678	
Cambridge Northern Fringe West (Orchard Park - formerly Arbury Park)		-	-	-	-	-	-	-	-	-	138	57	72	150	82	0	0	0	0	0	0	0	0	0	0	499	499	499	361		
Rural Allocations in villages with planning permission		-	-	-	-	-	-	-	-	-	101	64	232	140	194	165	0	0	0	0	0	0	0	0	0	896	896	896	795		
Other Estate-level sites ^{* 5}		-	-	-	-	-	-	-	-	-	109	257	19	80	40	4	4	0	0	0	0	0	0	0	0	513	513	513	400		
Small Sites Already Under Construction ^{* 6}		-	-	-	-	-	-	-	-	-	126	42	0	0	0	0	0	0	0	0	0	0	0	0	0	168	168	168	42		
Small Sites Not Under Construction ^{* 7}	-	-	-	-	-	-	-	-	-	30	70	100	60	15	0	0	0	0	0	0	0	0	0	0	275	275	275	245			
Total forecast to be built: sites identified		-	-	-	-	-	-	-	-	-	629	761	970	1,395	1,698	1,919	1,654	1,670	1,400	1,110	950	950	950	1,150	1,150	18,062	21,849	24,149	6,743		
Proposed new sites to make up the housing shortfall identified by the Inspectors ^{* 8}	Orchard Park - formerly Arbury Park (3 sites) ^{* 9}	-	-	-	-	-	-	-	-	-	0	0	0	72	48	0	0	100	0	0	0	0	0	0	0	220	220	220	120		
	Land between Huntingdon Road, Histon Road & A14 ^{* 10}	-	-	-	-	-	-	-	-	-	0	0	0	0	0	0 ^{* 10}	0 ^{* 10}	270 ^{* 10}	360 ^{* 10}	290 ^{* 10}	0	0	0	0	0	270 ^{* 10}	920	920	0 ^{* 10}		
	Powells Garage, Great Shelford	-	-	-	-	-	-	-	-	-	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20		
	Ida Darwin Hospital, Fulbourn	-	-	-	-	-	-	-	-	-	0	0	51	51	41	41	16	15	22	21	17	0	0	0	0	215	275	275	184		
	Planning permissions granted: 1 April - 30 September 2008 ^{* 11}	-	-	-	-	-	-	-	-	-	-4	48	18	10	10	0	0	0	0	0	0	0	0	0	0	82	82	82	86		
	Planning applications where decision to grant planning permission for 9 or more dwellings awaiting s106 ^{* 12}	-	-	-	-	-	-	-	-	-	0	0	50	36	0	0	0	0	0	0	0	0	0	0	0	86	86	86	86		
Total forecast to be built: emerging sites		-	-	-	-	-	-	-	-	-4	48	139	169	99	41	16	385	382	311	17	0	0	0	0	893 ^{* 10}	1,603	1,603	496 ^{* 10}			
Total: all sources		787	786	514	655	972	561	877	923	1,291	625	809	1,109	1,564	1,797	1,960	1,670	2,055	1,782	1,421	967	950	950	1,150	1,150	18,955	23,452	25,752	7,239		
Core Strategy	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														
	Annual requirement taking account of past / forecast completions	1,176	1,201	1,228	1,280	1,328	1,357	1,430	1,485	1,547	1,579	1,716	1,867	2,018	2,132	2,243	2,385	3,100													
East of England Plan	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							
	Annual requirement taking account of past / forecast completions			1,175	1,210	1,241	1,256	1,300	1,328	1,357	1,362	1,424	1,479	1,516	1,511	1,475	1,406	1,362	1,224	1,084	972	974	998								

^{* 1} The number of dwellings completed in 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} 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} A study published in May 2008 concluded that it was not viable to relocate the Cambridge Waste Water Treatment Works, therefore the proposals for the redevelopment of Cambridge Northern Fringe East (Chesterton Sidings) are also no longer viable.

^{* 4} The figures included in the trajectory for North West Cambridge are the same as those included in the submission draft North West Cambridge Area Action Plan (May 2008). Cambridge University have objected to this timetable of delivery and the issue will be resolved through the examination hearings to be held in November / December 2008.

^{* 5} These are 'estate sized' (9 or more dwellings) windfall sites.

^{* 6} These are 'small' (8 or less dwellings) windfall sites which are already under construction.

^{* 7} 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.

^{* 8} Following the Site Specific Policies Development Plan Document examination in Winter 2007/2008, the Inspectors published their initial findings in March 2008, identifying a shortfall in housing supply. The Inspectors requested that the Council put forward their preferred sites for making up this shortfall, having undertaken comparative assessment and sustainability appraisal of site options and further public consultation. These six sites plus the North West Cambridge Area Action Plan area are the Council's preferred sites for allocation.

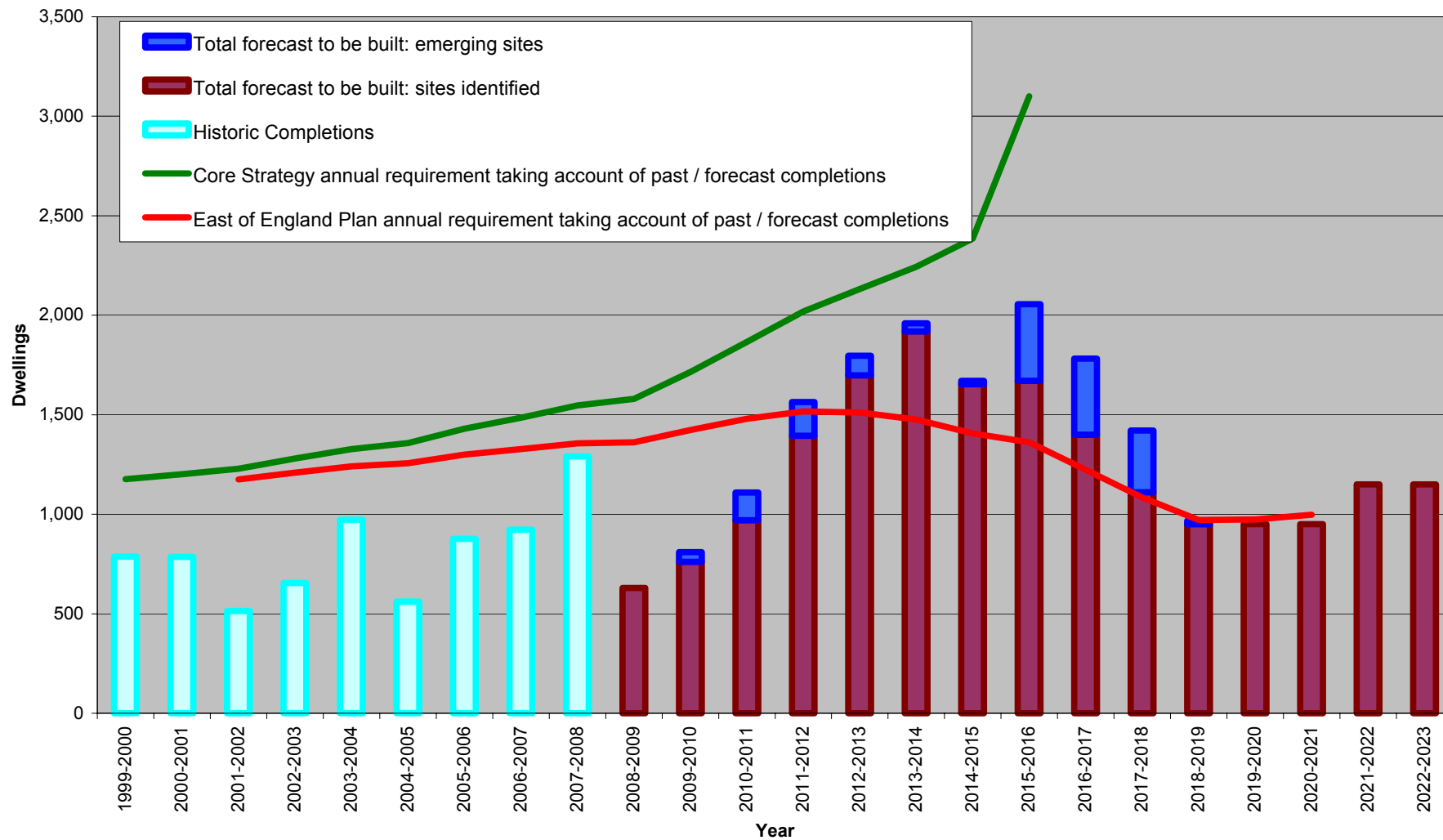
^{* 9} The landowners / developers of the land previously intended for the heritage centre have indicated that this site could be developed between 2011 and 2013 subject to recovery of the housing market. The trajectory for the two sites adjacent to the A14 is based on the assumption that the sites cannot come forward before the A14 Ellington to Fen Ditton Improvements.

^{* 10} The trajectory for land between Huntingdon Road, Histon Road & the A14 shows the worse case scenario before 2016, based on the planned timetable for the A14 Ellington to Fen Ditton Improvements, and the Highways Agency advice that the development is not occupied until the section of the A14 between Girton and Milton has been upgraded and the opened. The best case scenario would be 810 dwellings by 2016, with 90 dwellings in 2013/14.

^{* 11} Two 'estate sized' (9 or more dwellings) windfall sites have been permitted that will provide a net gain of 24 dwellings. A series of 'small' (8 or less dwellings) windfall sites have also been permitted that could provide a net gain of 64 dwellings; a 10% discount has been applied to these sites to allow for any sites that may not come forward.

^{* 12} These are estate level sites where the Council's Planning Committee has considered the site and resolved to grant permission subject to the signing of a section 106 agreement.

Figure 4.6: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)



The Five Year Land Supply

- 4.32. 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 **PPS3: Housing** therefore 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 in **indicator CO-H2c** as being the five years that start 12 months after the current monitoring year (the period covered by this AMR), for this AMR the five-year period is therefore from 1 April 2009 to 31 March 2014.
- 4.33. For sites to be included in the Council's five year land supply they must be considered deliverable; **PPS3: Housing** states 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.
- 4.34. All 'estate sized' (9 or more dwellings) planning permissions for housing that are under construction or unimplemented, 'saved' housing allocations, housing allocations included in the adopted Area Action Plans, and draft housing allocations included in the submission draft **Site Specific Policies DPD** have all been reviewed by the Council. The developer, landowner or agent for each site completed a questionnaire to provide the Council with details on whether the site was deliverable, available and achievable, and also information on any constraints and the expected delivery timetable. An assessment of each site reviewed is included in appendix 2.
- 4.35. The five year land supply required for this period is calculated using the annualised average requirement for the remainder of the plan period; this is calculated by deducting the number of dwellings already completed from the target provision set out in the development plan, and then dividing the remaining number of dwellings needed by the remaining number of years in the plan period. The five year land supply required based on the **Core Strategy Policy ST/2** requirement and the **East of England Plan Policy H1** requirement are 7,895 dwellings and 6,810 dwellings respectively (see figure 4.7 for the calculations).

Figure 4.7: Calculation of the five-year land supply for 2009-2014

	Housing provision required	Dwellings completed up to 31 March 2008	Number of dwellings left to provide	Number of years of plan left	Annualised average requirement	5 YEAR SUPPLY
Core Strategy DPD	20,000 (1999-2016)	7,366	12,634	8	1,579	7,895
East of England Plan	23,500 (2001-2021)	5,793	17,707	13	1,362	6,810

- 4.36. The housing trajectory (figure 4.5, above) shows that 6,743 dwellings are expected to be provided in the district between 2009 and 2014. The Council's preferred sites to

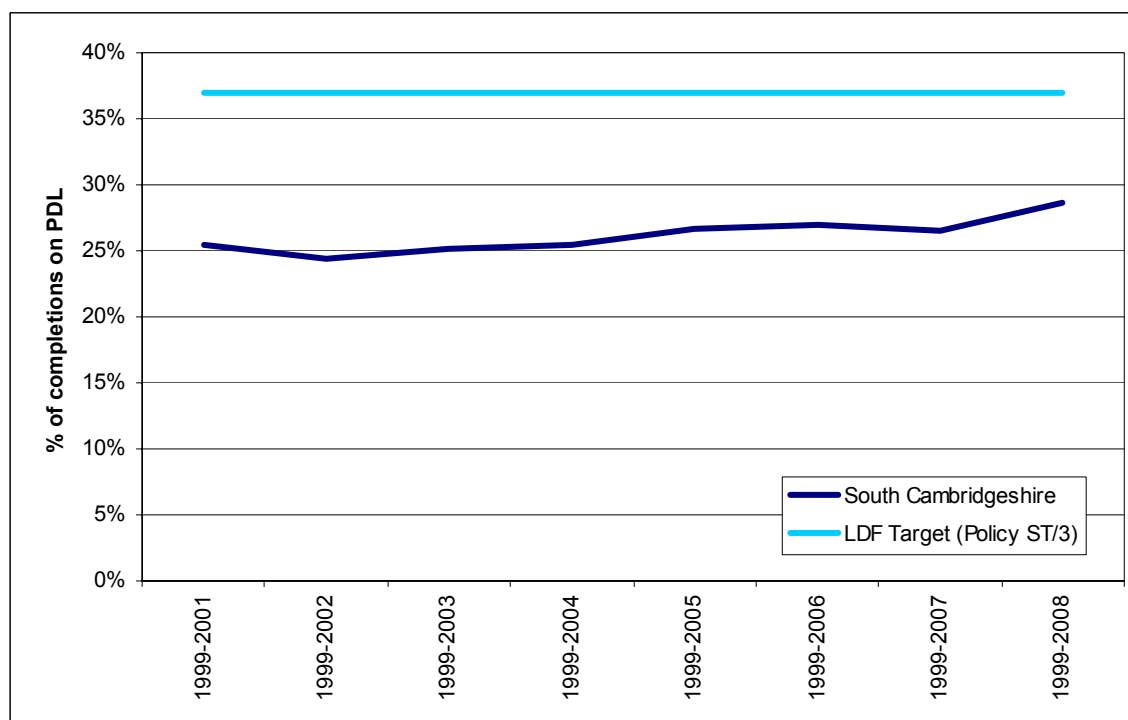
make up the housing shortfall would provide another 496 dwellings in this period (based on the worst case scenario). The worst case scenario (depending on the timing of the A14 upgrade) is 4.6 years of land supply based on the **Core Strategy Policy ST/2** requirement and 5.3 years of land supply based on the **East of England Plan Policy H1**. The best case scenario would see the delivery of an extra 90 dwellings during the five-year period providing 4.6 years and 5.4 years supply respectively.

- 4.37. The predicted under performance of the Council for the period 2009 -2014, is a direct result of the current housing market conditions. The housing trajectory (figure 4.5, above) shows that the delivery timetables for many of the major sites have been revised since the previous AMR, to show either a later start date on those that have yet to start (e.g. Northstowe, Bayer Cropscience) or lower annual completions for those that have started (e.g. Cambourne, Orchard Park – formerly Arbury Park). Data collected from the developers, landowners and agents of the ‘estate sized’ (9 or more dwellings) planning permissions on windfall sites and on allocated land, indicates that those sites that are already under construction are generally expected to be completed as anticipated in the previous trajectory, however for those sites that have not yet started, the data collected generally indicates a delayed start on site due to the current market conditions.
- 4.38. The slow down in housing completions and housing starts in South Cambridgeshire is not unique. The Government have recently published housing building statistics for the period up to 30 September 2008, which show that housing completions in England fell by 10% between April – June 2008 and July – September 2008, and by 18% between July – September 2007 and July – September 2008. The published data also shows that housing starts in England fell by 33% between April – June 2008 and July – September 2008, and by 48% between July – September 2007 and July – September 2008. More detailed information is available on the Communities and Local Government website:
www.communities.gov.uk/publications/corporate/statistics/housebuildingQ32008.
- 4.39. The government require through *indicator CO-H2c* that the five-year land supply is accompanied by information on the area of land this refers to. (data on this is not yet available) The land area associated with the dwellings included in the five-year land supply has been calculated using either: the whole site area of the development if all dwellings are anticipated to be delivered in the period; or a proportion of the site area equivalent to the proportion of dwellings anticipated to be delivered in the period.

Housing Completed on Previously Developed Land (PDL)

- 4.40. Making efficient use of land, including through the reuse of previously developed land (PDL), is central to the approach to delivering sustainable communities. **Core Strategy Policy ST/3** requires that between 1999 and 2016 at least 37% of new dwellings should either be located on PDL or utilise existing buildings.

Figure 4.8: Cumulative percentage of housing completions on PDL (**Indicator LOA6**)

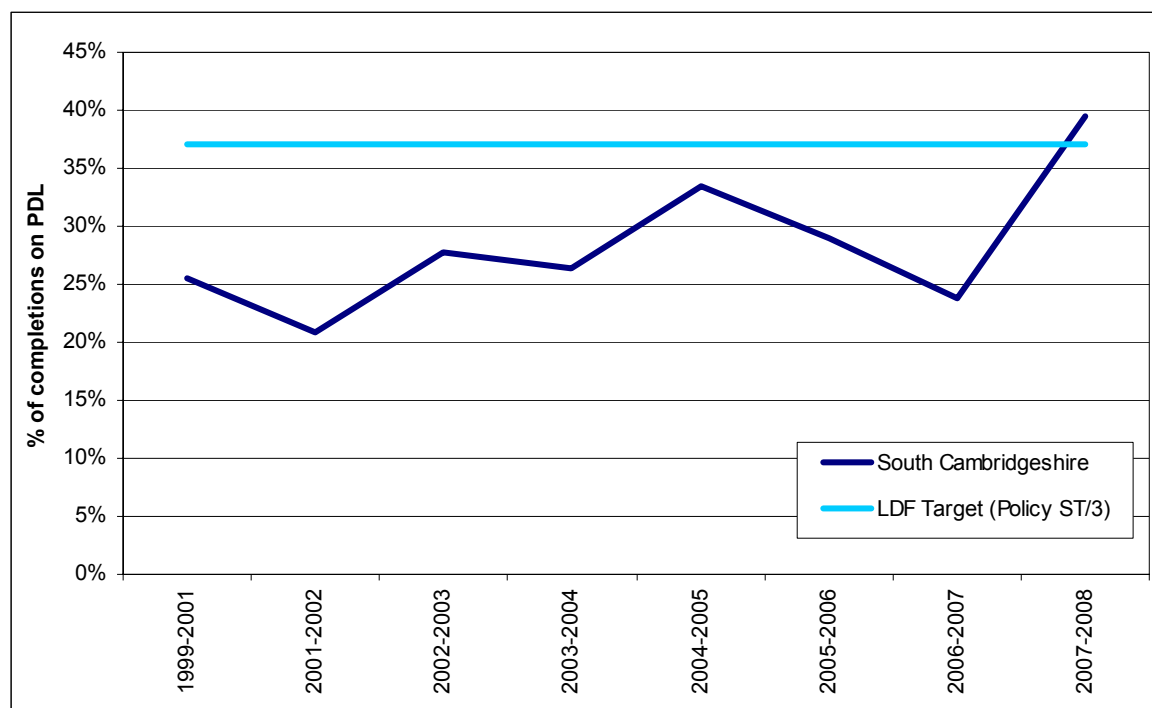


[For data, see table A.22, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.41. The percentage of dwellings completed on PDL since the start of the plan period is still below the target of at least 37% as required by **Core Strategy Policy ST/3** (see figure 4.8). The consistently high percentage of completions on ‘greenfield’ land is due to the strategy of development set out in historic local plans, which allocated large areas of ‘greenfield’ land on the edges of villages for residential development. Many of these ‘greenfield’ allocations are still in the process of being developed, for example, land west of Longstanton and land at Wellbrook Way, Girton. Housing completions at Cambourne also impact on the percentage of completions on PDL, as the new settlement is being developed on former agricultural land (‘greenfield’).
- 4.42. Performance against **Core Strategy Policy ST/3** can only fully be judged at the end of the plan period, when the strategic allocations set out in the Core Strategy have been completed. These developments on the edge of Cambridge and at Northstowe are planned to come forward towards the end of the plan period, and a significant proportion of these developments involve the re-use of PDL.

Figure 4.9: Percentage of new and converted dwellings completed on Previously Developed Land (Indicator CO-H3)



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

Source: Research & Monitoring – Cambridgeshire County Council

4.43. In the last monitoring year, nearly 40% of dwellings completed were on PDL, this is a significant increase compared to the previous two monitoring years when less than 30% of dwellings completed were on PDL and is the highest percentage achieved in the last eight years (see figure 4.9). Therefore although the cumulative percentage of dwellings completed on PDL shows a consistently low performance against the target, there has been a slight upward trend in the annual percentage of dwellings completed on PDL (from 25.5% in 1999-2001 to 39.4% in 2007-2008).

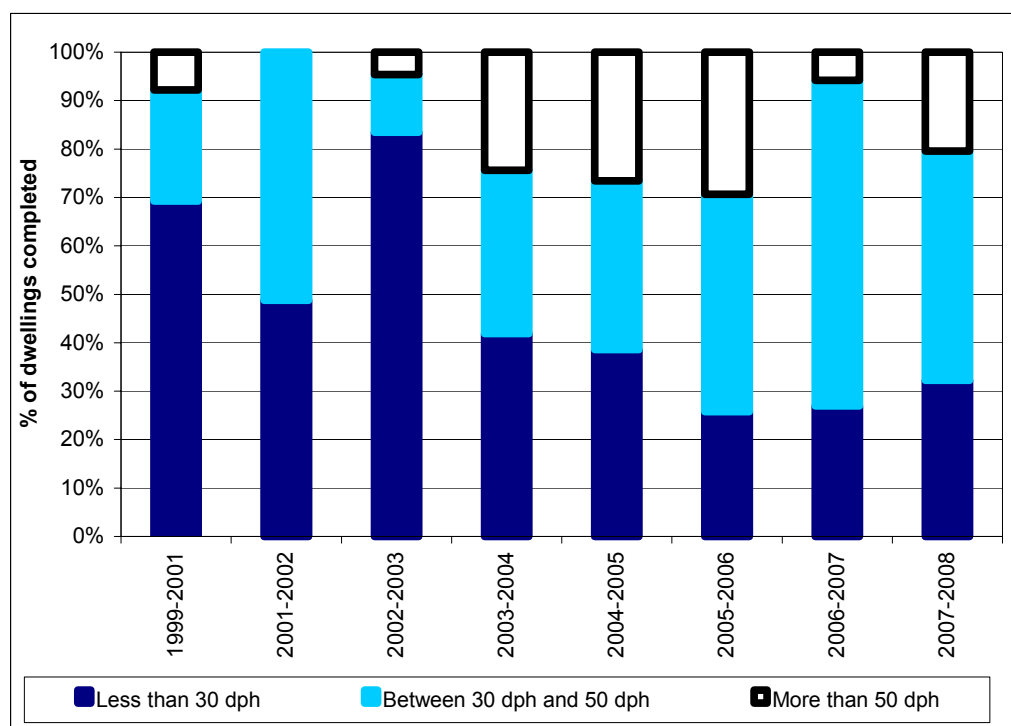
4.44. The high percentage of dwellings completed on PDL in the last monitoring year is due to the completion of a series of affordable housing redevelopment schemes and a few large market housing schemes involving the re-use of former employment land. Examples of these schemes are:

- **Elin Way, Meldreth:** erection of 10 affordable dwellings following demolition of vacant sheltered housing;
- **Hunts Road, Duxford:** erection of 12 dwellings following demolition of 3 dwellings;
- **St Vincent's Close, Girton:** erection of 15 dwellings following demolition of 8 dwellings;
- **Holme Way, Sawston:** erection of 44 houses following demolition of 28 existing dwellings; and
- **Former Enterprise Café Site, Hardwick:** erection of 42 houses [final 12 dwellings completed in 2007-2008].

Housing Density

- 4.45. Higher residential densities are required to achieve more sustainable forms of development, 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 dph, and that in more sustainable locations higher average net densities of 40 dph should be achieved.

Figure 4.10: Density of new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)



[For data, see table A.31, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.46. In the last monitoring year, 68% of the 'estate sized' (9 or more dwellings) housing developments completed had a net density of over 30 dph (dwellings per ha). Although this is slightly less than the proportions achieved in the previous two monitoring years, it is a significant improvement on the proportions achieved at the start of the plan period (see figure 4.10). Figure 4.10 also shows that in the last five monitoring years, a small proportion of 'estate sized' housing developments completed have achieved a net density of over 50 dph.
- 4.47. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the density of new housing developments (previously **indicator 2c**). The Council feels that it is important to continue monitoring this information to inform future planning policies; this indicator is therefore included as a local output indicator (**indicator LOB2**).

Figure 4.11: Average density of new housing developments on sites of 9 or more dwellings (Indicator LOB3)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire	27.56	26.77	24.06	34.13	31.25	36.66	33.61	29.15

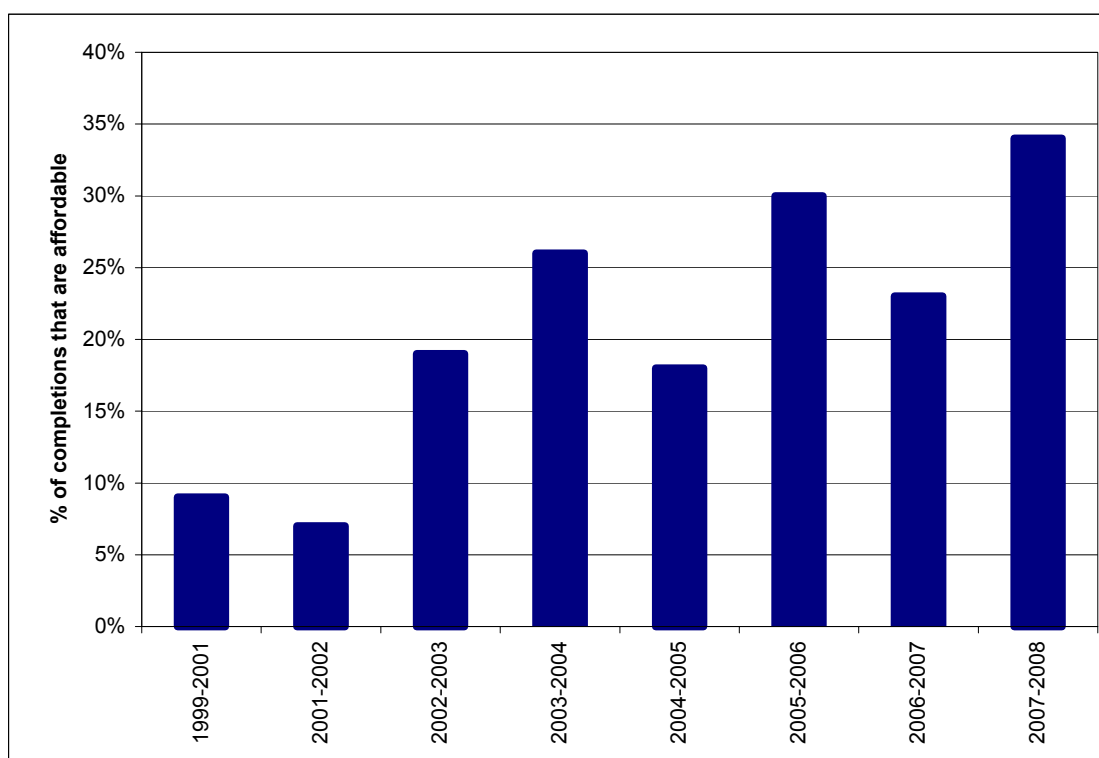
Source: Research & Monitoring – Cambridgeshire County Council

- 4.48. There is no consistent pattern in the average density of new housing developments completed (see figure 4.11). This is because housing developments are only included in the density figures when they are either fully completed or on very large developments when a particular parcel is fully completed; this means that many of the housing developments included in the completions data were actually granted planning permission earlier in the plan period or before the plan period, before the change in national policy to promote higher densities.
- 4.49. It is expected that the average density of new housing developments will increase in future monitoring years as planning permissions on the Cambridge urban fringe sites and at Northstowe are implemented with higher housing densities, and more of the completed housing developments included in the monitoring figures are the result of recent planning permissions granted.

Affordable Housing

4.50. 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**).

Figure 4.12: Gross affordable housing completions (*Indicator CO-H5*)



Number of completions that are affordable

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
142	38	127	271	115	285	238	463

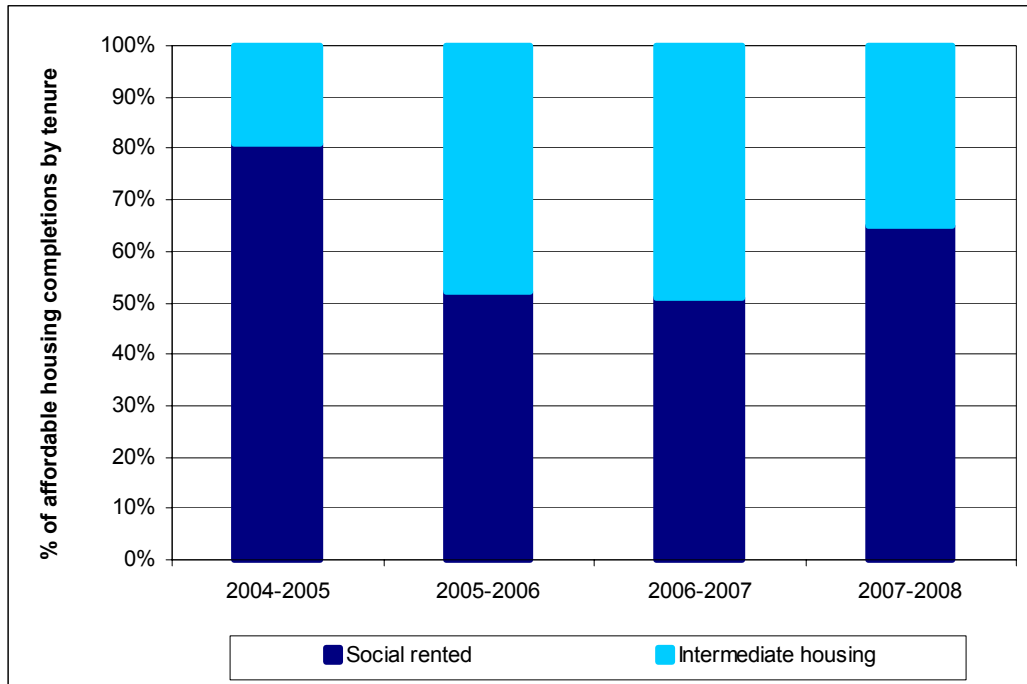
Source: Research & Monitoring – Cambridgeshire County Council

4.51. In the last monitoring year, 34% of new dwellings completed were affordable (463 new affordable dwellings out of 1,353 gross new dwellings) (see figure 4.12); this is almost double the number of affordable dwellings completed in the previous monitoring year. Affordable housing completions have been particularly high in the last year, as a result of:

- over half of all dwellings completed at Orchard Park (formerly Arbury Park) in the monitoring year being affordable houses; and
- the completion of all 40 affordable dwellings at Holme Way, Sawston and all 35 extra care flats at The Moor, Melbourn in a single monitoring year.

4.52. Only 4 affordable dwellings were demolished in the last monitoring year, this is a significant reduction compared to the previous year, when 69 affordable dwellings were demolished (see figure A.12 in appendix 3). The high number of affordable dwellings lost in 2006-2007 was in preparation for the construction of new affordable dwellings (and some market dwellings) at higher densities; on the majority of these developments, the new dwellings were completed in 2007-2008.

Figure 4.13: Affordable housing completions by tenure (**Indicator LOA2**)



[For data, see table A.18, appendix 3]

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

4.53. **Development Control 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. This is a change from the **Local Plan** where the supporting text for **Policy HG/7** gave a suggested contribution for each tenure. Although there is no longer a set target for the split of affordable housing by tenure it is important to continue to monitor it to record performance of the affordable housing policy.

4.54. Figure 4.13 shows that in the last four monitoring years social rented affordable housing has been the majority tenure of affordable dwellings completed. There is significant level of need for social rented housing in the district and therefore it is important to add to the supply in order to address that demand. It is also important to provide new affordable dwellings for key workers and for shared ownership (two types of intermediate housing tenures), however intermediate tenure options can also be satisfied through alternative forms of affordable housing provision, such as equity loans that can be used to purchase any dwelling.

Figure 4.14: Affordable housing completions on rural exception sites (*Indicator LOA3*)

	2004-2005	2005-2006	2006-2007	2007-2008
Number of affordable dwellings built on rural exception sites	36 (1 site)	6 (1 site)	85 (5 sites)	78 (5 sites)
% of district affordable housing total	31%	2%	36%	17%

Source: Affordable Homes – South Cambridgeshire District Council

4.55. Affordable housing exception sites provided 78 new affordable dwellings in the last monitoring year; these sites provided affordable dwellings on the edge of Balsham, Coton, Duxford, Heydon and Meldreth to meet identified local need.

Figure 4.15: Affordable housing completions as a % of all housing completions on sites of 2 or more dwellings (*Indicator LOA7*)

	2006-2007	2007-2008
Affordable housing completions	238	463
Housing completions on sites of 2 or more dwellings	967	1,232
%	25%	38%

NOTE: as there is a time lag between planning permission being granted and the planning permission being implemented and completed, the data shown in figure 4.15 includes some planning permissions that were granted under previous adopted planning policies.

[For data, see table A.23, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

4.56. The threshold of two or more dwellings and the target of 40% or more affordable housing in **Development Control Policy HG/3** is a significant change from that sought by **Local Plan Policy HG/7**. *Indicator LOA7* has been created to monitor the relationship between the new affordable housing policy and the output achieved when the planning permissions are implemented.

4.57. In the last monitoring year, 38% of housing completions on sites of 2 or more dwellings were affordable. Although this is only slightly less than the target, the data is skewed by a significant number of 100% affordable housing schemes being completed in the last monitoring year.

Figure 4.16: Affordable dwellings permitted as a % of all dwellings permitted (**Indicator LOA8**)

	2006-2007	2007-2008
Affordable houses permitted	405	413
Houses permitted	1,291	2,243
%	31%	18%

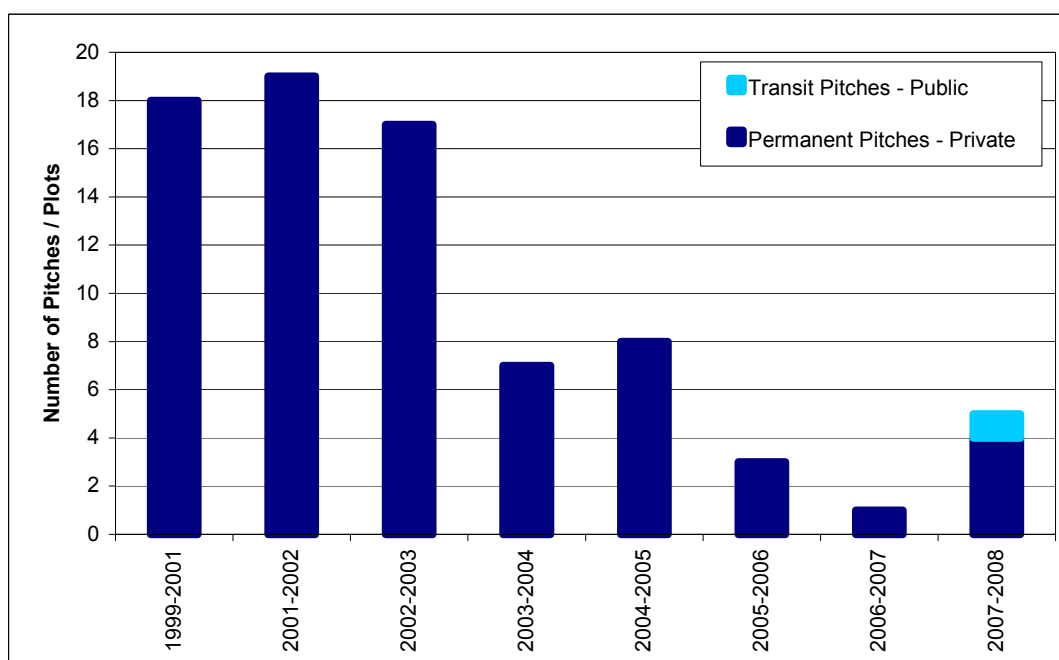
Source: Research & Monitoring – Cambridgeshire County Council

4.58. Affordable housing is one of the Council's key corporate priorities, and the proportion of all dwellings permitted that are affordable is monitored on a quarterly basis as a local performance indicator. This indicator gives an indication of the future provision of affordable housing. Figure 4.16 shows that in the last monitoring year only 18% of dwellings permitted were affordable; this low figure is as a result of large planning permissions being granted with limited or no affordable housing. For example, in the last monitoring year, a number of land parcels of market dwellings have been granted detailed permission in Upper Cambourne, however, very few land parcels of affordable housing have been granted in the monitoring year and therefore only 14% of dwellings permitted at Cambourne in 2007-2008 were affordable. This can be the case where a large site comes forward over a long period of time and detailed permissions in each monitoring period do not necessarily reflect the overall outline planning permission, in this case for 30% affordable housing at Cambourne. In addition to this, detailed planning permission for the Summersfield development at Papworth Everard was granted in December 2007, with no affordable housing; however when outline planning permission was granted in September 2005 a contribution of over £4 million was agreed for off-site provision of affordable housing and community facilities.

Gypsy & Traveller Sites

4.59. Local authorities are required to make provision for Gypsy & Traveller pitches within their local authority, and the emerging **East of England Plan Gypsy & Traveller Policy** will guide provision. Nationally there is a shortage of sites available for Gypsy & Traveller families to use; this is especially intense in the East of England, which has the highest level of unauthorised caravans. The Council does not currently have an adopted Gypsy & Traveller policy, as the Council was unable to 'save' **Local Plan Policy HG/23** as of September 2007 under the provisions of the Planning and Compulsory Purchase Act 2004 and the Council is still in the process of preparing the **Gypsy & Traveller DPD** (see chapter 3).

Figure 4.17: Gypsy & Traveller pitches completed (**Indicator CO-H4**)



At 31 March 2008:

- a further 25 Gypsy & Traveller pitches had temporary planning permission (time limited); and
- a further 16 Gypsy & Traveller pitches with permanent planning permission had not been implemented.

[For data, see table A.11, appendix 3]

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

4.60. Between 1999 and 2008, 78 Gypsy & Traveller pitches were delivered in South Cambridgeshire through planning permissions granted by the Council and planning appeals allowed against the Council. During 2007-2008, one transit pitch for gypsies and travellers was delivered at Willingham; this pitch is an emergency stopping place and re-uses part of a former Cambridgeshire County Council owned site. Between 1 January 2006 and 31 March 2008, 5 Gypsy & Traveller pitches were delivered; this goes towards the provision of 59 Gypsy & Traveller pitches required between January 2006 and January 2011 as set out in the emerging **East of England Plan Gypsy & Traveller Policy**.

4.61. At the end of the monitoring year (as at 31 March 2008), 25 Gypsy & Traveller pitches had temporary (time limited) planning permission. Government guidance allows Councils to grant temporary planning permission for Gypsy & Traveller pitches when it is known that circumstances will change, such as the production of a **Gypsy & Traveller DPD**. The Council's **Gypsy & Traveller DPD** will allocate sites to meet the requirements of the Regional Spatial Strategy – Gypsy & Traveller Single Issue Review.

Figure 4.18: Unauthorised Gypsy & Traveller sites (*Indicator LOA4*)

	July 2007		January 2008	
	Caravans	Sites	Caravans	Sites
Unauthorised Private Sites	79	9	75	9
Unauthorised Tolerated Sites with Temporary Planning Permission	72	7	83	7
Unauthorised Tolerated Sites	2	2	8	3
Illegal Encampments	2	1	2	1

Source: South Cambridgeshire District Council Caravan Counts

4.62. South Cambridgeshire has a significant number of Gypsy & Traveller caravans on unauthorised private sites (see figure 4.18). Once the **Gypsy & Traveller DPD** has been adopted, it is anticipated that the number of unauthorised private sites will decrease, as alternative sites will have been allocated to meet the need.

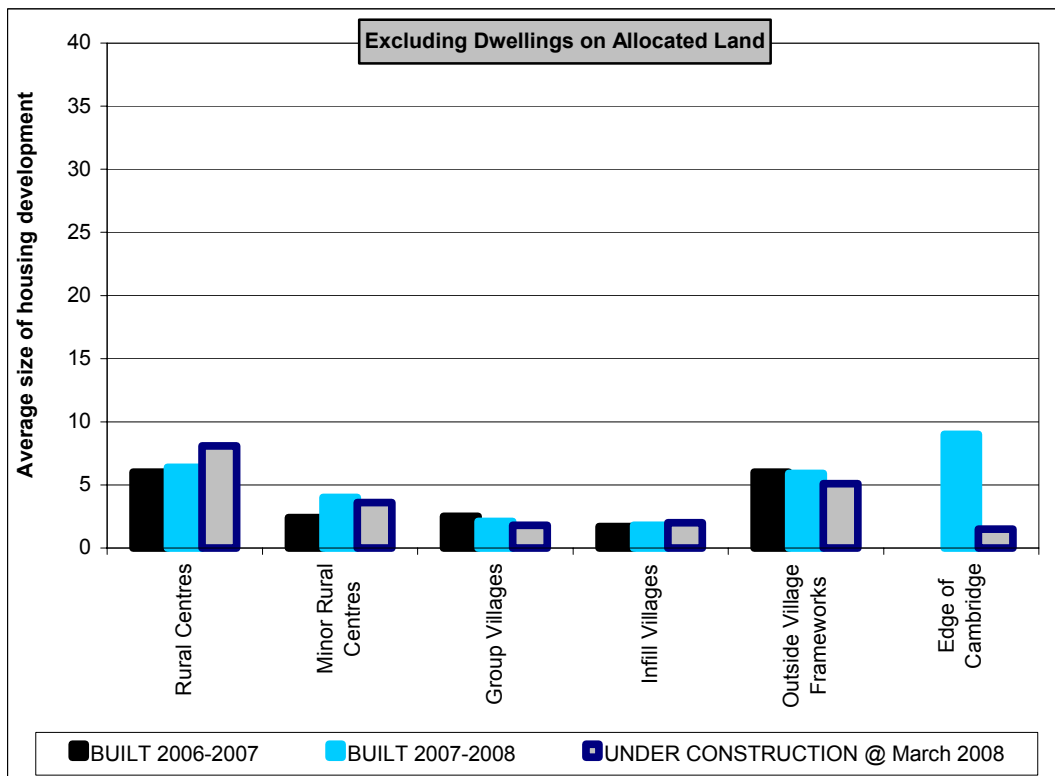
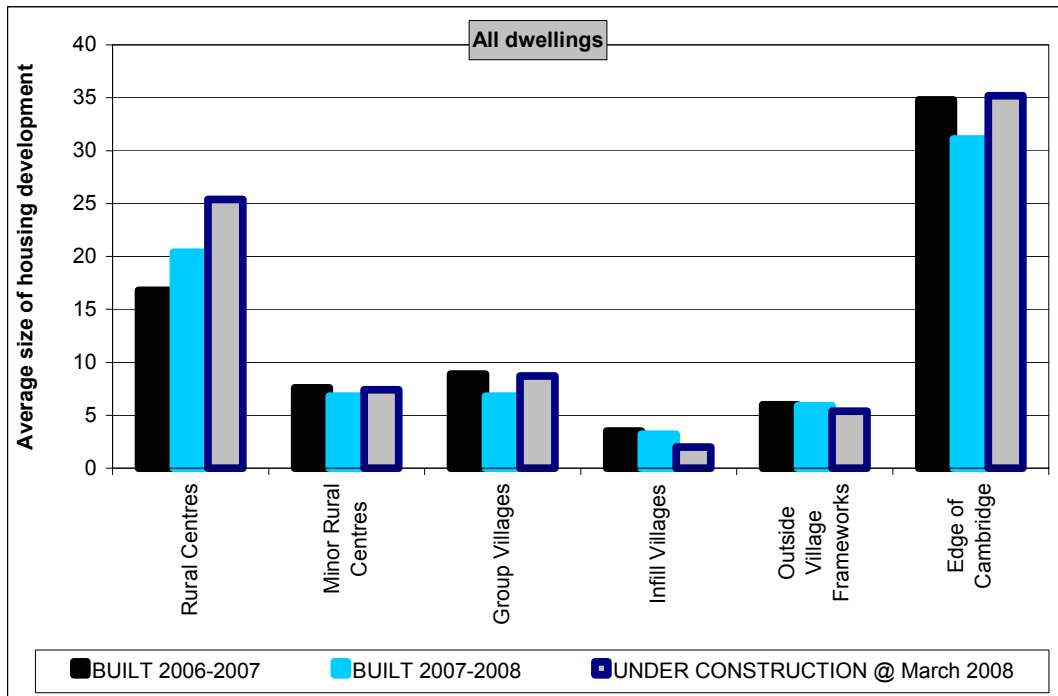
Housing Development by Settlement Category

- 4.63. As a major part of the Cambridge Sub-Region, the pressures for housing development in South Cambridgeshire are strong and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. **Core Strategy Objective ST/e** therefore requires the Council to protect the varied character of its villages by ensuring that the scale and location of development in each village is in keeping with its size, character and function.
- 4.64. Each of South Cambridgeshire's villages are categorised by their sustainability into Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. **Core Strategy Policy ST/2** sets out a sequential approach to development in the district based on the categorisation of the settlement; development will be concentrated on the edge of Cambridge and at the new town of Northstowe, and then within the rural areas development will be concentrated firstly on Rural Centres and then the other villages in order of sustainability. Based on their categorisation, indicative maximum residential development scheme sizes are set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**:

	Individual 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 single 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.

- 4.65. The review of the district undertaken while preparing the Local Development Framework, resulted in the re-classification of villages into different settlement categories, therefore it is not reasonable to compare data for monitoring years before the adoption of the **Core Strategy** (January 2007) as different policies were adopted at that time. NOTE: as there is a time lag between planning permission being granted and the planning permission being implemented and completed, the data shown in figures 4.19, 4.20 and 4.21 include some planning permissions granted under previous adopted planning policies.

Figure 4.19: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)



[For data, see table A.34, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.66. The data in figure 4.19 is calculated by dividing the total number of new dwellings expected on each site (once complete) by the number of different planning permissions. This gives an indication of the average size of development coming forward in each settlement category. Figure 4.19 shows that housing developments on allocated land tend to be larger than windfall housing developments, as the average size when allocated land is included is generally higher in all settlement categories.
- 4.67. Figure 4.19 also shows there is a general decrease in the average size of housing developments by settlement category that is generally in accordance with **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**; the only anomaly is the average size of housing developments outside village frameworks. In most circumstances the Council will refuse planning permissions for dwellings in the countryside (i.e. outside village frameworks); however as mentioned in paragraph 4.50, in exceptional circumstances the Council will grant planning permission for 100% affordable housing schemes on land adjoining the village, it is these housing developments that skew the average size of housing developments outside of village frameworks.

Figure 4.20: Largest housing development in each settlement category (*Indicator LOE1ii*)

	Built: 2006 - 2007		Built: 2007 - 2008		Under construction: at 31 March 2008	
	Overall	Excluding Allocations	Overall	Excluding Allocations	Overall	Excluding Allocations
Edge of Cambridge	72 (Orchard Park) *	0	88 (Orchard Park) *	0	88 (Orchard Park) *	2 (Newmarket Rd, Teversham)
Rural Centres	65 (Cambourne)	44 (Holme Way, Sawston)	110 (Cambourne)	46 (Histon)	110 (Cambourne)	77 (Granhams Rd, Gt Shelford)
Minor Rural Centres	78 (Papworth 3a)	10 (Fairfield Way, Linton)	78 (Papworth 3a)	54 (Moorlands, Melbourn)	78 (Papworth 3a)	20 (Back Lane, Melbourn)
Group Villages	144 (Girton 1)	15 (St Vincents Close, Girton)	144 (Girton 1)	15 (St Vincents Close, Girton)	105 (Longstanton 1)	11 (Home Farm, Fen Ditton)
Infill Villages	59 (Heathfield 1)	6 (Church St, Littlington)	59 (Heathfield 1)	11 (Main St, Stow- cum-Quy)	11 (Main St, Stow- cum-Quy)	11 (Main St, Stow- cum-Quy)
Outside Village Frameworks	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	37 (Main St, Stow- cum-Quy)	37 (Main St, Stow- cum-Quy)

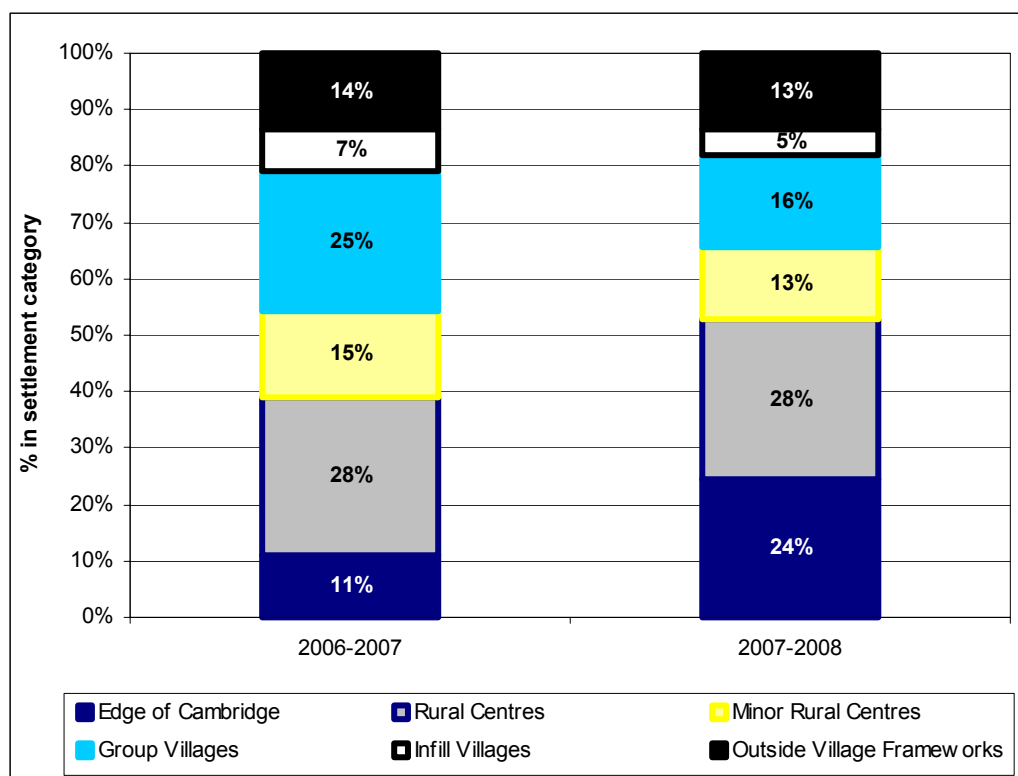
* Orchard Park was formerly known as Arbury Park.

Source: Research & Monitoring – Cambridgeshire County Council

- 4.68. The data in figure 4.20 shows the largest housing development either completed or under construction, based on the total number of new dwellings expected on each site (once complete). For most of the settlement categories, the largest housing development is on allocated land and their size tends to exceed the indicative limit for that settlement category.

4.69. Until completion in 2008, the redevelopment of the former Enterprise Café Site at Hardwick to provide 42 new dwellings was the largest housing development coming forward outside of village frameworks. Now, the largest housing development coming forward outside of village frameworks is the scheme for 48 dwellings (including 24 affordable) on the edge of Stow-cum-Quy; this development straddles the village framework boundary and so counts as the largest development both in Infill Villages and outside of village frameworks. Both these planning permissions were allowed for individual site-specific reasons, including the re-use of brownfield land and the provision of 50% affordable housing. In the Group Villages, when allocations are excluded, the largest development is still above the indicative limit of 8 dwellings; in all cases, the schemes for these sites include demolitions, and therefore the net increase in dwellings is within the settlement indicative limit.

Figure 4.21: Total dwellings built by settlement category (Indicator LOE1iii)



[For data, see table A.36, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

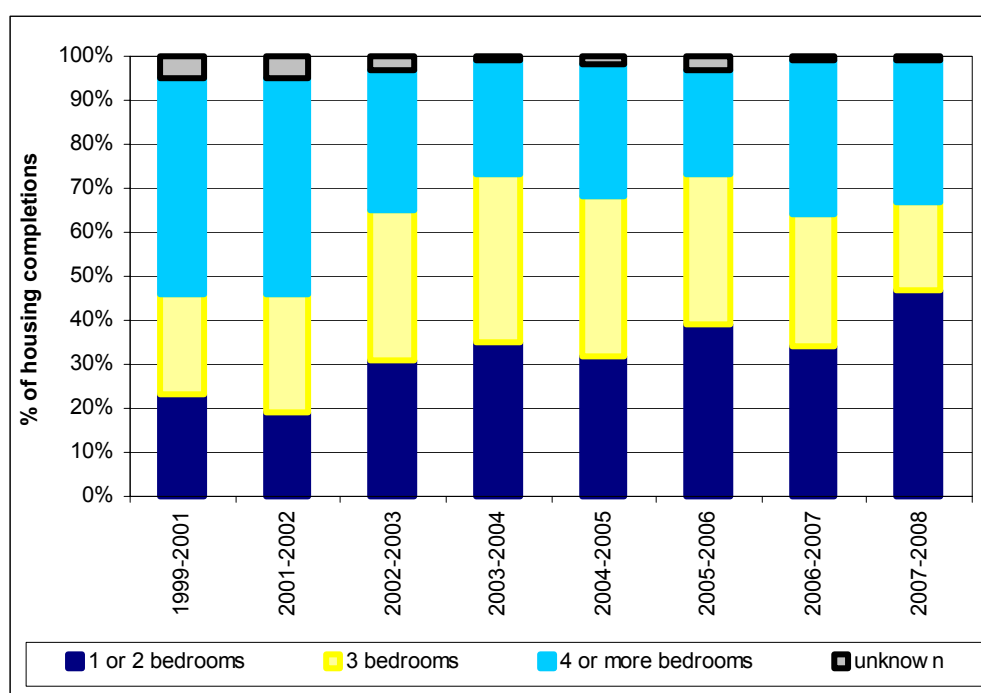
4.70. Historic local plans had a dispersal strategy of development through the allocation of large areas of land on the edge of, or within, villages for residential development; this strategy was changed at the district level by the adoption of the Core Strategy in January 2007, giving effect to the strategy set by the **Regional Planning Guidance 6** and the **Cambridgeshire & Peterborough Structure Plan**. The beginnings of this change can be seen in the change in the proportions of dwellings completed in the different settlement categories (see figure 4.21). Figure 4.21 shows that while the proportion of completions on the edge of Cambridge has increased in the last monitoring year, the proportion of completions in Infill and Group Villages has decreased.

4.71. However, it is notable the proportion of completions in Group Villages is still greater than the proportion of completions in Minor Rural Centres. This is partially a result of the continued build out of old Local Plan allocations in the Group Villages of Longstanton and Girton, but is also a result of the greater number of Group Villages than Minor Rural Centres.

Market Housing Mix

4.72. 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** therefore requires that in developments of up to 10 dwellings, market properties should provide: at least 40% of homes with 1 or 2 bedrooms; approx 25% of homes with 3 bedrooms; and approx 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.

Figure 4.22: Housing completions by number of bedrooms (*Indicator LOA1*)

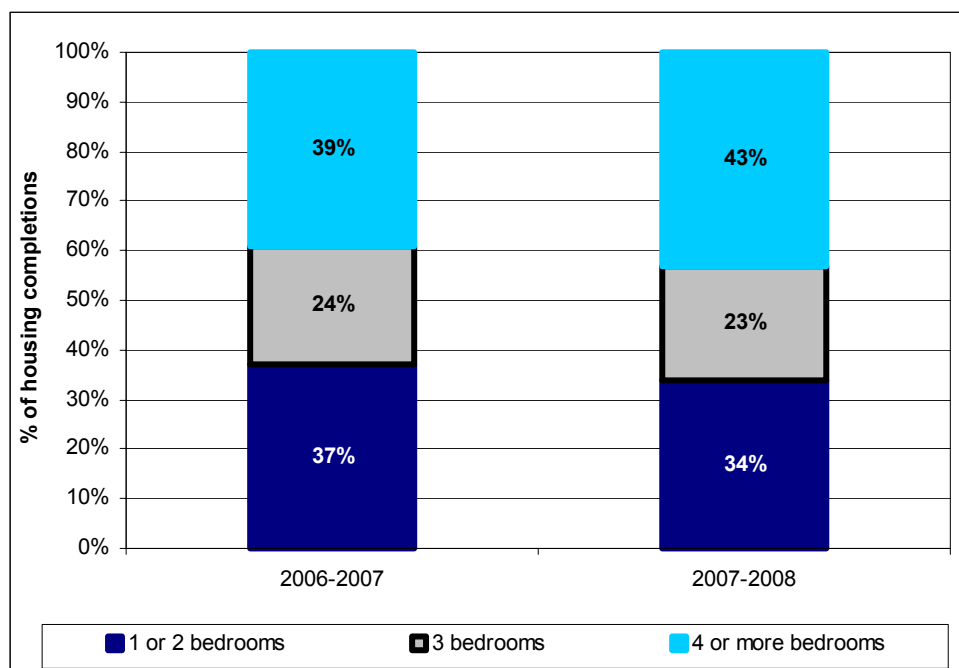


[For data, see table A.17, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

4.73. In the last monitoring year, 47% of new dwellings had either 1 or 2 bedrooms, and figure 4.22 shows that over the last nine years the percentage of smaller properties has generally increased. At the same time the proportion of dwellings with 4 or more bedrooms has reduced from 49% to 32%. For a limited number of new dwellings, data on the number of bedrooms is not known; this is generally only for non-permanent dwellings such mobile homes or static caravans.

Figure 4.23: Market housing completions on developments of up to 10 dwellings by number of bedrooms (*Indicator LOA5*)



[For data, see table A.21, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

4.74. On housing developments of up to 10 dwellings, dwellings with 4 or more bedrooms make up the largest proportion of housing completions (see figure 4.23) and in the last two monitoring years, this has been above the 25% target set by **Development Control Policy HG/2**. It should be noted that as there is a time lag between planning permission being granted and the planning permission being implemented and completed, the data shown in figure 4.23 includes some planning permissions granted under previous adopted planning policies. It is hoped that in future years, when more of the housing completions are on planning permissions granted since the adoption of the policy that the proportion of larger dwellings built will decrease and smaller dwellings built will increase. Building at higher densities as required by **Development Control Policy HG/1** may also help to increase the number of smaller properties provided in the district.

Housing Quality

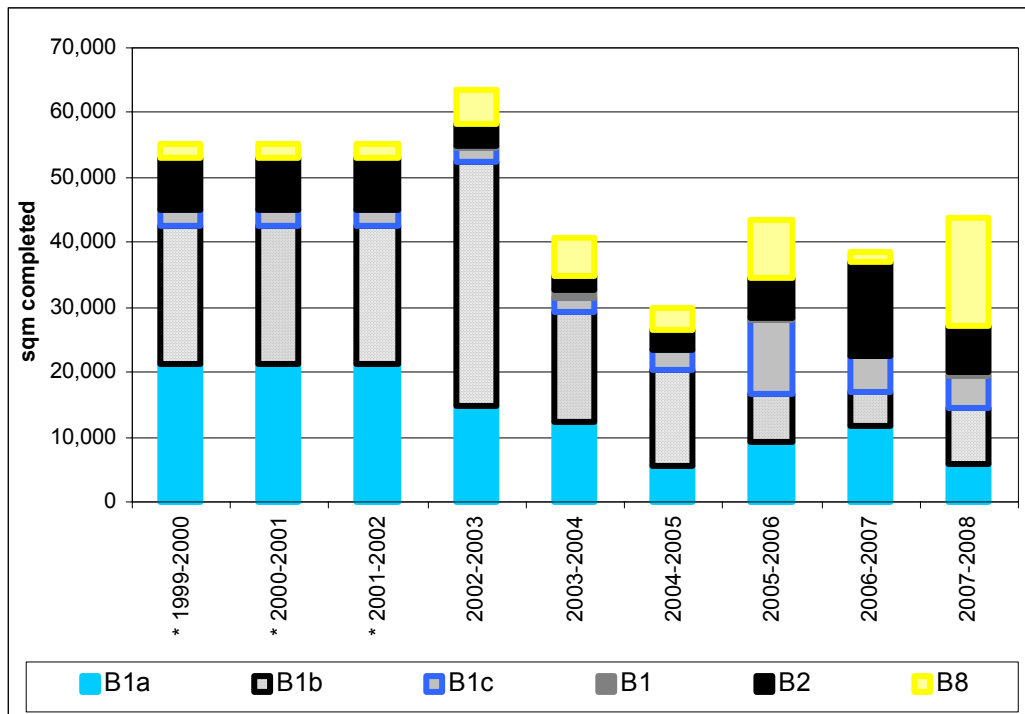
- 4.75. All new development will have an impact on its surroundings. The predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality, therefore the Council through **Development Control Policy DP/2** seeks to 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 while respecting local distinctiveness.
- 4.76. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list includes a requirement that the level of quality in new housing development is monitored for all housing sites of at least 10 dwellings that have been completed. This indicator has been added to the AMR as ***indicator CO-H6***.
- 4.77. The Council is looking into how we will fulfil the requirements of this indicator, and intends to implement actions so that data can be reported in future AMRs.

Employment Development and Supply

4.78. **Core Strategy Objective ST/a** requires the Council to provide an adequate and continuous supply of land for housing and employment, to meet strategic requirements, in sustainable locations. Additional employment land will be brought forward during the plan period at Northstowe and the strategic employment locations within the Cambridge urban fringe sites (see **Core Strategy Policy ST/8**) and through the continued implementation of many of the Local Plan 2004 Employment Allocations.

Business Completions

Figure 4.24: Gross amount and type of completed employment floorspace (sqm) (Indicator CO-BD1i)

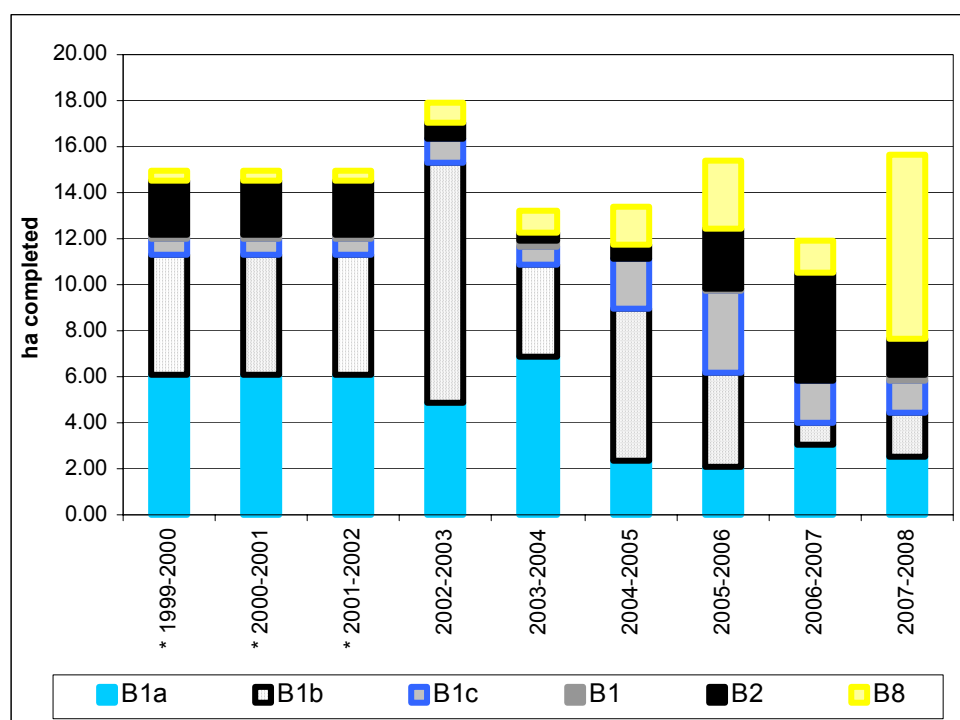


* For the period 1999-2002, data is only available for a three-year period; this figure has been split evenly across the three years on the graph.

[For data, see table A.1, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.25: Gross amount and type of completed employment land (ha) (Indicator LOA10i)



[For data, see table A.26, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.26: Net amount and type of completed employment floorspace (sqm) (Indicator CO-BD1ii)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
B1	428	320	1,328	0	448	0	-188
B1a	64,214	14,225	10,935	5,307	6,761	10,614	4,705
B1b	63,182	37,779	16,701	3,428	4,250	-814	3,877
B1c	787	-11,629	-330	1,313	10,182	3,660	4,222
B2	16,930	-4,680	666	1,627	2,473	9,306	6,642
B8	-5,228	4,269	5,716	122	7,979	-112	12,859
Total	140,313	40,284	35,016	11,797	32,093	22,654	32,117

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.27: Net amount and type of completed employment land (ha) (**Indicator LOA10ii**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
B1	0.58	0.03	0.33	0.00	0.05	0.00	0.15
B1a	18.24	4.72	5.42	1.83	1.52	1.98	1.95
B1b	15.59	10.42	3.56	-0.17	2.17	-1.28	1.03
B1c	0.27	-3.36	-0.21	1.48	3.04	0.98	1.05
B2	4.81	-3.90	-0.16	-0.16	0.99	2.11	1.25
B8	-1.29	0.41	0.93	0.29	2.68	1.17	7.07
Total	38.21	8.32	9.86	3.27	10.45	4.96	12.51

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.28: Gross amount of completed employment floorspace (sqm) on allocated land (**Indicator LOA11**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
B1-B8 total	27,101	0	5,476	7,832	10,641	7,807	81
% of total floorspace	16.4%	0.0%	13.5%	26.1%	24.4%	20.3%	0.2%

[For data, see table A.28, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.79. The total amount of business floorspace completed has remained relatively constant over the last five monitoring years (see figures 4.24 and 4.26). This is a stepped decrease to the amount of business floorspace completed at the start of the plan period. This decrease in overall provision of business floorspace is not directly reflected in the amount of business land completed; since the start of the plan period, annual completions of employment land have generally been fairly constant (see figures 4.25 and 4.27). This is due to the increasing density of employment developments coming forward.
- 4.80. The relationship between the amount of land completed and the amount of floorspace completed depends on the density of the individual planning permissions completed in that monitoring year. For example, in the last monitoring year, a number of low density business developments have been completed, such as:
- grain drying and storage buildings, **adjacent to the A11, Great Wilbraham** (9,395 sqm on 4.04 ha: B8 use); and
 - 19 business units at **Buckingway Business Park**, adjacent to A14, Swavesey (11,808 sqm on 3.25 ha: B1a, B1c, B2 and B8 uses).

- 4.81. Figures 4.24, 4.25, 4.26 and 4.27 show that the majority of new business floorspace completed is for office use (B1a) or research and development use (B1b); much of this floorspace is completed on business / research parks such as Granta Park, Cambridge Research Park (Landbeach) and Wellcome Institute @ Hinxton Hall. The figures also show that in the last monitoring year there has been a significant amount of B8 land and floorspace completed; the majority of this land and floorspace was completed on four planning permissions:
- grain drying and storage buildings, **adjacent to the A11, Great Wilbraham** (9,395 sqm on 4.04 ha);
 - c/u from industrial (B2) to storage and distribution (B8) plus an extension, **land at former Charlton Site, on the A10 at Landbeach** (1,460 sqm on 1.15 ha);
 - c/u of land to goods yard, at **Station Road, Longstanton** (0.75 ha); and
 - business units at **Buckingway Business Park**, adjacent to A14, Swavesey (3,332 sqm on 0.94 ha, estimated as the B8 proportion of this permission).
- 4.82. Figure 4.28 shows that there is no pattern in the amount of new business floorspace completed on land allocated for employment uses. In the last monitoring year, only 0.2% of business floorspace completed was on allocated land. Figure 4.32 (below) shows that the amount of potential land left to develop on the 'saved' Local Plan allocations is very small and therefore this is a contributing factor to the potential amount of new business land that can be completed on allocated land. As the land allocated in the adopted Area Action Plans comes forward for development, it is likely that a much higher proportion of new business floorspace completed will be on allocated land.
- 4.83. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of floorspace developed in employment or regeneration areas, defined by the Council to be allocated land (previously **indicator 1b**). The Council feel that it is important to continue monitoring this information to inform future planning policies; this indicator is therefore included as a local output indicator (**indicator LOA11**).

Figure 4.29: Amount of completed employment floorspace (sqm) on PDL (**Indicator CO-BD2**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Total on PDL	60,019	15,464	14,300	11,555	18,600	15,100	16,025
% of Total Floorspace	36%	24%	35%	38%	43%	39%	37%

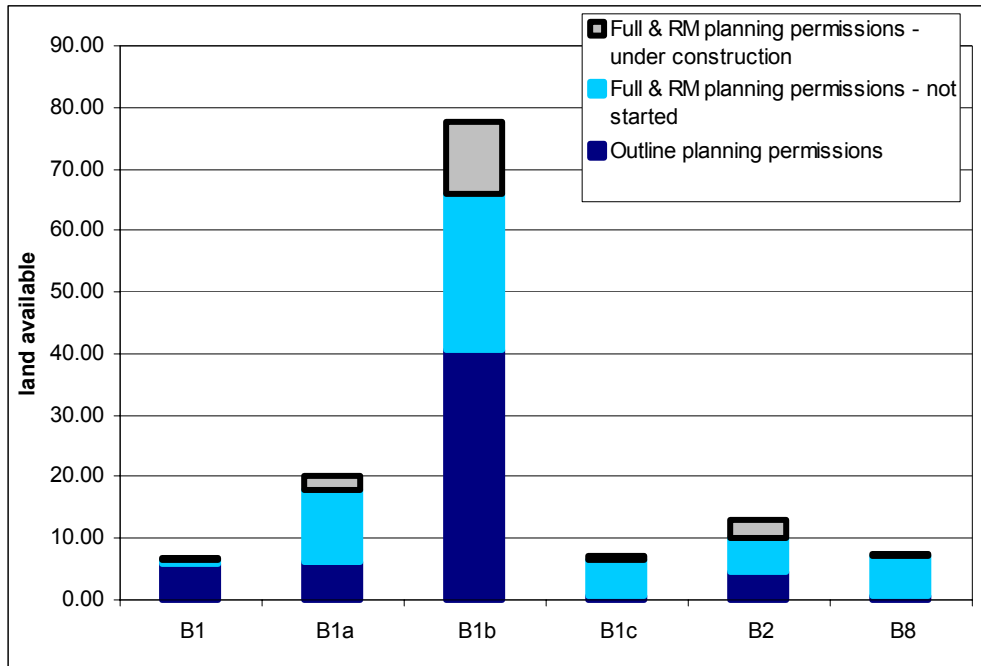
[For data, see table A.3, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

- 4.84. The amount of business floorspace completed on PDL has generally remained above 35%, and for the last four monitoring years has been around 40% (see figure 4.29). Although the proportion of business floorspace completed on PDL is slightly higher than the proportion of new dwellings completed on PDL, there is still a large proportion of business floorspace completed on 'greenfield' sites. Many of the business / research parks being developed in the district are 'greenfield' sites; for example Granta Park, Cambourne Business Park and Papworth Business Park.

Business Commitments

Figure 4.30: Gross amount and type of employment land (ha) available with planning permission at 31 March 2008 (Indicator CO-BD3i)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.31: Net amount and type of employment land (ha) available with planning permission at 31 March 2008 (Indicator CO-BD3ii)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction
B1	5.93	0.50	0.28
B1a	6.16	10.70	2.33
B1b	35.88	18.23	-3.52
B1c	0.54	5.08	0.56
B2	4.53	3.89	2.91
B8	-0.18	3.24	0.28
Total	52.86	41.65	2.83

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.32: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2008 (**Indicator CO-BD3iii**)

	Local Plan 'saved' employment allocations		Employment land allocated in adopted Area Action Plans		DRAFT employment allocations in Site Specific Policies DPD (submission January 2006)	
	Gross	Net	Gross	Net	Gross	Net
B1	1.30	1.30	15.60	15.60	5.95	5.95
B1a	0.00	0.00	9.37	9.37	0.00	0.00
B1b	0.00	0.00	1.43	-3.56	0.00	0.00
B1c	0.00	0.00	0.00	0.00	0.00	0.00
B2	1.07	0.09	4.52	4.52	0.00	0.00
B8	0.00	0.00	4.52	4.52	0.00	0.00
Total	2.36	1.38	35.45	30.46	5.95	5.95

Source: Research & Monitoring – Cambridgeshire County Council

- 4.85. South Cambridgeshire has a large supply of business land with planning permission (see figure 4.30); at 31 March 2008 this amounted to 132.08 ha, and of this 56% had detailed planning permission. The majority of this land has planning permission for B1b (research and development) use, at sites such as Granta Park (phase 2), Cambridge Research Park (Landbeach), Babraham Institute @ Babraham Hall and Wellcome Trust @ Hinxton Hall.
- 4.86. Since 31 March 2007, a number of sites have changed 'category', which suggests that business land / floorspace is progressing through the planning system. A few examples of these changes are:
- **Papworth Business Park:** the remaining land with outline planning permission now has detailed planning permission and is under construction;
 - **Employment site to west of Longstanton:** this site was granted outline planning permission in December 2007, and is therefore no longer included in the land without planning permission 'category';
 - **Land at London Road, Pampisford:** a proportion of the remaining land allocated now has outline planning permission.
- 4.87. The adoption of the Northstowe AAP, Cambridge East AAP and Cambridge Southern Fringe AAP in the last monitoring year has significantly increased the amount of land allocated without planning permission (see figure 4.32). Figure 4.32 also shows that at the 31 March 2008, there is very little allocated land without planning permission on the 'saved' local plan allocations. The additional land anticipated from the draft employment allocations in the **Site Specific Policies DPD** is largely as a result of policy SP/8 Papworth Hospital and Papworth West Central. An estimate of 5.45 ha of employment land on these two sites has been used for monitoring purposes, but the actual amount of land developed will depend on implementation of the policy.

Employment Land Lost

- 4.88. Employment sites within villages are a scarce resource that should be retained to provide local employment. The Council will therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see **Development Control Policy ET/6**).

Figure 4.33: Amount of employment land (ha) lost in South Cambridgeshire and on allocated land (**Indicator LOA12**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
Whole district	-2.35	-5.11	-2.64	-3.60	-2.87	-3.84	-0.67	-21.07
On allocated land	None	None	None	None	None	None	None	None

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.34: Amount of employment land (ha) lost to residential development (**Indicator LOA13**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
Village Frameworks	-2.21	-5.07	-1.17	-1.29	-0.97	-3.40	-0.33	-14.44
South Cambridgeshire	-2.21	-5.07	-2.18	-1.71	-0.97	-3.40	-0.33	-15.87

Source: Research & Monitoring – Cambridgeshire County Council

- 4.89. Figures 4.33 and 4.34 show that 21.07 ha of employment land has been lost since the start of the plan period; of this 75% has been lost to residential development. In the last monitoring year, all employment land lost was within village frameworks. This loss of business land in the district has been compensated for by a gain of 108.69 ha of new business land (1999-2008) on land previously not in business use (see table B1.5, published by the Research & Monitoring team on their website: <http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/Business+development.htm>).
- 4.90. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of land lost (previously **indicator 1e**) and the amount of land lost to residential development (previously **indicator 1f**). The Council feel that it is important to continue monitoring this information to inform future planning policies; these indicators are therefore included as local output indicators (**indicator LOA12** and **LOA13**).

Retail, Office and Leisure Development

4.91. The Council through **Development Control Objectives SF/a, SF/b, SF/c, SF/f** and **SF/i** seeks to encourage the provision and retention of village services and facilities within villages and seeks to limit development in the countryside. **Core Strategy Policy ST/9** requires proposals for retail development to be considered against a hierarchy of preferred locations, and that the proposals should be in scale with the centres position in the hierarchy.

Figure 4.35: Gross and net amount of completed floorspace (sqm) for 'town centre uses' (Indicator CO-BD4)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,828	NM	NM	64,214	64,214	NM	NM
2002-2003	957	957	NM	NM	14,675	14,225	NM	NM
2003-2004	2,178	2,038	0	0	12,196	10,935	0	-547
2004-2005	561	144	0	0	5,433	5,307	195	195
2005-2006	4,107	2,076	138	138	9,314	6,761	470	470
2006-2007	564	419	40	40	11,670	10,614	1,532	1,532
2007-2008	244	-1,018	85	-25	5,861	4,705	1,820	1,820
TOTAL	30,779	16,444	263	153	123,363	116,761	4,017	3,470

NM = not monitored, on the 1 January 2004 the Research & Monitoring team widened the scope of their monitoring to include A2 and D2 uses.

A1 figures are for net tradeable floorspace (sales space), figures for the rest of the use classes are gross floorspace.

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.36: Gross and net amount of committed floorspace (sqm) for 'town centre uses' at 31 March 2008 (Indicator LOA9)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	1,858	1,858	1,630	1,630	30,102	30,102	1,630	1,630
Full & RM planning permissions - under construction	0	-293	0	0	4,668	4,548	313	313
Full & RM planning permissions - not started	1,811	739	267	267	32,682	31,329	13,418	1,943
Allocated without planning permission	37,500	37,310	4,000	4,000	46,500	46,500	8,250	8,250

Source: Research & Monitoring – Cambridgeshire County Council

- 4.92. **Indicator CO-BD4** (figure 4.35) shows that the amount of A2 and D2 floorspace completed in the district has been fairly low compared to the amount of retail (A1 use) and office (B1a use) floorspace completed. The last two monitoring years have seen a significant increase in the amount of D2 floorspace completed; this is partially a result of the increased number of D2 proposals included in the Research & Monitoring teams database but also a result of the completion of the new headquarters building for the Cambridgeshire Football Association at Histon Football Club.
- 4.93. Figure 4.35 also shows that there is a significant difference in the gross and net amount of retail floorspace completed in the district since the start of the plan period. This difference is a result of the redevelopment of the Tesco site at Bar Hill at the start of the plan period, which involved the demolition of the existing store and adjacent shops, and the construction of a new larger store and adjacent shops. In figure 4.35 this is shown as 15,128 sqm of gross retail floorspace completed and 4,780 sqm of net retail floorspace completed. In more recent monitoring years, the amount of retail completed has been much smaller, and is mostly the result of change of use of small units within villages.
- 4.94. **Indicator LOA9** (figure 4.36) shows a large amount of floorspace allocated for A1, A2, B1a and D2 uses; all this allocated floorspace is within the adopted Area Action Plan sites and is necessary to provide mixed use sustainable communities. Figure 4.36 also shows a significant amount of D2 floorspace with detailed planning permission; this is boosted by detailed planning permission for a Sports Centre at Cambourne (over 4,200 sqm) and a golf clubhouse for the proposed golf course between Granhams Road and Hinton Way, Great Shelford.

Community Facilities and Local Services

- 4.95. Good access from new housing to a range of services can help to reduce car dependence and may also help to support the vitality of rural communities. **Core Strategy Objective ST/b** therefore requires all new development to be located where access to day-to-day needs such as employment, shopping, education, recreation and health facilities are available by public transport, walking and cycling. The Council will also refuse planning permission for proposals that will cause an unacceptable reduction in the level of community or service provision in the locality (see **Development Control Policy SF/1**).

Figure 4.37: Amount of new residential development within 30 minutes public transport time of key services (**Indicator LOB4**)

	2005-2006	2006-2007	2007-2008
General Practitioner	87%	97%	99%
Hospital †	68%	53%	38%
Primary School	96%	97%	99%
Secondary School	40%	73%	79%
Employment	97%	97%	99%
Major Retail Centre	41%	44%	44%
All of the Above	19%	18%	8%

† The data has been calculated using a list of hospitals that includes Papworth Hospital; this hospital is a specialist hospital with no Accident & Emergency facility.

Source: Cambridgeshire County Council

- 4.96. In the last three monitoring years, figure 4.37 shows that the majority of new residential developments are within 30 minutes public transport time of a GP, primary school and employment area. However, only about 40% of new residential developments completed each year are within 30 minutes public transport time of a major retail centre; this is a consequence of all the major retail centres being outside of the district, combined with the large and rural nature of the district. Figure 4.37 shows that a decreasing amount of residential development is within 30 minutes public transport time of a hospital; this is because the total journey time from some of the larger new residential developments, such as Orchard Park (formerly Arbury Park), land west of Longstanton and a scheme of retirement flats at Histon, is 35-50 minutes to a hospital.
- 4.97. In the last monitoring year, only 8% of new residential developments completed were within 30 minutes public transport time of all six key services (see figure 4.37). This is a reflection of the rural nature of the district and the historic dispersed strategy of development; many planning permissions currently being implemented were permitted under the historic dispersed strategy of development. The new strategy for development set out in **Core Strategy Policy ST/2** seeks to ensure that new development is provided in the most sustainable locations; as this strategy is implemented it is expected that the percentage of residential developments within 30 minutes public transport time of the six key services should increase.

- 4.98. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the amount of new residential development within 30 minutes public transport time of key services. The Council feel that it is important to continue monitoring this information to inform future planning policies; this indicator is therefore included as a local output indicator (*indicator LOB4*).

Developer Contributions

4.99. New developments can create additional demands for physical infrastructure and social facilities, and can have an adverse impact on the environment. The Council, in accordance with government guidance, therefore requires developers to make a contribution towards any necessary improvements, new facilities and compensation for any loss or damage created where applicable to make the scheme acceptable in planning terms (see **Development Control Policy DP/4**). Developer contributions are secured through s106 agreements as a result of negotiations between the developer and the appropriate local authority.

Figure 4.38: Investment secured for infrastructure and community facilities through developer contributions (**Indicator LOF1**)

Secured by:	For:	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire District Council	Affordable Housing	£0	£4,053,033	£289,072	£184,000
	Other	unknown	unknown	unknown	unknown
Cambridgeshire County Council (from planning permissions in South Cambridgeshire)	Education	£290,024	£3,562,850	£319,598	£413,750
	Transport	£5,000	£6,910,000	£275,663	£75,000
	Miscellaneous	£0	£102,000	£0	£0

Source: New Communities – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

4.100. Cambridgeshire County Council have consistently secured developer contributions for education and transport from planning permissions granted by South Cambridgeshire District Council. The significant increase in developer contributions secured in 2005-2006 is due to developer contributions of over £10 million secured from the Orchard Park (formerly known as Arbury Park) development on the edge of Cambridge and the Summersfield development at Papworth Everard.

4.101. It has not been possible to collect data on all the developer contributions secured by the Council, however data on the commuted sums collected for the provision of off-site affordable housing has been recorded. Again, the significant increase in developer contributions secured in 2005-2006 is due to a large contribution for off-site affordable housing secured from the Summersfield development at Papworth Everard. It is hoped that data on other developer contributions secured by the Council will be available for the 2008-2009 Annual Monitoring Report as the Council has recruited a s106 Implementation Officer. This officer will have responsibility for creating and maintaining a database of s106 agreements, the contributions secured and the contributions received.

Open Space and Outdoor Recreation

- 4.102. Recreational facilities, including outdoor play space, informal open space and built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. The Council therefore requires developers to contribute towards providing new open space within their development but may also require contributions towards enhancing existing facilities for the benefit of the new occupants (see **Development Control Policies SF/10** and **SF/11**).
- 4.103. The Council, through **Indicator LOB1**, has stated an intention to monitor the gains and losses of open space and outdoor recreation land resulting from new developments and also the percentage of planning permissions meeting open space standards. Unfortunately, it has not been possible to gather data for this indicator as yet; the Council will investigate ways to capture this data for future years.

Renewable Energy

4.104. Both the government and the Council are committed to reducing the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. **Development Control Policy NE/2** states that the Council will grant planning permission for proposals to generate energy from renewable sources, provided that they comply with the development principles set out in **Development Control Policies DP/1, DP/2 and DP/3** and where applicable can be connected efficiently to the national grid.

4.105. The Council also requires through **Development Control Policy NE/3** that all development proposals for greater than 10 dwellings or 1,000 sqm of floorspace will include technology for renewable energy sources to provide at least 10% of their predicted energy requirements. Given the scale of new development planned for the district, the potential contribution of renewable energy provision from new developments is considerable.

Figure 4.39: Renewable energy capacity installed by type (in MegaWatts) (Indicator CO-E3i)

	Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
Before 1999	0	0	2.136	0	0	0	2.136
1999-2000	0	0	0	0	0	0	0
2000-2001	0	0	0	0	0	0	0
2001-2002	0.0025	0	0	0	0	0	0.0025
2002-2003	0	0	0	0	0	0	0
2003-2004	0	0	0	0	0	0	0
2004-2005	0.005	0	2.128	0	0	0	2.133
2005-2006	0	0	0	0	0.011	0	0.011
2006-2007	0.006	0	0	0	0.002	0	0.008
2007-2008	0.001	0	0	0	0.003	0	0.004
Total	0.0145	0	4.264	0	0.016	0	4.2945

Source: Research & Monitoring – Cambridgeshire County Council

Figure 4.40: Renewable energy capacity with planning permission at 31 March 2008 by type (in MegaWatts) (**Indicator CO-E3ii**)

Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
0.457	0	0	0	0	0	0.457

Source: Research & Monitoring – Cambridgeshire County Council

- 4.106. The data shown in figures 4.39 and 4.40 is that captured from planning permissions and from data supplied by Renewables East. In the last monitoring year, there was only a small increase in new renewable energy sources installed. Figure 4.39 shows that landfill gas at Milton Household Waste Recycling Centre / Landfill Site is still the largest installed renewable energy source in South Cambridgeshire. **Indicator SE4** (page 65) records the generating capacity of renewable energy sources in the district; the data for that indicator suggests that the production of energy from landfill gas at Milton Household Waste Recycling Centre / Landfill Site, doubled the generating capacity in the district. At 31 March 2008, 3 wind turbines with a capacity of 0.457 MW had planning permission but had not been installed.
- 4.107. The Council, through **Indicator LOG2**, has stated an intention to monitor the proportion of development proposals greater than 10 dwellings or 1,000 sqm of floorspace that are using renewable energy to provide at least 10% of their predicted energy requirements. Unfortunately, it has not been possible to gather data for this indicator as yet; the Council and the Research & Monitoring team at Cambridgeshire County Council are investigating ways to capture this data for future years.

Development in Locations of Particular Environmental Importance

- 4.108. The Council is committed to the protection and enhancement of sites of internationally and nationally important nature conservation areas; however this must be balanced with the need for development and in some instances the Council may allow sensitively located and carefully designed developments (see **Development Control Policies NE/7**). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.
- 4.109. Alongside this the Council is also committed to protecting Important Countryside Frontages. **Development Control Policy CH/7** states that planning permission for development will be refused if it would compromise their purpose, which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings.
- 4.110. The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent communities in the environs of Cambridge from merging into one another and with the city. There is therefore a presumption against inappropriate development (as defined in **PPG2: Green Belts**) in the Cambridge Green Belt (see **Development Control Policy GB/1**).

Figure 4.41: Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas (Indicator LOI1)

	2004-2005	2005-2006	2006-2007	2007-2008
RAMSAR (Wetland Areas)	none	none	none	none
SPA (Special Protection Areas)	none	none	none	none
SAC (Special Areas of Conservation)	none	none	none	none
NNR (National Nature Reserves)	none	none	none	none
SSSI (Site of Special Scientific Interest)	none	none	none	none
Total	none	none	none	none

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

Figure 4.42: Amount of land adjacent to an Important Countryside Frontage that has been lost to development (Indicator LOE2)

2004-2005	2005-2006	2006-2007	2007-2008
none	none	none	none

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

Figure 4.43: Amount of inappropriate development completed in the Green Belt (**Indicator LOK1**)

2006-2007	2007-2008
none	none

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

4.111. **Indicators LOI1, LOE2 and LOK1** show that in the last monitoring year no development has been completed in nationally or internationally important nature conservation sites or in the Cambridge Green Belt, and no land adjacent to Important Countryside Frontages has been lost.

Biodiversity

4.112. The Council is committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore or add to biodiversity. **Development Control Policy NE/6** states that the Council will refuse planning permission for development that would have a significant adverse impact on the population or conservation status of protected species or priority species or habitat, unless the impact can be adequately mitigated or compensated for.

Figure 4.44: Change in areas of biodiversity importance (*Indicator CO-E2*)

	2005-2006	2006-2007	2007-2008
Number of sites of biodiversity importance affected by development	0	0	0
Change in hectares of sites of biodiversity importance	no change	no change	+1.89 ha

Areas of biodiversity importance are those recognised for their intrinsic environmental value and include sites of international, national, regional and local significance. In South Cambridgeshire these have been defined as: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites, and County Wildlife Sites.

Source: Cambridgeshire & Peterborough Biological Records Centre

Figure 4.45: Habitats and species affected by new developments (*Indicator LOI2*)

		South Cambridgeshire BAP †			UK NERC s41 Species *		
		2002-2006	2003-2007	2004-2008	2002-2006	2003-2007	2004-2008
Housing Developments	Number of developments analysed	670	738	835	670	738	835
	Number of developments intersecting species records	152	189	282	533	604	694
	Number of species records intersecting developments	310	503	651	2,923	5,280	5,949
Business Developments	Number of developments analysed	53	39	434	53	39	434
	Number of developments intersecting species records	22	33	94	39	29	232
	Number of species records intersecting developments	49	93	196	102	110	1,201
Retail, Office & Leisure Developments	Number of developments analysed	110	130	233	110	130	233
	Number of developments intersecting species records	12	18	51	68	71	121
	Number of species records intersecting developments	34	131	257	453	343	883

* Species listed in section 41 of the Natural Environment and Rural Communities Act 2006.

† Species listed in the South Cambridgeshire Biodiversity Action Plan (BAP).

Source: Cambridge & Peterborough Biological Records Centre

- 4.113. The data for **indicator CO-E2** shows that since 2005, there have been no sites of biodiversity importance affected by housing or non-housing developments completed (see figure 4.44). The site is referred to as being affected by development if there is an intersection between a designated site and any completed housing or non-housing development. However, in the last monitoring year, two new County Wildlife Sites have been selected in South Cambridgeshire, which have resulted in an additional 1.89 ha of land in the district being classified as sites of biodiversity importance. The sites are: Elsworth – Hilton Road Side Verge and Woodland Grange, Steeple Morden.
- 4.114. For **indicator LOI2**, the Cambridgeshire & Peterborough Biological Records Centre (CPBRC) have compared GIS layers of completed development against other layers showing the distribution of sites and species designated for their biodiversity interest. Where a development intersects the species record it is considered to have an affect in it, and is therefore included in the data for this indicator. The data in figure 4.45 shows that an increasing number of species are affected by development (see 'number of developments intersecting species records'), and an increasing number of developments affect species (see 'number of species records intersecting developments'). However, in the same period the number of NERC s41 species records and South Cambridgeshire Biodiversity Action Plan (BAP) records held by CPBRC have increased, so it is not yet possible to determine the cause of the change.
- 4.115. In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor the change in priority habitats and species by type (previously **indicator 8i**). The indicator was monitored by recording the number of habitats and species affected by new developments; this information is included as a local output indicator (**indicator LOI2**) as the Council feel it is important to continue monitoring this to inform future planning policies.

Listed Buildings

4.116. Listed buildings contribute significantly to the character of South Cambridgeshire, and therefore when assessing listed building applications the Council will adopt a presumption in favour of the retention and preservation of local materials and details on listed buildings in the district (see **Development Control Policy CH/3**). All listed buildings applications must be determined in accordance with national policy, currently **Planning Policy Guidance 15: Planning and the Historic Environment**.

Figure 4.46: Number of listed buildings and number that are at risk (Indicator LOJ1)

	2004-2005	2005-2006	2006-2007	2007-2008
Number of listed buildings	2,630	2,633	2,665	2,666
Number at risk	51	50	41	34

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

4.117. There has been an increase in the number of listed buildings in the district over the last four monitoring years, at the same time there has been a decrease in the number of listed buildings at risk. The number of listed buildings at risk is consistently less than 2% of all listed buildings.

Flood Risk

4.118. There is a presumption that development should not be permitted in areas at risk of flooding; therefore any proposals for redevelopment or new development in flood risk areas are required to demonstrate that the development are not at risk of flooding and do not increase the risk of flooding elsewhere. **PPS25: Development and Flood Risk** requires that development proposals are considered against a sequential test to determine their suitability (see **Development Control Policy NE/11**).

Figure 4.47: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (**Indicator CO-E1**)

	2005-2006	2006-2007	2007-2008
Flooding	none	2 *	5 †
Water Quality	none	none	none

* S/0873/06 & S/1086/06

† S/0282/07, S/0349/07, S/1183/07, S/1289/07 & S/1447/07 - all these permissions were subject to appropriate conditions, and as a result the Environment Agency withdrew their objections.

Source: Environment Agency

Figure 4.48: Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures (**Indicator LOG1**)

	2005-2006	2006-2007	2007-2008
Previously undeveloped functional floodplain land	none	none	none
Flood risk areas	none	none	none

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

4.119. **Indicator CO-E1** shows that in the last two monitoring years, planning permission has been granted for seven proposals against the advice of the Environment Agency. In 2006-2007, S/0873/06 was initially refused by the Council but then allowed by an independent Inspector on appeal, and S/1086/06 was granted with the proviso that the flooding concerns were addressed through the reserved matters planning applications. In 2007-2008, the Environment Agency raised objections to the flood risk assessments submitted with S/349/07, S/1183/07 and S/1289/07; their objections were withdrawn following the submission of revised flood risk assessments and with the proviso that certain conditions were attached to the planning permissions. The Environment Agency's objections to S/0282/07 and S/1447/07 were related to the developments impact on surface water run-off, again the objections were withdrawn with the proviso that certain conditions were attached to the planning permissions.

4.120. **Indicator LOG1** shows that in the last monitoring year no development has been completed on previously undeveloped functional floodplain land or in flood risk areas.

c. Significant Effects Indicators

Land and Water Resources

Sustainability Appraisal Objective 1.1

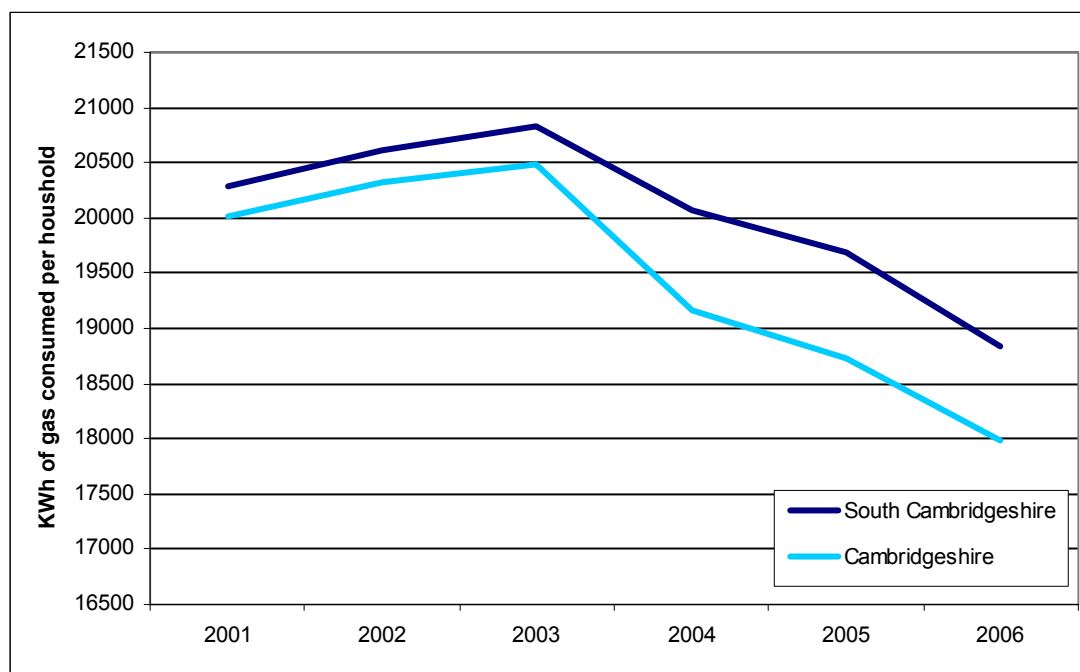
Minimise the irreversible loss of undeveloped land and productive agricultural holdings

- 4.121. In the 2007-2008 monitoring year, nearly 40% of dwellings completed were built on previously developed land, a significant increase in comparison to the previous two monitoring years (**Indicator SE1**). See **Indicator CO-H3** on page 26 for the full breakdown on completed development on PDL.
- 4.122. The net density of new housing developments completed on sites 9 or more dwellings in the 2007-2008 monitoring year was 29 dwellings per hectare (**Indicator SE2**). The density has fallen from the previous monitoring year however there has not been a consistent pattern in the density of new developments in previous years. See **Indicator LOB3** on page 28 for the full breakdown of data on housing density.

Sustainability Appraisal Objective 1.2

Reduce the use of non-renewable resources, including energy sources

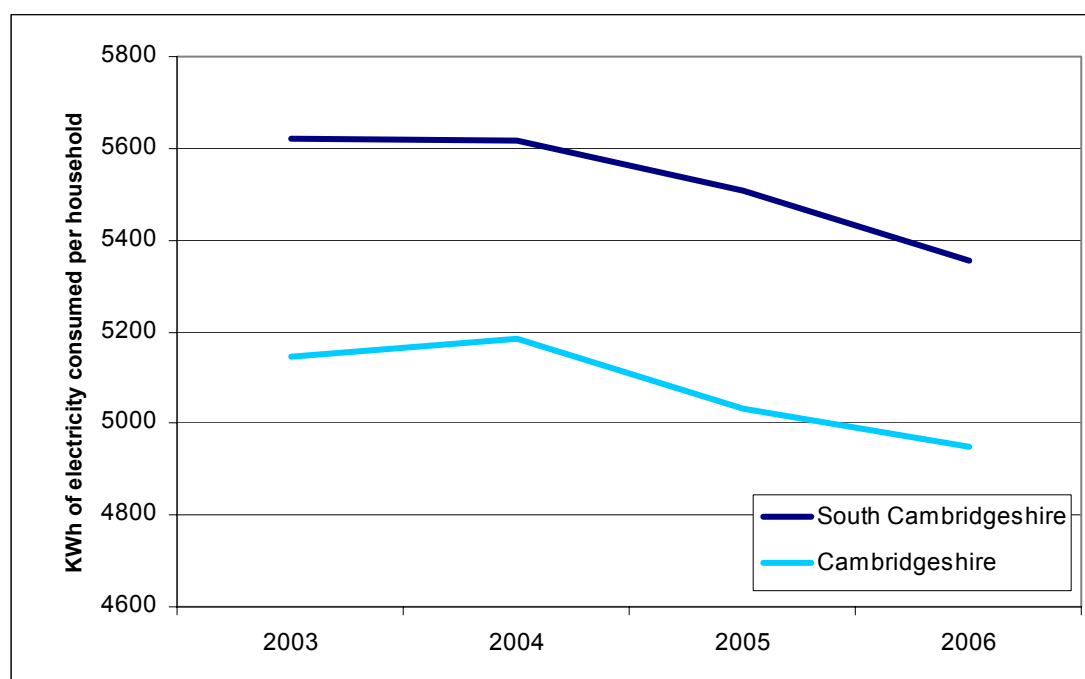
Figure 4.49: KWh of gas consumed per household per year (**Indicator SE3i**)



[For full data, see table A.44, appendix 3]

Source: Department for Business, Enterprise and Regulatory Reform

Figure 4.50: KWh of electricity consumed per household per year (*Indicator SE3ii*)



[For full data, see table A.45, appendix 3]

Source: Department for Business, Enterprise and Regulatory Reform

4.123. The average consumption of gas and electricity per household within the district has fallen every year since 2003. This can be attributed to the growing awareness of need to reduce greenhouse gas emissions and the trend in rising energy costs. The Council has taken a pro-active approach in its emerging Area Action Plans that promote a more sustainable form of development, promoting renewable energy generation and high levels of energy efficiency. It is hoped this will lead to a continuation of these trends in energy use for the future.

Figure 4.51: Generating potential of renewable energy resources (GWh) (*Indicator SE4*)

Before 1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
16.84	16.84	16.84	16.85	16.85	16.85	34.54	34.55	34.56	34.57

Source: Cambridgeshire County Council

4.124. The generating potential of renewable energy resources increased by 0.01 GWh during the monitoring period with the installation of wind and photovoltaic resources. There are a number of schemes with planning permission in the district but these have not been implemented due to problems with funding. See *Indicator CO-E3i* on page 56 for the breakdown on renewable energy capacity by type.

Sustainability Appraisal Objective 1.3

Limit water consumption to levels supportable by natural processes and storage systems

Figure 4.52: Water consumption (litres/head/day) (**Indicator SE5**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Cambridge Water Company	141	142	151	148	148	141	136
Industry Average	150	150	154	150	151	148	148

Source: Ofwat

4.125. The number of litres of water consumed per person per day has continued to fall in the 2007-2008 monitoring year. Since 2003-2004, water consumption has fallen by 15 litres per person, and with an approximate population of over 130,000 this equates to significant savings in water usage. The district only accounts for 46% of its customers but the data provides a reasonable indication of water consumption across the district. Cambridge Water Company supports various initiatives to reduce water consumption, particularly at new developments, through the installation of water-efficient appliances and water meters.

Biodiversity

Sustainability Appraisal Objective 2.1

Avoid damage to designated sites and protected species

Figure 4.53: % SSSIs in favourable or unfavourable recovering condition (**Indicator SE6**)

	2005	2006	2007	2008
South Cambridgeshire	89	77	92	93
Cambridgeshire	69	65	72	73

Source: Natural England

- 4.126. The percentage of Sites of Special Scientific Interest (SSSIs) in favourable or unfavourable recovering condition within the district has increased by 1% to 93% from the last monitoring year. This is 2% below the Government's Public Service Agreement target of 95% by 2010.

Sustainability Appraisal Objective 2.2

Maintain and enhance the range and viability of characteristic habitats and species

- 4.127. South Cambridgeshire is a very rural district, with built-up areas forming a very low proportion of its total land area. The arable farming based nature in the district explains why there is a relatively small amount of SSSI designated land compared to many other rural districts. The Council's sustainability appraisal objective seeks to maintain and enhance the range and viability of characteristic habitats and species. The district has performed well since the area of SSSIs has remained consistent at 948 hectares for the past five years (**Indicator SE7**).
- 4.128. The area of Local Nature Reserves per 1,000 people has remained at 0.22 hectares for the past four years. There has been no loss of existing nature reserves and there has been no new land designated so the total area of Local Nature Reserves within the district is 29.46 hectares (**Indicator SE8**).
- 4.129. The Council's Biodiversity Strategy outlines how the Council will promote biodiversity, conservation and enhancement through its daily functions, both regulatory and advisory, in order to produce an ecologically diverse and sustainable local environment.
- 4.130. The district made good progress in achieving priority BAP targets (**Indicator SE9**). The following are some examples of what has been achieved during this monitoring year:
- Progressed the Village Green Space project in Barton (**BAP gen/1**)
 - Secured habitat enhancement on the River Shep as part of the Manor Farm project (**BAP rw/2**)

- Assisted with delivery of replanting of 50 traditional varieties of old orchards at Stockbridge Meadows in Melbourn (**BAP tw/7**), including 2 new native black poplars (**BAP tw/9**)
- Initiated a willow pollarding scheme in Haslingfield with Haslingfield Parish Council and the Conservators of the River Cam (**BAP tw/10**)
- The West Cambridgeshire Hundreds Project being lead by the Wildlife Trust and the Woodland Trust is progressing well to create new public woodland (**BAP tw/1**)
- Progress has been made to secure the creation of 100 hectares of new wetland habitat through the River Cam Project. Funding has been secured through the Housing Growth Fund (**BAP rw/10**).

Sustainability Appraisal Objective 2.3

Improve opportunities for people to access and appreciate wildlife and wild places

Figure 4.54: % rights of way that are easy to use (Indicator SE10)

	2004-2005	2005-2006	2006-2007	2007-2008
The number of rights of way easy to use	70.3	61.2	75.0	70.3
The length of rights of way easy to use	65.9	56.7	63.1	72.8

Source: Countryside Access – Cambridgeshire County Council

4.131. The percentage of the number of rights of way that are easy to use has fallen to 70.3% and the percentage of the length of rights of way that are easy to use has risen to 72.8%. Cambridgeshire County Council implemented the Rights of Way Improvement Plan in 2006 that outlines the improvement and management of access to the countryside via the rights of way network.

Landscape, Townscape and Archaeology

Sustainability Appraisal Objective 3.1

Avoid damage to areas and sites designated for their historic interest

4.132. There were 2,666 listed buildings in the 2006-2007 monitoring year, and 34 of them were classified as being at risk. This is 1.3% of the total number of listed buildings (**Indicator SE11**). See **Indicator LOJ1** on page 62 for a breakdown of data for previous years.

Sustainability Appraisal Objective 3.2

Maintain and enhance the diversity and distinctiveness of landscape and townscape character

Figure 4.55: % total built-up areas falling within Conservation Areas (**Indicator SE12**)

2004	2005	2006	2007	2008
21.2	21.6	21.9	21.8	22.4

Source: South Cambridgeshire District Council

4.133. The Council is undertaking a review of all the 85 conservation areas within the district that involves the preparation of individual appraisals. 13 conservation appraisals have now been adopted and changes have been made as result to the areas covered by these conservation areas. The increase in the percentage of built-up areas falling within conservation areas has been the result of changes to the Sawston, Great Shelford and Fulbourn conservation areas, as well as the new designation at the Duxford Airfield.

Sustainability Appraisal Objective 3.3

Create places, spaces and buildings that work well, wear well and look good

Figure 4.56: Residents' satisfaction with the quality of the built environment (**Indicator SE13**)

	2003	2006
South Cambridgeshire	57.3%	47.0%
Cambridgeshire	50.3%	43.0%

Source: Quality of Life Survey – Cambridgeshire County Council

4.134. In the 2006 Quality of Life Survey, 47% of residents were satisfied with the quality of the built environment, 10.3% down from the previous survey in 2003.

Figure 4.57: % of new homes meeting the Ecohomes or similar standard (**Indicator SE14**)

	2004-2005	2005-2006	2006-2007	2007-2008
% new homes	1.6	13.2	12.9	-
Rating (number of units)				
Excellent	0	0	0	-
Very Good	0	0	63	-
Good	8	63	41	-
Pass	1	53	16	-
Total	9	116	120	-

Source: BRE

4.135. The Ecohomes certification balances environmental performance with the need for a high quality of life and a safe and healthy internal environment. The assessment is grouped into seven categories: energy, water, pollution, materials, transport, ecology and land use, and health and well-being. The last two years have seen a significant rise in the number of dwellings achieving Ecohome certification, showing that sustainable house building is coming forward in the district.

Climate Change and Pollution

Sustainability Appraisal Objective 4.1

Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise vibration and light)

Figure 4.58: CO2 emissions per domestic property per year (**Indicator SE15**)

	Total domestic CO2 emissions (kilo tonnes)		CO2 emissions per domestic capita (tonnes)	
	2005	2006	2005	2006
South Cambridgeshire	352	368	13.60	13.64
Cambridgeshire (average)	282	290	10.93	10.98
UK (average)	349	354	8.84	8.78

Source: Department for Business, Enterprise and Regulatory Reform

4.136. DEFRA have commissioned a project in partnership with the National Environmental Technology Centre (Netcen) to provide nationally consistent carbon dioxide emission estimates. Previously the AMR has reported experimental data but for this year improvements have been made to the underlying data and methodology, and the data has now been given full National Statistics status. There has been a slight increase in CO2 emissions in 2006 but it is difficult to make a meaningful assessment with continuous data for only two years.

Figure 4.59: Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (**Indicator SE16i**)

	2004	2005	2006	2007
Bar Hill	49.7	42.0	43.0	34.0
Impington	52.2	31.0	30.0	41.0

Source: South Cambridgeshire District Council

Figure 4.60: Air quality strategy objective of annual mean at number of days exceeding a daily mean of $50\mu\text{g}/\text{m}^3$ (**Indicator SE16ii**)

	2004	2005	2006	2007
Bar Hill	40 days	25 days	51 days	49 days
Impington	72 days	37 days	42 days	34 days

Source: South Cambridgeshire District Council

4.137. The monitoring period has seen a positive and negative change to average concentration levels of Nitrogen Dioxide at two monitoring sites within the district.

The site at Bar Hill has seen a decrease of 9 ug/m³, which takes it below the annual objective of 40 ug/m³, however the Impington site has seen an increase of 11 ug/m³ to 41 ug/m³. Both sites recorded a decrease in the number of days where the daily average exceeded 50 ug/m³, but the Bar Hill site is significantly above the annual objective of 35 days. An Air Quality Management Area was declared in July 2007 for Nitrogen Dioxide that covers the stretch of the A14 between Milton and Bar Hill.

Figure 4.61: Vehicle flows across urban boundaries (*Indicator SE17*)

2001	2003	2004	2005	2006	2007
172,926	170,036	183,596	185,908	183,850	188,684

Source: Cambridgeshire County Council

4.138. The number of vehicles crossing the South Cambridgeshire/Cambridge City district boundary over a 12-hour period has fluctuated over the past couple of years but 2007 saw a significant increase. The emerging LDF will seek to reduce the use of private transport by proposing high levels of housing development on the edge of Cambridge and in the new town of Northstowe, to enable more people to live closer to their employment and to facilitate high quality public transport. The Guided Busway, a dedicated route linking Cambridge and Northstowe, should encourage more journeys by public transport rather than by car.

Figure 4.62: % main rivers of good or fair quality (*Indicator SE18*)

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007
Biological	100	100	100	100	100	100	100	100	100	100
Chemical	86	87	94	99	100	100	100	100	100	100

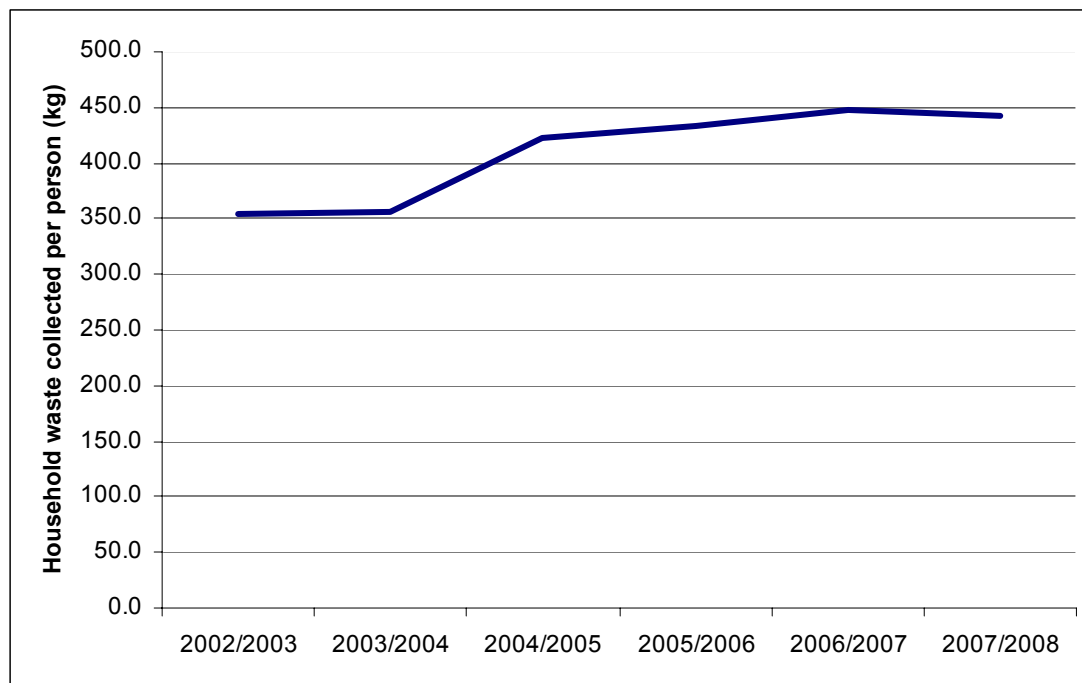
Source: Environment Agency

4.139. The quality of the rivers within the district is very good as a result of the work by the Environment Agency. The biological classification, which is the grading of a river by comparing the small animals that can be seen with the naked eye in a sample to what you would expect if the river were not polluted, has remained at 100% since 1990. The chemical classification, which examines ammonia, biochemical oxygen demand and dissolved oxygen within samples, has improved gradually from 1990 to achieving 100% in the past six years.

Sustainability Appraisal Objective 4.2

Minimise waste production and support the recycling of waste products

Figure 4.63: Household waste collected per person per year (*Indicator SE19*)

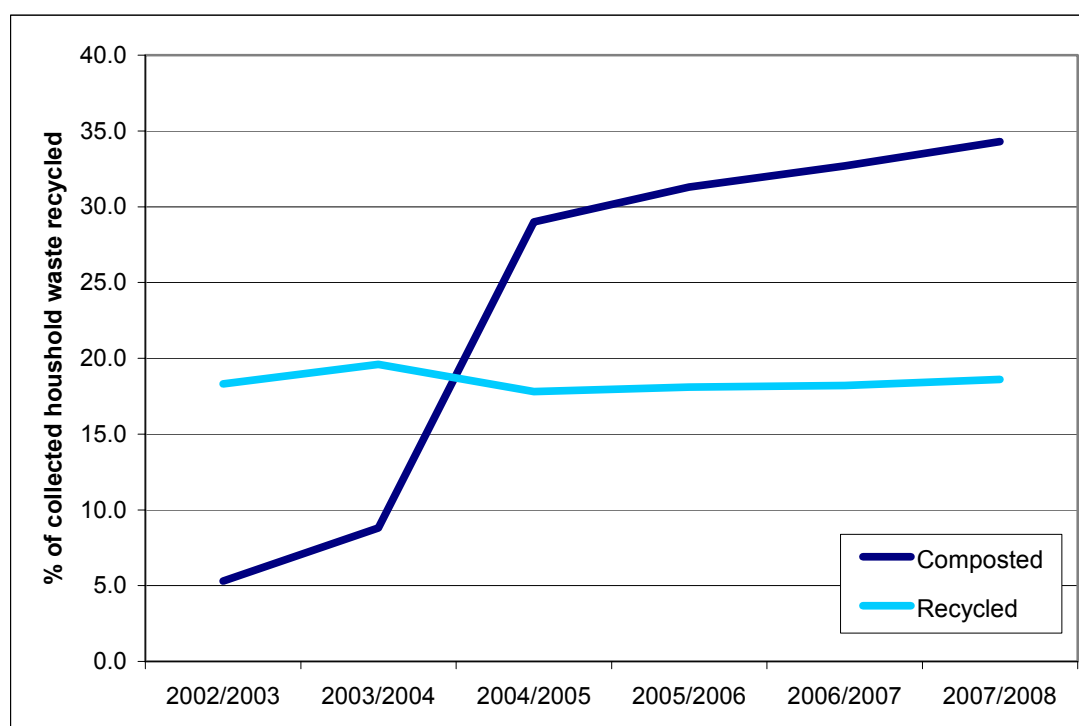


[For full data, see table A.58, appendix 3]

Source: South Cambridgeshire District Council

4.140. The amount of household waste collected per person per year has risen every year since 2002-2003, but for 2007-2008, there has been a marginal decline. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled. Figure 4.63 shows the results of the Council's pro-active approach to recycling and it is important for this trend to continue to mitigate possible future rises in waste production once the development of the new town of Northstowe and the sites on the edge of Cambridge have been built.

Figure 4.64: % household waste collected which is recycled (**Indicator SE20**)



[For full data, see table A.59, appendix 3]

Source: South Cambridgeshire District Council

4.141. South Cambridgeshire continues to be one of the best districts in the UK for composting and recycling of waste. The Council was awarded the prestigious Beacon status for Waste and Recycling for 2006-2007, achieved by improving village recycling banks, exceeding recycling targets and helping the community to get involved. The Council is committed to recycling and in October 2008 it started collecting plastic bottles as part of the green box recycling scheme.

Sustainability Appraisal Objective 4.3

Limit or reduce vulnerability to the effects of climate change (including flooding)

Figure 4.65: Number of properties at risk to flooding (**Indicator SE21**)

	2005/2006	2006/2007	2007/2008
1 in 100 flood event	1736	1831	1902
1 in 1000 flood event	2901	3072	3312

Source: Environment Agency

4.142. The data for the number of properties at risk to flooding is provided by the Environment Agency who query the number of addresses that fall within their flood maps. Since the Council has been monitoring this indicator, the number of properties at risk has risen year on year. These increases can be attributed to changes in the

flood maps. With every flood event the maps are revised to take account of new data that has been captured during these events. Further changes to the mapping are caused by the ongoing programme of development in regards to their flood modelling.

Healthy Communities

<p>Sustainability Appraisal Objective 5.1 <i>Maintain and enhance human health</i></p>
--

Figure 4.66: Life expectancy at birth (years) (*Indicator SE22*)

(2006 - 2008)	South Cambridgeshire	England & Wales
Males	80.4	77.3
Females	84.4	81.5

Source: Census 2001 – Office for National Statistics

4.143. The life expectancies of residents in the district are higher than the national average. The female life expectancy rate is the 9th highest rate of the 354 local authorities in England, and the male rate is the 14th highest.

4.144. The health of residents within the district is very good with 75% of residents describing their health as 'good' in the 2001 census. 13% (17,268) of residents have a limiting long-term illness that is lower than the national average (*Indicator SE23*).

<p>Sustainability Appraisal Objective 5.2 <i>Reduce and prevent crime, and reduce the fear of crime</i></p>

Figure 4.67: Number of recorded crimes per 1,000 people (*Indicator SE24*)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	50.4
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	71.6

Source: Cambridgeshire Constabulary

4.145. South Cambridgeshire has a low crime rate with 50.4 recorded crimes per 1,000 population in 2007-2008, considerably lower than the average rate for Cambridgeshire. The rate has increased in the past two years, with 6,914 recorded crimes in this monitoring period, 146 more than the previous monitoring period.

Figure 4.68: % residents feeling 'safe' or 'fairly safe' after dark (**Indicator SE25**)

	2003	2006
Cambridge	45	45
East Cambridgeshire	57	56
Fenland	47	43
Huntingdonshire	59	58
South Cambridgeshire	69	64

Source: Quality of Life Survey – Cambridgeshire County Council

4.146. The Cambridgeshire County Council Quality of Life Survey, last undertaken in 2006, shows that residents perceive there to be a relatively high level of community safety in the district, with 64% of South Cambridgeshire residents reporting that they felt 'safe' or 'relatively' safe after dark.

Sustainability Appraisal Objective 5.3

Improve the quantity and quality of publicly accessible open space

Figure 4.69: Hectares of strategic open space per 1,000 people (**Indicator SE26**)

	2004	2006	2007	2008
South Cambridgeshire	4.30	4.67	7.34	7.30
Cambridgeshire	5.50	5.14	5.86	5.80

Source: Cambridgeshire County Council

4.147. The number of hectares of strategic open space per 1,000 people has fallen to 7.30 during the 2007-2008 monitoring period. There were no increases in the number of hectares of strategic open space during this period however the population of the district increased, causing the figure to fall.

4.148. In South Cambridgeshire there are 1.33 sports pitches per 1,000 people (**Indicator SE27**). The provision varies greatly across the district with a significant amount of cross border usage with Cambridge City. The emerging Area Action Plans seek the provision of indoor and outdoor sports facilities to meet the needs of future residents within these developments.

Inclusive Communities

Sustainability Appraisal Objective 6.1

Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)

4.149. 83% of the population live in village categories 1-3 with access to a primary school, food shop, post office and public transport (**Indicator SE28**). This reflects that some small villages in the district have limited services available locally. The percentage for Cambridgeshire is 81%.

Sustainability Appraisal Objective 6.2

Redress inequalities related to age, gender, disability, race, faith, location and income

*Figure 4.70: % residents who feel their local area is harmonious (**Indicator SE29**)*

	2003	2006
Cambridge	63	59
East Cambridgeshire	60	50
Fenland	46	37
Huntingdonshire	58	50
South Cambridgeshire	67	57

Source: Quality of Life Survey – Cambridgeshire County Council

4.150. 57% of those surveyed in the Quality of Life Survey considered that their local area was harmonious in regard to the way different social and ethnic groups interacted.

*Figure 4.71: Indices of Multiple Deprivation by super output area (the position of the district out of 354 local authorities, where 1 is the most deprived and 354 is the least deprived) (**Indicator SE30**)*

	2000	2004	2007
Income Deprivation Rank	298th	294th	275th
Employment Deprivation Rank	275th	286th	276th
Overall Deprivation Rank	342nd	345th	350th
Average Deprivation Score	7.33	6.39	6.55

Source: Department for Communities and Local Government

4.151. The Indices of Multiple Deprivation consists of a combination of seven deprivation domains, covering (a) income, (b) employment, (c) health deprivation and disability, (d) education, (e) skills and learning, (f) barriers to housing and services, and (g) crime. South Cambridgeshire has the lowest levels of deprivation amongst all of the districts within Cambridgeshire, and on a national scale, the district is the 5th least deprived local authority area in England.

Sustainability Appraisal Objective 6.3

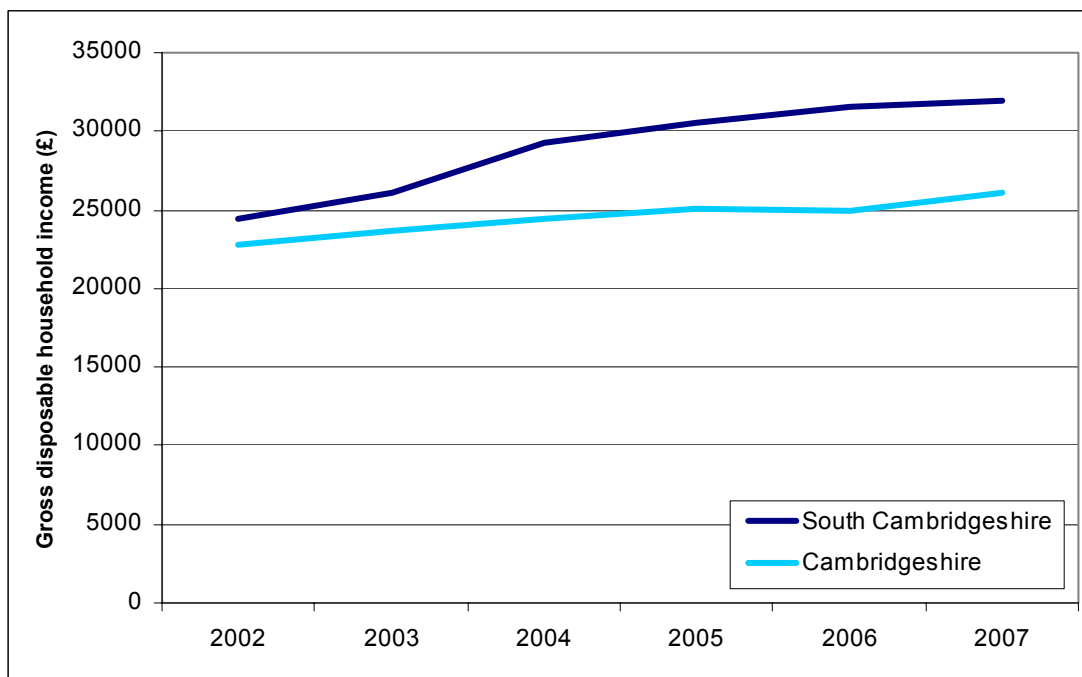
Ensure all groups have access to decent, appropriate and affordable housing

Figure 4.72: House price: earnings ratio (Indicator SE31)

	2002	2003	2004	2005	2006	2007
South Cambridgeshire	7.4	7.8	7.7	7.6	8.2	8.7
Cambridgeshire	6.8	7.6	7.7	8.1	8.5	8.7

Source: Land Registry and Annual Survey of Hours and Earnings – Office for National Statistics

Figure 4.73: Gross disposable household income (Indicator SE32)



[For full data, see table A.68, appendix 3]

Source: Annual Survey of Hours and Earnings – Office for National Statistics

4.152. The house price to earnings ratio in the district has fluctuated over the past six years. Although the household income of the district's population is higher than the Cambridgeshire and national average, there are significant problems in the affordability of housing. The ratio has increased from the last monitoring period with house prices reaching 8.7 times the average annual salary. The Council's emerging

LDF documents contain policies that are intended to make housing in South Cambridgeshire more affordable.

- 4.153. The LDF will ensure that all groups have access to decent, appropriate and affordable housing. In the 2007-2008 monitoring year, 34% of new dwellings completed were affordable, which is almost double the amount of affordable dwellings completed in the previous monitoring year (**Indicator SE33**). See **Indicator CO-H5** on page 29 for the full breakdown of affordable housing completions within the district.

Sustainability Appraisal Objective 6.4
Encourage and enable the active involvement of local people in community activities

Figure 4.74: % of adults who feel they can influence decisions affecting their local area (Indicator SE34)

	2003	2006
Cambridge	22	23
East Cambridgeshire	16	14
Fenland	12	10
Huntingdonshire	17	15
South Cambridgeshire	19	17

Source: Quality of Life Survey – Cambridgeshire County Council

- 4.154. The percentage of adults surveyed in the 2006 Quality of Life Survey who felt they could influence decisions affecting their local area had fallen since 2003. The figure shows that less than 1 in 5 people felt they have active involvement in local decision-making.

Figure 4.75: % of adults who have provided support to others (Indicator SE35)

	2003	2006
South Cambridgeshire	81	82
Cambridgeshire	80	80

Source: Quality of Life Survey – Cambridgeshire County Council

- 4.155. The percentage of people who said they had given support to others from the 2006 Quality of Life Survey increased by 1% from 2003. This is slightly above the Cambridgeshire average, which shows there is good community cohesion within the district.

Economic Activity

Sustainability Appraisal Objective 7.1

Help people gain access to satisfying work appropriate to their skills, potential and place of residence

Figure 4.76: Number of people unemployed claiming Job Seekers Allowance (*Indicator SE36*)

2003	2004	2005	2006	2007	2008
763	674	672	758	794	640

Source: Nomis – Office for National Statistics

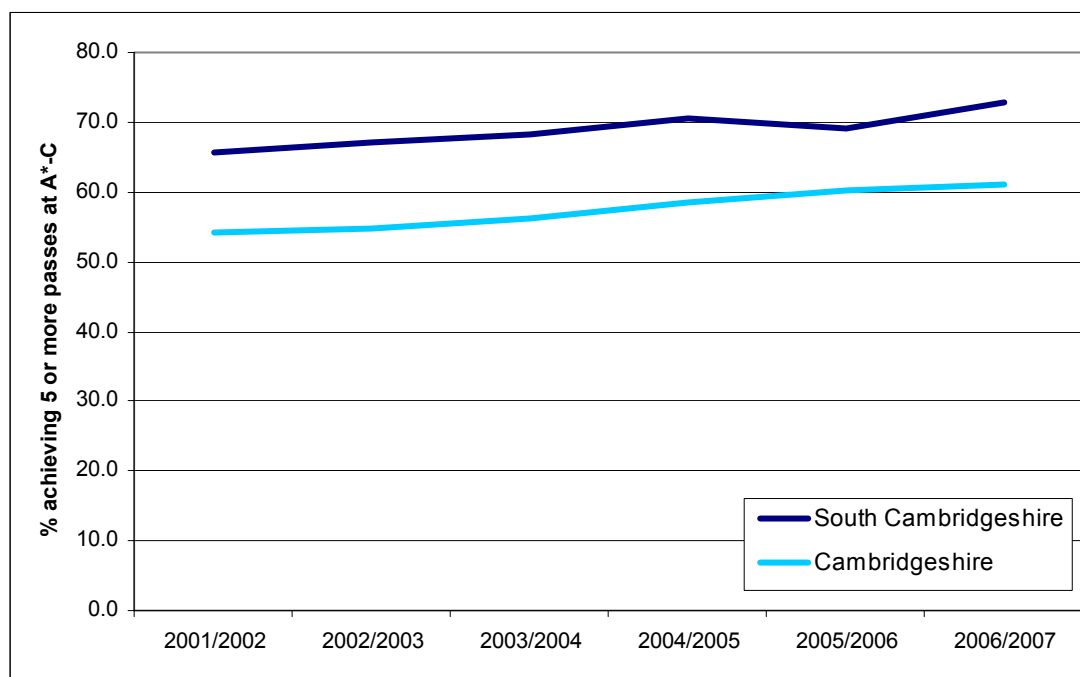
4.156. In March 2008, 640 people were unemployed claiming Job Seekers Allowance, approximately 0.5% of the population. This is the lowest rate of unemployment since 2003, which has remained consistently low at 0.8%.

4.157. In the 2001 Census, 37.2% of residents aged 16-74 in employment were working within 5km of their home, or at home (*Indicator SE37*). This is lower than the East of England percentage of 46.5%. The reason for the difference is because South Cambridgeshire has a widespread population with concentrated areas of employment. The emerging LDF will address this with new development at the new town of Northstowe and on the edge of Cambridge which will encourage more people to live closer to their place of work.

Sustainability Appraisal Objective 7.2

Support appropriate investment in people, places, communications and other infrastructure

Figure 4.77: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade (**Indicator SE38**)



[For full data, see table A.72, appendix 3]

Source: Department for Children, Schools and Families

4.158. The percentage of students gaining 5 or more GCSE/GNVQ passes at A*-C grade has risen to 72.75%, an increase of 3.55% from the last monitoring period. The pass rate is the 17th highest of all local authorities in England.

Figure 4.78: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

	2003-2004	2004-2005	2005-2006	2006-2007
English	86.8	88.4	85.9	87.0
Maths	82.5	84.7	84.2	86.0
Science	91.9	93.4	92.4	93.0

Source: Department for Children, Schools and Families

4.159. Primary school pupils in the district have performed very well in recent years with consistently high percentages of pupils obtaining Level 4 or higher in English, Maths

and Science. From the 355 local authorities in England, the district is the 10th highest in Maths, 17th in Science and 27th in English.

Figure 4.79: Average point score per student entered into GCE/VCE examinations (Indicator SE40)

	2005-2006	2006-2007
South Cambridgeshire	803.1	782.3
Cambridgeshire	754.0	766.0
England	721.5	731.2

Source: Department for Children, Schools and Families

4.160. The average point score of students entered into GCE/VCE examinations has fallen from the previous year to 782.3. Impington Village College is the only college within the district that offers post-16 education with the majority of students travelling to colleges outside the district.

Figure 4.80: % of resident population with NVQ level 1 (or equivalent) and above (Indicator SE41)

	2000	2001	2002	2003	2004	2005	2006	2007
South Cambridgeshire	64.0	79.0	77.4	85.2	84.7	86.0	86.0	84.7
Cambridgeshire	77.9	76.0	75.3	78.3	81.2	81.7	80.1	80.7
England	73.5	74.0	74.6	75.4	76.0	77.3	77.7	78.1

Source: Nomis – Office for National Statistics

4.161. The percentage of resident population with some form of qualification has decreased in 2007 however the figure has fluctuated around the mid 80s since 2003.

4.162. Cambridgeshire County Council secured £413,750 for education and £75,000 for transport from planning permissions granted by South Cambridgeshire District Council in the 2007-2008 monitoring period. The district also secured £184,000 for the provision of off-site affordable housing (*Indicator SE42*). See *Indicator LOF1* for the full breakdown on developer contributions from s106 agreements.

Sustainability Appraisal Objective 7.3*Improve the efficiency, competitiveness, vitality and adaptability of the local economy**Figure 4.81: Annual net change in VAT registered firms (Indicator SE43) (2007 data available 2 Dec)*

	2000	2001	2002	2003	2004	2005	2006
Registrations	505	460	520	515	485	510	490
Deregistrations	405	365	340	425	390	370	385
Business stock	5,500	5,595	5,770	5,865	5,960	6,100	6,205
Net gain	100	95	180	90	95	140	105

Source: Nomis – Office for National Statistics

4.163. There has been steady growth in the number of VAT registered firms since 2000. In 2006, there was a net gain of 105 firms from the previous year, increasing the total stock of VAT registered firms to 6,205. This reflects the trend across the East of England with year on year increases in business stock.

Figure 4.82: Economic Activity Rate (Indicator SE44) (data for monitoring year yet to be published)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
South Cambridgeshire	84.9%	85.6%	86.8%	85.6%	86.1%	84.2%
Cambridgeshire	83.0%	83.6%	84.3%	83.6%	81.3%	81.1%

Source: Nomis – Office for National Statistics

Figure 4.83: Number of people in employment (Indicator SE45) (data for monitoring year yet to be published)

2004-2005	2005-2006	2006-2007
73,300 (57,600 in workplaces)	73,900 (61,400 in workplaces)	73,800 (62,500 in workplaces)

Source: Nomis – Office for National Statistics

4.164. South Cambridgeshire has a successful economy with 84.2% (73,800) of its working age population economically active during the 2006-2007 monitoring period. Although the rate has fallen from the previous year, the rate has fluctuated in the mid 80's since 2001-2002.

Figure 4.84: Industrial composition of employee jobs (**Indicator SE46**)

Industry Sector	2005	2006
Manufacturing	20.2% (11,800)	17.3% (11,200)
Construction	4.8% (2,800)	5.3% (3,400)
Service Industries (Broken down by sector below)	72.4% (42,500)	75.3% (48,800)
Distribution	19.4% (11,400)	17.3% (11,200)
Transport and Communications	4.0% (2,400)	2.5% (1,600)
Banking, Finance	26.5% (15,500)	28% (18,100)
Public Administration	18.3% (10,800)	23.2% (15,000)
Other services	4.2% (2,500)	4.4% (2,800)

Source: Nomis – Office for National Statistics

4.165. 72.4% of jobs within South Cambridgeshire are within the service industries. These include the distribution, transport and communications, banking and finance, and public administration sectors.

Appendix 1: List of Indicators

Core Output Indicators

	New Ref	Old Ref	Indicator Description	Page
Business Development & Town Centres	CO-BD1	CO1a	Amount and type of completed employment floorspace	
	CO-BD2	CO1c	Amount and type of completed employment floorspace on previously developed land	
	CO-BD3	CO1d	Amount and type of employment land available	
	CO-BD4	CO4a & CO4b	Amount of completed floorspace for 'town centre uses'	
Housing	CO-H1	CO2a	Plan periods and housing targets	
	CO-H2(a)	CO2a	Net additional dwellings completed in previous years	
	CO-H2(b)	CO2a	Net additional dwellings completed in the reporting year	
	CO-H2(c)	CO2a	Net additional dwellings – in future years	
	CO-H2(d)	CO2a	Managed delivery target	
	CO-H3	CO2b	% of new and converted dwellings completed on previously developed land	
	CO-H4	-	Gypsy & Traveller pitches completed	
	CO-H5	CO2d	Gross affordable housing completions	
	CO-H6	-	Quality of new housing developments	
Environmental Quality	CO-E1	CO7	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	
	CO-E2	CO8(ii)	Change in areas of biodiversity importance	
	CO-E3	CO9	(i) renewable energy capacity installed by type; and (ii) renewable energy capacity with planning permission by type	

NOTE: In July 2008, the government published a new set of core output indicators that districts must report on in their AMR; the revised list excludes the requirement to monitor:

- the amount of completed retail, business and leisure development that complies with car parking standards set out in the LDF (previously **indicator 3a**); and
- the amount of eligible open spaces managed to Green Flag Award standard (previously **indicator 4c**).

The Council do not feel that it is necessary to continue monitoring this information and therefore these indicators are not reported on in this AMR.

Local Output Indicators

	Ref	Indicator Description	Page
Housing	LOA1	Housing completions by number of bedrooms	
	LOA2	Affordable housing completions by tenure	
	LOA3	Affordable housing completions on rural exception sites	
	LOA4	Unauthorised Gypsy & Traveller sites	
	LOA5	Market housing completions on developments of up to 10 dwellings by number of bedrooms	
	LOA6	Cumulative % of housing completed on previously developed land	
	LOA7	Affordable housing completions as a % of all housing completions on sites of 2 or more dwellings	
	LOA8	Affordable dwellings permitted as a % of all dwellings permitted	
	CO2c → LOB2	Density of new housing developments on sites of 9 or more dwellings	
	LOB3	Average density of new housing developments on sites of 9 or more dwellings	
LOE1	(i) average size of housing developments split by settlement category; (ii) largest housing development by settlement category; and (iii) total dwellings built by settlement category.		
Employment, Community Facilities & Local Services	LOA9	Amount of floorspace committed for 'town centre uses'	
	LOA10	Amount and type of completed employment land	
	LOF1	Investment secured for infrastructure and community facilities through developer contributions	
	CO1b → LOA11	Amount of completed employment floorspace on allocated land	
	CO1e → LOA12	Amount of employment land lost	
	CO1f → LOA13	Amount of employment land lost to residential development	
	CO3b → LOB4	Amount of new residential development within 30 minutes public transport time of key services	

	Ref	Indicator Description	Page
Built & Natural Environment	LOB1	Gains or losses of open space and outdoor recreation land resulting from new developments and percentage of planning permissions meeting open space standards	
	LOE2	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	
	LOG1	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	
	LOG2	Proportion of development proposals greater than 1,000 sqm of floorspace or 10 dwellings that are using renewable energy to provide at least 10% of their predicted energy requirements	
	LOI1	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	
	CO8i → LOI2	Habitats and species affected by new developments	
	LOJ1	Number of listed buildings and number that are at risk	
	LOK1	Amount of inappropriate development completed in the Green Belt	

Area Action Plan Output Indicators

	Ref	Indicator Description	Page
Northstowe	NS01	Total housing completions	
	NS02	Housing density	
	NS03	Housing mix: completions by number of bedrooms	
	NS04	Employment land supply by type	
	NS05	Distance to public transport	
	NS06	Distance to public open space	
Cambridge East	CE01	Total housing completions	
	CE02	Housing density	
	CE03	Housing mix: completions by number of bedrooms	
	CE04	Employment land supply by type	
	CE05	Distance to public transport	
	CE06	Distance to public open space	
	CE07	Renewable energy installed by type	
	CE08	Investment secured for infrastructure and community facilities through developer contributions	
Cambridge Southern Fringe	CSF01	Total housing completions	
	CSF02	Housing density	
	CSF03	Housing mix: completions by number of bedrooms	
	CSF04	Employment land supply by type	
	CSF05	Distance to public transport	
	CSF06	Distance to public open space	

Significant Effect Indicators

	Ref	Indicator Description	Page
Land and Water Resources	SE1	% of new and converted dwellings completed on previously developed land by year	
	SE2	Average density of new dwellings completed	
	SE3	KWh of gas and electricity consumed per household per year	
	SE4	Generating potential of renewable energy sources	
	SE5	Water consumption per head per day	
Biodiversity	SE6	% of SSSIs in 'favourable' or 'unfavourable recovering' condition	
	SE7	Total area designated as SSSIs	
	SE8	Area of Local Nature Reserves per 1,000 people	
	SE9	Progress in achieving priority BAP targets	
	SE10	% of rights of way that are easy to use	
Landscape, Townscape and Archaeology	SE11	% of listed buildings classified as being 'at risk'	
	SE12	% of total built-up areas falling within Conservation Areas	
	SE13	Satisfaction rating for the quality of the built environment	
	SE14	% of new homes developed to Ecohomes 'good' or 'excellent standard'	
Climate Change and Pollution	SE15	Carbon dioxide emissions per domestic property per year	
	SE16	Annual average concentration of nitrogen dioxide and annual mean number of days when nitrogen dioxide levels exceeded a daily mean of 50 $\mu\text{g}/\text{m}^3$	
	SE17	Number of motor vehicles crossing the outer cordon (bounded by the A14, M11 and extent of the built up area to south and east) of Cambridge during a 12 hour period	
	SE18	% of main rivers of 'good' or 'fair' quality (chemical & biological)	
	SE19	Household waste collected per person per year	
	SE20	% of household waste collected which is recycled	
	SE21	Number of properties at risk to flooding	
Healthy Communities	SE22	Life expectancy at birth	
	SE23	% of residents with a limiting long-term illness	
	SE24	Number of recorded crimes per 1,000 people	
	SE25	% of residents feeling 'safe' or 'fairly safe' after dark	
	SE26	Hectares of strategic open space per 1,000 people	
	SE27	Number of sports pitches available for public use per 1,000 people	

Inclusive Communities	SE28	% of population in village categories 1-3 with access to a primary school, food shop, post office and public transport	
	SE29	% residents who feel their local area is harmonious	
	SE30	Indices of multiple deprivation	
	SE31	House price: earnings ratio	
	SE32	Gross disposable household income	
	SE33	% of all dwellings completed that are affordable	
	SE34	% of adults who feel they can influence decisions affecting their local area	
	SE35	% of adults who have provided support to others	
Economic Activity	SE36	Number of people unemployed claiming Job Seekers Allowance	
	SE37	% of residents aged 16-74 in employment and working within 5km of home or at home	
	SE38	% of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade	
	SE39	% of primary school pupils achieving Level 4 or higher in English, Maths and Science	
	SE40	Average point score per student entered into GCE/VCE examinations	
	SE41	% of resident population with NVQ level 1 (or equivalent) and above	
	SE42	Infrastructure investment	
	SE43	Annual change in VAT registered firms	
	SE44	Economic Activity Rate	
	SE45	Number of people in employment	
	SE46	Industrial composition of employee jobs	

Appendix 2: Assessment of Land Supply Sites

a. Allocations without Planning Permission

Cambridge East

- A.1. Cambridge East is 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. The whole site is expected to deliver 10,000 - 12,000 dwellings. Early phases of development north of Newmarket Road and north of Cherry Hinton are expected to deliver dwellings by 2016. The airport land will come forward after 2016 once the Airport has relocated. The landowners have indicated based on current master planning that the site is expected to deliver 2,400 dwellings by 2016 within South Cambridgeshire, which is above the previous figure of 2,050 dwellings. The delivery of the early phases of development north of Newmarket Road and north of Cherry Hinton are not constrained by the relocation of Marshall Aerospace.

Cambridge Southern Fringe: Trumpington Meadows

- A.2. Trumpington Meadows is a mixed-use development on the southern edge of Cambridge. The **Cambridge Southern Fringe Area Action Plan** was adopted in February 2008; and in the same month the Joint Development Control Committee: Cambridge Fringes resolved to grant planning permissions for the site subject to the signing of a s106 agreement. The site is expected to deliver 1,200 dwellings by 2016 on land straddling the South Cambridgeshire – Cambridge City boundary. Work is expected to start on site in Spring 2009.

Cambridge Northern Fringe East: Chesterton Sidings

- A.3. Chesterton Sidings was expected to provide around 600 dwellings alongside a new multi-modal interchange station. However in May 2008, a report was published advising that the relocation of the Cambridge Waste Water Treatment Works will not be viable. Also since the Chesterton Sidings examination session for the **Site Specific Policies DPD**, Network Rail has announced their intention to retain a large part of Chesterton Sidings for train stabling. As a consequence of these conclusions, the proposals for Chesterton Sidings can no longer be relied on.

North West Cambridge: Area Action Plan area

- A.4. South Cambridgeshire District Council and Cambridge City Council jointly submitted the **North West Cambridge Area Action Plan** to the Secretary of State in May 2008. The development, between Madingley Road and Huntingdon Road, will predominantly be for the long-term needs of Cambridge University. This will include key worker housing for University staff, student housing, new faculty buildings and research facilities and some market housing. The housing trajectory included in the draft submission plan has been replicated in the housing trajectory included in this AMR. Cambridge University have objected to this timetable of delivery and therefore the issue will be discussed at the examination hearings in November/December 2008.

Northstowe

- A.5. Northstowe is a planned new settlement of at least 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, and a planning application has been submitted. Work is expected to start on site in 2011, and 2,450 dwellings are expected to be delivered by 2016. This is a significantly lower figure than anticipated by the previous AMR, and reflects market conditions.

Cambourne Extra Density

- A.6. 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 now require higher minimum densities from new development to make more efficient use of land, and therefore 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 ha. Around 700 dwellings can therefore be accommodated in the village framework; however the exact number will be agreed through master planning. A planning application to increase the capacity by 950 dwellings was submitted in August 2007.

Rural Allocations in Villages without Planning Permission

- A.7. The Council has five 'saved' Local Plan allocations without planning permission; of these, Bassingbourn 1 (north of High Street), Sawston 1 (land at Portobello Lane) and Willingham 1a (south of Berrycroft) are not expected to come forward for development and therefore have been excluded from the housing trajectory and five-year land supply.
- A.8. **'Saved' Local Plan allocation Caldecote 1:** the agents / developers of the site have indicated to the Council that the site is available for development and that they intend to submit a planning application in Winter 2008. Subject to planning permission, development could start on site in 2009 and be completed by 2011/2012. The site could provide 95 dwellings.
- A.9. **'Saved' Local Plan allocation Impington 1 (north of Impington Lane):** the agents / landowners of the southern part of this site have indicated to the Council that the site is available for development and that they intend to submit a planning application for around 30 dwellings before Christmas 2008. A previous application was refused and the appeal dismissed in 2006, on grounds including that loss of employment and flooding issues had not been adequately overcome. A further application was refused on the southern part of the site in April 2008, on the grounds of design and access, provision of open space and loss of employment. Until the issues detailed above are resolved, it is not considered possible to say with certainty according to the requirements of **PPS3: Housing** that a suitable scheme can come forward. Therefore no dwellings on this site have been included in the trajectory at this stage.
- A.10. The northern part of the site is in separate ownership and the Council have had no indication from the landowner that the site is available for development.

Former Bayer Cropscience Site

- A.11. The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton. It is an allocation in the submission draft **Site Specific Policies DPD**; and is allocated for sustainable mixed-use development that will comprise of a

balance between jobs and housing, as well as open space and community facilities. A planning application for 380 dwellings has been submitted. The developers / agents have indicated to the Council that site preparation works are expected to start in 2009 followed by development works in 2010. The site is contaminated and therefore remediation is required. The whole development is expected to be complete by 2014.

Papworth West Central

- A.12. The submission draft **Site Specific Policies DPD** allocates land west of Ermine Street in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. The site is expected to provide around 87 dwellings, and the landowner / developer has indicated to the Council that development on site will not start until 2009/2010 at the earliest, with development taking two years. The scheme will be guided by the Papworth West Central Supplementary Planning Document, which is in the early stages of production.

b. Existing Permissions

Cambourne

- A.13. The new settlement at Cambourne is under construction. The settlement was granted outline planning permission in April 1994 for approximately 3,000 dwellings with a 10% reserve. The development permitted under the outline planning permission is expected to be completed by 2012.

Cambridge Northern Fringe West: Orchard Park (formerly Arbury Park)

- A.14. Orchard Park (formerly Arbury Park) is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was allocated in the Local Plan 2004, and received outline planning permission in June 2005. At 30 June 2008, 504 dwellings had been built, 51 dwellings were under construction and 216 dwellings had not been started. The landowners / developers of this site have indicated that the current housing market conditions will have a significant impact on the number of completions delivered.

Rural Allocations in Villages with Planning Permission

- A.15. **Girton 1 (north of Thornton Road)**: the site has detailed planning permission for 222 dwellings. At June 2008, 185 dwellings had been built, 24 dwellings were under construction and 13 had not been started. The developers of these dwellings have indicated that they will have completed all dwellings by March 2009. The site also has outline planning permission for 76 close care flats. The landowners / developers of this area of the site have indicated that a detailed planning application will be submitted to the Council in December 2008, and subject to planning permission work will start on site in Autumn 2009 and be completed by Spring 2011.
- A.16. **Longstanton 1 (north of Over Road)**: the site has planning permission for 510 dwellings following the demolition of 2 existing dwellings. At June 2008, the existing 2 dwellings had been demolished, 239 dwellings had been built and 271 dwellings had not been started. The developers of phase 3b (159 dwellings) have indicated to the Council that development of this site will start in November 2009 (subject to

market conditions improving) and will be completed by December 2013. The Council has been unable to contact the developers / landowners / agents of phase 3a (87 dwellings).

- A.17. **Melbourn 3b (Dolphin Lane)**: the site has planning permission for 5 dwellings. At March 2008, 2 dwellings had been built and 3 dwellings were under construction.
- A.18. **Meldreth 1 (north of Chiswick End)**: the site was granted outline planning permission for 20 dwellings in February 2007.
- A.19. **Papworth 3a (east of Ermine Street South)**: the development has provided 135 new dwellings following the demolition of 14 existing dwellings. The development was completed in Summer 2008.
- A.20. **Papworth Everard 3c / Site Specific Policies Policy SP/6 site d (west of Ermine Street South)**: the site has planning permission for 365 dwellings following the demolition of 6 existing dwellings. At June 2008, no construction had started on site.
- A.21. **Steeple Morden 1 (north of Ashwell Road)**: the site has planning permission for 12 dwellings. At March 2008, 7 dwellings had been built and 5 dwellings had not been started.
- A.22. **Waterbeach 1 (north of Bannold Road)**: the site has planning permission for 100 dwellings, and work started on site in April 2008. Subject to market conditions, the developers anticipate that the site will be completed in 2011.

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

- A.23. **Land adjacent to Home Farm House, High Ditch Road, Fen Ditton (S/0970/05)**: the site has planning permission for 11 dwellings. At March 2008, the 6 affordable dwellings were completed and the 5 market dwellings were under construction.
- A.24. **Land at Burlington Press, Station Road, Foxton (S/2263/05)**: the site has planning permission for 12 dwellings. The agent has indicated to the Council that part of the site is available for development, and construction is expected to start on 4 dwellings in January 2009 and be finished by January 2010. The agent has indicated that the remainder of the site will not be available for another 3 years as the building is currently let; however the whole site is expected to be complete by January 2015.
- A.25. **Hall Farm, School Lane, Fulbourn (S/2164/06)**: the site has planning permission for 9 dwellings. At March 2008, all 9 dwellings were under construction.
- A.26. **Land at Livanos House, Granhams Close, Great Shelford (S/1581/04 & S/1191/07)**: The site has planning permission for 98 dwellings and construction has started on site. The developer / agent has indicated to the Council that the development is likely to be completed by Spring 2011.
- A.27. **Land rear of 124-158 Main Street, Hardwick (S/1416/06)**: the site has planning permission for 28 affordable dwellings. At March 2008, all 28 dwellings were under construction.
- A.28. **Land at 18 High Street (accessed from Orchard Close), Harston (S/1903/07)**: the site has planning permission for 14 dwellings following the demolition of the existing

- dwelling. The developer has indicated to the Council that work will start on site in 2009 and that the development is expected to be complete by 2010.
- A.29. **Land rear of 15-17 Mill Road, Impington (S/2504/04)**: the site has planning permission for 13 dwellings following the demolition of the existing 2 dwellings. At March 2008, the existing dwellings had been demolished, 2 dwellings had been built, 7 dwellings were under construction and 4 dwellings had not been started. The developer has indicated to the Council that the development is likely to be completed by the end of 2009.
- A.30. **Land at Cambridge House, Back Lane, Melbourn (S/0045/06)**: the site has planning permission for 20 dwellings. At March 2008, all 20 dwellings were under construction and the developer has informed the Council that all the dwellings will be completed by November 2008.
- A.31. **Land at Moorlands Residential Home, The Moor, Melbourn (S/0727/06)**: the site has planning permission for 54 dwellings and demolition of the existing residential home. At March 2008, 35 extra care flats had been built, 19 market dwellings had not been started and the demolition of the existing residential home had not yet started. It is anticipated that the site will be completed by June 2009 as the 19 market dwellings are now under construction.
- A.32. **Land at Greenhedges, Bar Lane, Stapleford (S/2236/06)**: the site has planning permission for 13 dwellings. At March 2008, 8 dwellings had been built and 5 dwellings were under construction.
- A.33. **Land south of The Vicarage, Main Street, Stow-Cum-Quy (S/0057/06)**: the site has planning permission for 48 dwellings. At March 2008, 33 dwellings had been built and 15 dwellings were under construction.
- A.34. **Land at, 750-754 Newmarket Road, Teversham, Cambridge (S/1669/05)**: the site has planning permission for 16 dwellings following the demolition of 2 dwellings. At March 2008, this had been completed. The site also has planning permission for the conversion of an existing dwelling into 2 flats; this was under construction at March 2008.
- A.35. **Land at Southgate Farm, Chesterton Fen Road, Milton (S/2285/03)**: the site has planning permission for 16 gypsy pitches. A revised planning permission for 26 gypsy pitches was granted in August 2008.
- A.36. **Land rear of 1-8 Primes Close, Barrington (S/2064/06)**: the site has planning permission for 14 affordable dwellings. It is anticipated that the site will be completed by March 2009.
- A.37. **Land at Moores Farm, Fowlmere Road, Foxton (S/1946/04)**: the site has outline planning permission for 14 dwellings. The landowner has indicated to the Council that work will start on site in 2009 and be completed by 2011, subject to detailed planning permission and market conditions.
- A.38. **Land at Thomas Road, Fulbourn (S/1643/07)**: the site has planning permission for 29 dwellings following demolition of some existing buildings. It is anticipated that the site will be completed by October 2009 as demolition of the existing buildings is now underway.
- A.39. **Windmill Estate, Fulbourn (S/0987/07 & S/0986/07)**: the site has outline planning permission for 153 dwellings following the demolition of 85 dwellings. The site also

has detailed planning permission for 120 dwellings following the demolition of 79 dwellings. Demolition of existing properties has started, and the first phase (1a) of new dwellings are expected to be complete by April 2009. Phase 1b is expected to be complete by mid 2010. The developers have indicated to the Council that a revised planning application for phase 2 will be submitted to amend the number of dwellings; this phase is expected to be complete by April 2013.

- A.40. **17-34 Flaxfields, Linton (S/1327/07)**: the site has planning permission for 40 dwellings and a guest suite following demolition of the existing dwellings. Construction has started on site, and the development is expected to be finished in Autumn 2009.
- A.41. **Land rear of 13-17 High Street, Over (S/1114/06)**: the site has planning permission for 28 dwellings. The developers have indicated to the Council that work will start in late 2009, and is likely to be complete by 2011.
- A.42. **Land at Hill Farm, Gog Magog Way, Stapleford (S/0520/07)**: the site has planning permission for 18 affordable dwellings. Work has started on site and is expected to be finished in Summer 2009.
- A.43. **Land to the rear of 16 Station Road West, Whittlesford (S/1890/07)**: the site has planning permission for 15 dwellings. The developers have indicated to the Council that work is likely to start on site in Autumn 2009 and be completed by 2011.
- A.44. **37 Rockmill End, Willingham (S/2196/06)**: the site has planning permission for 9 dwellings following the demolition of the existing dwelling. At March 2008, 6 dwellings were under construction, 3 dwellings were not started and the existing dwelling had not been demolished. It is understood that work on site has stopped.
- A.45. **Land off Spong Drove and Rockmill End, Willingham (S/2125/07)**: the site has planning permission for 19 affordable dwellings. Work has started on site and the development is expected to be finished in Spring 2009.

Small Sites (8 or less dwellings)

- A.46. At March 2008, 168 dwellings were 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 complete within two years.
- A.47. At March 2008, 305 dwellings were 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; 275 dwellings are therefore anticipated to be complete within 5 years.

Proposed New Allocations to make up the Housing Shortfall

- A.48. **Orchard Park (formerly Arbury Park) (3 sites):** these sites could provide 220 dwellings on land previously intended for employment, a heritage centre and mixed uses. The landowners / developers of the land previously intended for the heritage centre have indicated that a planning application for this site will be submitted to the Council in the next month, and that this site could be developed between 2011 and 2013 subject to recovery of the housing market. The trajectory for the two sites adjacent to the A14 is based on the assumption that the sites cannot come forward before the A14 Ellington to Fen Ditton Improvements.
- A.49. **Land between Huntingdon Road, Histon Road and the A14:** this site could provide 920 homes on land adjacent to the Cambridge City NIAB allocation. The timing of this development is directly related to the A14 Ellington to Fen Ditton Improvements, and the Highways Agency has advised that the development is not occupied until the section of the A14 between Girton and Milton has been upgraded and the opened. The trajectory shows the worse case scenario of 270 dwellings by 2016. The best case scenario would be 810 dwellings by 2016, with 90 dwellings completed in 2013/14.
- A.50. **Powell's Garage, Woollards Lane, Great Shelford:** the site could provide 20 dwellings on previously developed land within the heart of the village. Developers have indicated they intend to submit a planning application in late 2008.
- A.51. **Ida Darwin Hospital, Fulbourn:** the site is designated as a major developed site in the Green Belt, and therefore has the possibility for redevelopment within existing policy. Based on evidence submitted to the **Site Specific Policies DPD** examination the site could provide 220-275 dwellings in total, and 215 dwellings by 2016. The site would be developed in phases, with the final dwellings completed in 2019.
- A.52. **Planning Permissions Granted 1 April 2008 – 30 September 2008:** 88 net additional dwellings were granted planning permission in this period. This consists of 14 net additional dwellings at **Silverdale Avenue, Coton (S/0565/07)**; 10 additional gypsy pitches at **Southgate Farm, Milton (S/1653/07)**; and 64 dwellings on small sites not under construction. A 10% discount has been applied to the small sites for non-delivery; this source could therefore provide 82 dwellings within five years.
- A.53. **Planning Applications where Decision to Grant Planning Permission for 9 or more Dwellings Awaiting s106:** three sites could provide 86 dwellings within the next five years. The sites are: 40 affordable dwellings **north of Challis Green, Barrington (S/0005/07)**; 36 additional dwellings at **land west of Longstanton (S/1970/07)**; and 10 affordable dwellings **adjacent to 52 Harlton Road, Little Eversden (S/0629/08)**.

Appendix 3: Data for Indicators

a. Core Output Indicators

Figure A.1: Gross amount and type of completed employment floorspace (sqm) (Indicator CO-BD1i)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
B1	650	320	1,328	0	448	0	546	3,292
B1a	64,214	14,675	12,196	5,433	9,314	11,670	5,861	123,363
B1b	63,332	37,779	17,114	14,958	7,291	5,299	8,557	154,330
B1c	7,292	2,229	2,030	3,000	11,437	5,646	4,971	36,605
B2	24,005	3,217	2,266	3,094	5,999	14,540	7,266	60,387
B8	5,880	5,187	5,716	3,528	9,115	1,263	16,511	47,200
Total	165,373	63,407	40,650	30,013	43,604	38,418	43,712	425,177

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.2: Net amount and type of completed employment floorspace (sqm) (Indicator CO-BD1ii)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
B1	428	320	1,328	0	448	0	-188	2,336
B1a	64,214	14,225	10,935	5,307	6,761	10,614	4,705	116,761
B1b	63,182	37,779	16,701	3,428	4,250	-814	3,877	128,403
B1c	787	-11,629	-330	1,313	10,182	3,660	4,222	8,205
B2	16,930	-4,680	666	1,627	2,473	9,306	6,642	32,964
B8	-5,228	4,269	5,716	122	7,979	-112	12,859	25,605
Total	140,313	40,284	35,016	11,797	32,093	22,654	32,117	314,274

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.3: Amount of completed employment floorspace (sqm) on PDL (Indicator CO-BD2)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total on PDL
B1	0	0	0	0	0	0	122	122
B1a	16,337	10,846	2,525	3,168	5,488	10,427	1,276	50,067
B1b	25,278	278	7,678	4,888	2,908	1,045	8,557	50,632
B1c	2,518	535	100	1,670	3,578	31	1,292	9,724
B2	11,957	2,097	0	1,293	3,641	3,411	2,070	24,469
B8	3,929	1,708	3,997	536	2,985	186	2,708	16,049
Total on PDL	60,019	15,464	14,300	11,555	18,600	15,100	16,025	151,063
% of Total Floorspace	36%	24%	35%	38%	43%	39%	37%	36%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.4: Gross amount and type of employment land (ha) available with planning permission at 31 March 2008 (Indicator CO-BD3i)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	5.93	0.54	0.28	6.75
B1a	6.16	11.76	2.34	20.26
B1b	40.59	25.34	11.58	77.52
B1c	0.75	5.76	0.56	7.07
B2	4.53	5.58	2.93	13.04
B8	0.57	6.60	0.28	7.45
Total	58.53	55.59	17.97	132.08

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.5: Net amount and type of employment land (ha) available with planning permission at 31 March 2008 (Indicator CO-BD3ii)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	5.93	0.50	0.28	6.71
B1a	6.16	10.70	2.33	19.19
B1b	35.88	18.23	-3.52	50.59
B1c	0.54	5.08	0.56	6.17
B2	4.53	3.89	2.91	11.33
B8	-0.18	3.24	0.28	3.34
Total	52.86	41.65	2.83	97.33

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.6: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2008 (Indicator CO-BD3iii)

	Local Plan 'saved' employment allocations		Employment land allocated in adopted Area Action Plans		DRAFT employment allocations in Site Specific Policies DPD (submission January 2006)	
	Gross	Net	Gross	Net	Gross	Net
B1	1.30	1.30	15.60	15.60	5.95 *	5.95 *
B1a	0.00	0.00	9.37	9.37	0.00	0.00
B1b	0.00	0.00	1.43	-3.56	0.00	0.00
B1c	0.00	0.00	0.00	0.00	0.00	0.00
B2	1.07	0.09	4.52	4.52	0.00	0.00
B8	0.00	0.00	4.52	4.52	0.00	0.00
Total	2.36	1.38	35.45	30.46	5.95	5.95

* an estimate of 5.45 ha of employment land at Papworth Hospital and Papworth West Central (Policy SP/8, submission draft **Site Specific Policies DPD**) has been used for monitoring purposes, but the actual amount of land developed will depend on implementation of the policy.

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.7: Gross and net amount of completed floorspace (sqm) for 'town centre uses' (Indicator CO-BD4)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,828	NM	NM	64,214	64,214	NM	NM
2002-2003	957	957	NM	NM	14,675	14,225	NM	NM
2003-2004	2,178	2,038	0	0	12,196	10,935	0	-547
2004-2005	561	144	0	0	5,433	5,307	195	195
2005-2006	4,107	2,076	138	138	9,314	6,761	470	470
2006-2007	564	419	40	40	11,670	10,614	1,532	1,532
2007-2008	244	-1,018	85	-25	5,861	4,705	1,820	1,820
TOTAL	30,779	16,444	263	153	123,363	116,761	4,017	3,470

NM = not monitored, on the 1 January 2004 the Research & Monitoring team widened the scope of their monitoring to include A2 and D2 uses.

A1 figures are for net tradeable floorspace (sales space), figures for the rest of the use classes are gross floorspace.

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.8: Plan periods and housing targets (Indicator CO-H1)

	Adopted / Published	Period of Plan	Housing Provision Required
Core Strategy DPD	January 2007	1 July 1999 – 31 March 2016	20,000 dwellings
East of England Plan	May 2008	1 April 2001 – 31 March 2021	23,500 dwellings

Figure A.9: Net additional dwellings completed (Indicator CO-H2a and Indicator CO-H2b)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
1,573	514	655	972	561	877	923	1,291

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: 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
25.5%	20.9%	27.8%	26.3%	33.5%	28.9%	23.8%	39.4%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.11: Gypsy & Traveller pitches completed (**Indicator CO-H4**)

	Permanent Pitches		Transit Pitches	
	Private	Public	Private	Public
1999-2001	18	0	0	0
2001-2002	19	0	0	0
2002-2003	17	0	0	0
2003-2004	7	0	0	0
2004-2005	8	0	0	0
2005-2006	3	0	0	0
2006-2007	1	0	0	0
2007-2008	4	0	0	1
Total	77	0	0	1

At 31 March 2008, a further 25 Gypsy & Traveller pitches had temporary planning permission (time limited) and a further 16 Gypsy & Traveller pitches with permanent planning permission had not been implemented.

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

Figure A.12: Affordable housing completions (**Indicator CO-H5**)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Net	142 (9%)	38 (7%)	127 (19%)	259 (27%)	95 (17%)	283 (32%)	169 (18%)	459 (36%)
Gross	142 (9%)	38 (7%)	127 (19%)	271 (26%)	115 (18%)	285 (30%)	238 (23%)	463 (34%)

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.13: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds (**Indicator CO-E1**)

	2005-2006	2006-2007	2007-2008
Flooding	none	2 *	5 †
Water Quality	none	none	none

* S/0873/06 & S/1086/06

† S/0282/07, S/0349/07, S/1183/07, S/1289/07 & S/1447/07

NOTE: all these permissions were subject to appropriate conditions, and as a result the Environment Agency withdrew their objections.

Source: Environment Agency

Figure A.14: Change in areas of biodiversity importance (**Indicator CO-E2**)

	2005-2006	2006-2007	2007-2008
Number of sites of biodiversity importance affected by development	0	0	0
Change in hectares of sites of biodiversity importance	no change	no change	+1.89 ha

Areas of biodiversity importance are those recognised for their intrinsic environmental value and include sites of international, national, regional and local significance. In South Cambridgeshire these have been defined as: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Protection Areas (SPAs), Special Areas of Conservation (SACs), RAMSAR sites, and County Wildlife Sites.

Source: Cambridgeshire & Peterborough Biological Records Centre

Figure A.15: Renewable energy capacity installed by type (in MegaWatts) (Indicator CO-E3i)

	Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
Before 1999	0	0	2.136	0	0	0	2.136
1999-2000	0	0	0	0	0	0	0
2000-2001	0	0	0	0	0	0	0
2001-2002	0.0025	0	0	0	0	0	0.0025
2002-2003	0	0	0	0	0	0	0
2003-2004	0	0	0	0	0	0	0
2004-2005	0.005	0	2.128	0	0	0	2.133
2005-2006	0	0	0	0	0.011	0	0.011
2006-2007	0.006	0	0	0	0.002	0	0.008
2007-2008	0.001	0	0	0	0.003	0	0.004
Total	0.0145	0	4.264	0	0.016	0	4.2945

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.16: Renewable energy capacity with planning permission at 31 March 2008 by type (in MegaWatts) (Indicator CO-E3ii)

Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
0.457	0	0	0	0	0	0.457

Source: Research & Monitoring – Cambridgeshire County Council

b. Local Output Indicators

Figure A.17: Housing completions by number of bedrooms (**Indicator LOA1**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
1999-2001	23%	23%	49%	5%
2001-2002	19%	27%	49%	5%
2002-2003	31%	34%	32%	3%
2003-2004	35%	38%	26%	1%
2004-2005	32%	36%	30%	2%
2005-2006	39%	34%	24%	3%
2006-2007	34%	30%	35%	1%
2007-2008	47%	20%	32%	1%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.18: Affordable housing completions by tenure (**Indicator LOA2**)

	Social rented	Intermediate housing
2004-2005	81%	19%
2005-2006	52%	48%
2006-2007	51%	49%
2007-2008	65%	35%

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

Figure A.19: Affordable housing completions on rural exception sites (**Indicator LOA3**)

	2004-2005	2005-2006	2006-2007	2007-2008
Number of affordable dwellings built on rural exception sites	36 (1 site)	6 (1 site)	85 (5 sites)	78 (5 sites)
% of district affordable housing total	31%	2%	36%	17%

Source: Affordable Homes – South Cambridgeshire District Council

Figure A.20: Unauthorised Gypsy & Traveller sites (**Indicator LOA4**)

	July 2007		January 2008	
	Caravans	Sites	Caravans	Sites
Unauthorised Private Sites	79	9	75	9
Unauthorised Tolerated Sites with Temporary Planning Permission	72	7	83	7
Unauthorised Tolerated Sites	2	2	8	3
Illegal Encampments	2	1	2	1

Source: South Cambridgeshire District Council Caravan Counts

Figure A.21: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008
1 or 2 bedrooms	37%	34%
3 bedrooms	24%	23%
4 or more bedrooms	39%	43%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.22: Cumulative percentage of housing completions on PDL (**Indicator LOA6**)

1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008
25.5%	24.4%	25.2%	25.5%	26.6%	27.0%	26.5%	28.7%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.23: Affordable housing completions as a % of all housing completions on sites of 2 or more dwellings (**Indicator LOA7**)

	2006-2007	2007-2008
Affordable housing completions	238	463
Housing completions on sites of 2 or more dwellings	967	1,232
%	25%	38%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.24: Affordable dwellings permitted as a % of all dwellings permitted (**Indicator LOA8**)

	2006-2007	2007-2008
Affordable houses permitted	405	413
Houses permitted	1,291	2,243
%	31%	18%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.25: Gross and net amount of committed floorspace (sqm) for ‘town centre uses’ at 31 March 2008 (**Indicator LOA9**)

	A1		A2		B1a		D2	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	1,858	1,858	1,630	1,630	30,102	30,102	1,630	1,630
Full & RM planning permissions - under construction	0	-293	0	0	4,668	4,548	313	313
Full & RM planning permissions - not started	1,811	739	267	267	32,682	31,329	13,418	1,943
Allocated without planning permission	37,500	37,310	4,000	4,000	46,500	46,500	8,250	8,250

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.26: Gross amount and type of completed employment land (ha) (**Indicator LOA10i**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
B1	0.61	0.03	0.33	0.00	0.05	0.00	0.22	1.24
B1a	18.24	4.90	6.89	2.33	2.10	3.01	2.55	40.03
B1b	15.67	10.42	3.97	6.65	4.04	1.01	1.92	43.68
B1c	2.11	1.04	0.75	2.16	3.63	1.81	1.39	12.89
B2	6.94	0.65	0.35	0.57	2.65	4.66	1.59	17.42
B8	1.30	0.87	0.93	1.71	2.95	1.46	7.94	17.16
Total	44.87	17.92	13.22	13.43	15.42	11.95	15.62	132.42

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.27: Net amount and type of completed employment land (ha) (Indicator LOA10ii)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
B1	0.58	0.03	0.33	0.00	0.05	0.00	0.15	1.15
B1a	18.24	4.72	5.42	1.83	1.52	1.98	1.95	35.65
B1b	15.59	10.42	3.56	-0.17	2.17	-1.28	1.03	31.32
B1c	0.27	-3.36	-0.21	1.48	3.04	0.98	1.05	3.25
B2	4.81	-3.90	-0.16	-0.16	0.99	2.11	1.25	4.93
B8	-1.29	0.41	0.93	0.29	2.68	1.17	7.07	11.27
Total	38.21	8.32	9.86	3.27	10.45	4.96	12.51	87.57

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.28: Gross amount of completed employment floorspace (sqm) on allocated land (Indicator LOA11)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
B1	0	0	0	0	0	0	0
B1a	27,101	0	5,476	0	0	0	0
B1b	0	0	0	7,832	4,383	2,014	0
B1c	0	0	0	0	4,830	0	0
B2	0	0	0	0	1,428	5,793	0
B8	0	0	0	0	0	0	81
Total	27,101	0	5,476	7,832	10,641	7,807	81
% of Total Floorspace	16.4%	0.0%	13.5%	26.1%	24.4%	20.3%	0.2%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.29: Amount of employment land (ha) lost in South Cambridgeshire and on allocated land (Indicator LOA12)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
Whole district	-2.35	-5.11	-2.64	-3.60	-2.87	-3.84	-0.67	-21.07
On allocated land	None	None	None	None	None	None	None	None

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.30: Amount of employment land (ha) lost to residential development (**Indicator LOA13**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	Total
Village Frameworks	-2.21	-5.07	-1.17	-1.29	-0.97	-3.40	-0.33	-14.44
South Cambridgeshire	-2.21	-5.07	-2.18	-1.71	-0.97	-3.40	-0.33	-15.87

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.31: Density of 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	69.2%	22.9%	7.8%
2001-2002	48.8%	51.2%	none
2002-2003	83.5%	11.9%	4.6%
2003-2004	41.9%	33.7%	24.4%
2004-2005	38.6%	34.8%	26.6%
2005-2006	25.8%	44.9%	29.4%
2006-2007	27.0%	67.3%	5.8%
2007-2008	32.2%	47.3%	20.4%
1999-2008	45.9%	39.2%	14.9%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.32: Average density of new housing developments on sites of 9 or more dwellings (**Indicator LOB3**)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire	27.56	26.77	24.06	34.13	31.25	36.66	33.61	29.15

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.33: Amount of new residential development within 30 minutes public transport time of key services (**Indicator LOB4**)

	2005-2006	2006-2007	2007-2008
General Practitioner	87%	97%	99%
Hospital	68%	53%	38%
Primary School	96%	97%	99%
Secondary School	40%	73%	79%
Employment	97%	97%	99%
Major Retail Centre	41%	44%	44%
All of the Above	19%	18%	8%

Source: Cambridgeshire County Council

Figure A.34: Average size of housing developments (dwellings) split by settlement category (**Indicator LOE1i**)

	Built: 2006 - 2007		Built: 2007 - 2008		Under construction: at 31 March 2008	
	Overall	Excluding Allocations	Overall	Excluding Allocations	Overall	Excluding Allocations
Rural Centres	16.8	6.0	20.4	6.4	25.4	8.1
Minor Rural Centres	7.6	2.4	6.8	4.0	7.4	3.6
Group Villages	8.9	2.5	6.8	2.1	8.7	1.8
Infill Villages	3.5	1.7	3.2	1.8	2.0	2.0
Outside Village Frameworks	6.0	6.0	5.9	5.9	5.4	5.1
Edge of Cambridge	34.8	0.0	31.1	9.0	35.2	1.5

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.35: Largest housing development in each settlement category (*Indicator LOE1ii*)

	Built: 2006 - 2007		Built: 2007 - 2008		Under construction: at 31 March 2008	
	Overall	Excluding Allocations	Overall	Excluding Allocations	Overall	Excluding Allocations
Edge of Cambridge	72 (Orchard Park) *	0	88 (Orchard Park) *	0	88 (Orchard Park) *	2 (Newmarket Rd, Teversham)
Rural Centres	65 (Cambourne)	44 (Holme Way, Sawston)	110 (Cambourne)	46 (Histon)	110 (Cambourne)	77 (Granhams Rd, Gt Shelford)
Minor Rural Centres	78 (Papworth 3a)	10 (Fairfield Way, Linton)	78 (Papworth 3a)	54 (Moorlands, Melbourn)	78 (Papworth 3a)	20 (Back Lane, Melbourn)
Group Villages	144 (Girton 1)	15 (St Vincents Close, Girton)	144 (Girton 1)	15 (St Vincents Close, Girton)	105 (Longstanton 1)	11 (Home Farm, Fen Ditton)
Infill Villages	59 (Heathfield 1)	6 (Church St, Littlington)	59 (Heathfield 1)	11 (Main St, Stow- cum-Quy)	11 (Main St, Stow- cum-Quy)	11 (Main St, Stow- cum-Quy)
Outside Village Frameworks	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	42 (Enterprise Café Site, Hardwick)	37 (Main St, Stow- cum-Quy)	37 (Main St, Stow- cum-Quy)

* Orchard Park was formerly known as Arbury Park

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.36: Total dwellings built by settlement category (*Indicator LOE1iii*)

	2006-2007		2007-2008	
	Overall	Excluding Allocations	Overall	Excluding Allocations
Rural Centres	260	-7	364	143
Minor Rural Centres	141	37	165	86
Group Villages	229	46	212	105
Infill Villages	68	34	62	29
Outside Village Frameworks	125	125	172	172
Edge of Cambridge	100	0	316	15

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.37: Amount of land adjacent to an Important Countryside Frontage that has been lost to development (**Indicator LOE2**)

2004-2005	2005-2006	2006-2007	2007-2008
none	none	none	none

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

Figure A.38: Investment secured for infrastructure and community facilities through developer contributions (**Indicator LOF1**)

Secured by:	For:	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire District Council	Affordable Housing	£0	£4,053,033	£289,072	£184,000
	Other	unknown	unknown	unknown	unknown
Cambridgeshire County Council (from planning permissions in South Cambridgeshire)	Education	£290,024	£3,562,850	£319,598	£413,750
	Transport	£5,000	£6,910,000	£275,663	£75,000
	Miscellaneous	£0	£102,000	£0	£0

Source: New Communities – Cambridgeshire County Council; Affordable Homes – South Cambridgeshire District Council

Figure A.39: Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures (**Indicator LOG1**)

	2005-2006	2006-2007	2007-2008
Previously undeveloped functional floodplain land	none	none	none
Flood risk areas	none	none	none

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

Figure A.40: Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas (**Indicator LO1**)

	2004-2005	2005-2006	2006-2007	2007-2008
RAMSAR (Wetland Areas)	none	none	none	none
SPA (Special Protection Areas)	none	none	none	none
SAC (Special Areas of Conservation)	none	none	none	none
NNR (National Nature Reserves)	none	none	none	none
SSSI (Site of Special Scientific Interest)	none	none	none	none
Total	none	none	none	none

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

Figure A.41: Habitats and species affected by new developments (**Indicator LO2**)

		South Cambridgeshire BAP †			UK NERC s41 Species *		
		2002-2006	2003-2007	2004-2008	2002-2006	2003-2007	2004-2008
Housing Developments	Number of developments analysed	670	738	835	670	738	835
	Number of developments intersecting species records	152	189	282	533	604	694
	Number of species records intersecting developments	310	503	651	2,923	5,280	5,949
Business Developments	Number of developments analysed	53	39	434	53	39	434
	Number of developments intersecting species records	22	33	94	39	29	232
	Number of species records intersecting developments	49	93	196	102	110	1,201
Retail, Office & Leisure Developments	Number of developments analysed	110	130	233	110	130	233
	Number of developments intersecting species records	12	18	51	68	71	121
	Number of species records intersecting developments	34	131	257	453	343	883

* Species listed in section 41 of the Natural Environment and Rural Communities Act 2006.

† Species listed in the South Cambridgeshire Biodiversity Action Plan (BAP).

Source: Cambridge & Peterborough Biological Records Centre

Figure A.42: Number of listed buildings and number that are at risk (**Indicator LOJ1**)

	2004-2005	2005-2006	2006-2007	2007-2008
Number of listed buildings	2,630	2,633	2,665	2,666
Number at risk	51	50	41	34

Source: Planning & Sustainable Communities – South Cambridgeshire District Council

Figure A.43: Amount of inappropriate development completed in the Green Belt (**Indicator LOK1**)

2006-2007	2007-2008
none	none

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

c. Significant Effects Indicators

Figure A.44: KWh of gas consumed per household per year (**Indicator SE3i**)

	2001	2002	2003	2004	2005	2006
South Cambridgeshire	20,291	20,609	20,829	20,068	19,691	18,832
Cambridgeshire	20,021	20,331	20,484	19,164	18,731	17,987

Source: Department for Business, Enterprise and Regulatory Reform

Figure A.45: KWh of electricity consumed per household per year (**Indicator SE3ii**)

	2003	2004	2005	2006
South Cambridgeshire	5,621	5,615	5,506	5,353
Cambridgeshire	5,147	5,185	5,032	4,947

Source: Department for Business, Enterprise and Regulatory Reform

Figure A.46: Generating potential of renewable energy resources (GWh) (**Indicator SE4**)

Before 1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
16.84	16.84	16.84	16.85	16.85	16.85	34.54	34.55	34.56	34.57

Source: Cambridgeshire County Council

Figure A.47: Water consumption (litres/head/day) (**Indicator SE5**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
Cambridge Water Company	141	142	151	148	148	141	136
Industry Average	150	150	154	150	151	148	148

Source: Ofwat

Figure A.48: % SSSIs in favourable or unfavourable recovering condition (**Indicator SE6**)

	2005	2006	2007	2008
South Cambridgeshire	89	77	92	93
Cambridgeshire	69	65	72	73

Source: Natural England

Figure A.49: % rights of way that are easy to use (**Indicator SE10**)

	2004-2005	2005-2006	2006-2007	2007-2008
The number of rights of way easy to use	70.3	61.2	75.0	70.3
The length of rights of way easy to use	65.9	56.7	63.1	72.8

Source: Countryside Access – Cambridgeshire County Council

Figure A.50: % total built-up areas falling within Conservation Areas (**Indicator SE12**)

2004	2005	2006	2007	2008
21.2	21.6	21.9	21.8	22.4

Source: South Cambridgeshire District Council

Figure A.51: Residents' satisfaction with the quality of the built environment (**Indicator SE13**)

	2003	2006
South Cambridgeshire	57.3%	47.0%
Cambridgeshire	50.3%	43.0%

Source: Quality of Life Survey – Cambridgeshire County Council

Figure A.52: % of new homes meeting the Ecohomes or similar standard (**Indicator SE14**)

	2004-2005	2005-2006	2006-2007	2007-2008
% new homes	1.6	13.2	12.9	-
Rating (no. of units)				
Excellent	0	0	0	-
Very Good	0	0	63	-
Good	8	63	41	-
Pass	1	53	16	-
Total	9	116	120	-

Source: BRE

Figure A.53: CO2 emissions per domestic property per year (**Indicator SE15**)

	Total domestic CO2 emissions (kilo tonnes)		CO2 emissions per domestic capita (tonnes)	
	2005	2006	2005	2006
South Cambridgeshire	352	368	13.60	13.64
Cambridgeshire (average)	282	290	10.93	10.98
UK (average)	349	354	8.84	8.78

Source: Department for Business, Enterprise and Regulatory Reform

Figure A.54: Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (**Indicator SE16i**)

	2004	2005	2006	2007
Bar Hill	49.7	42.0	43.0	34.0
Impington	52.2	31.0	30.0	41.0

Source: South Cambridgeshire District Council

Figure A.55: Air quality strategy objective of annual mean at number of days exceeding a daily mean of $50\mu\text{g}/\text{m}^3$ (**Indicator SE16ii**)

	2004	2005	2006	2007
Bar Hill	40 days	25 days	51 days	49 days
Impington	72 days	37 days	42 days	34 days

Source: South Cambridgeshire District Council

Figure A.56: Vehicle flows across urban boundaries (**Indicator SE17**)

2001	2003	2004	2005	2006	2007
172,926	170,036	183,596	185,908	183,850	188,684

Source: Cambridgeshire County Council

Figure A.57: % main rivers of good or fair quality (**Indicator SE18**)

	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007
Biological	100	100	100	100	100	100	100	100	100	100
Chemical	86	87	94	99	100	100	100	100	100	100

Source: Environment Agency

Figure A.58: Household waste collected per person per year (**Indicator SE19**)

2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
354 Kg	356 Kg	422 Kg	434 Kg	448 Kg	442 Kg

Source: South Cambridgeshire District Council

Figure A.59: % household waste collected which is recycled (**Indicator SE20**)

	2001	2002	2003	2004	2005	2006
Composted	5.3	8.8	29.0	31.3	32.7	34.3
Recycled	18.3	19.6	17.8	18.1	18.2	18.6

Source: South Cambridgeshire District Council

Figure A.60: Number of properties at risk to flooding (**Indicator SE21**)

	2005-2006	2006-2007	2007-2008
1 in 100 flood event	1736	1831	1902
1 in 1000 flood event	2901	3072	3312

Source: Environment Agency

Figure A.61: Life expectancy at birth (years) (Indicator SE22)

(2006 - 2008)	South Cambridgeshire	England & Wales
Males	80.4	77.3
Females	84.4	81.5

Source: Census 2001 – Office for National Statistics

Figure A.62: Number of recorded crimes per 1,000 people (Indicator SE24)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	50.4
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	71.6

Source: Cambridgeshire Constabulary

Figure A.63: % residents feeling 'safe' or 'fairly safe' after dark (Indicator SE25)

	2003	2006
Cambridge	45	45
East Cambridgeshire	57	56
Fenland	47	43
Huntingdonshire	59	58
South Cambridgeshire	69	64

Source: Quality of Life Survey – Cambridgeshire County Council

Figure A.64: Hectares of strategic open space per 1,000 people (Indicator SE26)

	2004	2006	2007	2008
South Cambridgeshire	4.30	4.67	7.34	7.30
Cambridgeshire	5.50	5.14	5.86	5.80

Source: Cambridgeshire County Council

Figure A.65: % residents who feel their local area is harmonious (**Indicator SE29**)

	2003	2006
Cambridge	63	59
East Cambridgeshire	60	50
Fenland	46	37
Huntingdonshire	58	50
South Cambridgeshire	67	57

Source: Quality of Life Survey – Cambridgeshire County Council

Figure A.66: Indices of multiple deprivation by super output area (The position of the district out of 354 local authorities, where 1 is the most deprived and 354 is the least deprived) (**Indicator SE30**)

	2000	2004	2007
Income Deprivation Rank	298th	294th	275th
Employment Deprivation Rank	275th	286th	276th
Overall Deprivation Rank	342nd	345th	350th
Average Deprivation Score	7.33	6.39	6.55

Source: Department for Communities and Local Government

Figure A.67: House price: earnings ratio (**Indicator SE31**)

	2002	2003	2004	2005	2006	2007
South Cambridgeshire	7.4	7.8	7.7	7.6	8.2	8.7
Cambridgeshire	6.8	7.6	7.7	8.1	8.5	8.7

Source: Land Registry and Annual Survey of Hours and Earnings – Office for National Statistics

Figure A.68: Gross disposable household income (**Indicator SE32**)

	2002	2003	2004	2005	2006	2007
South Cambridgeshire	£24,463	£26,079	£29,307	£30,573	£31,518	£31,928
Cambridgeshire	£22,745	£23,703	£24,481	£25,127	£24,995	£26,128

Source: Annual Survey of Hours and Earnings – Office for National Statistics

Figure A.69: % of adults who feel they can influence decisions affecting their local area (Indicator SE34)

	2003	2006
Cambridge	22	23
East Cambridgeshire	16	14
Fenland	12	10
Huntingdonshire	17	15
South Cambridgeshire	19	17

Source: Quality of Life Survey – Cambridgeshire County Council

Figure A.70: % of adults who have provided support to others (Indicator SE35)

	2003	2006
South Cambridgeshire	81	82
Cambridgeshire	80	80

Source: Quality of Life Survey – Cambridgeshire County Council

Figure A.71: Number of people unemployed claiming Job Seekers Allowance (Indicator SE36)

2003	2004	2005	2006	2007	2008
763	674	672	758	794	640

Source: Nomis – Office for National Statistics

Figure A.72: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade (Indicator SE38)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
South Cambridgeshire	65.6	67.0	68.2	70.4	69.2	72.7
Cambridgeshire	54.3	54.7	56.2	58.5	60.2	61.1

Source: Department for Children, Schools and Families

Figure A.73: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

	2003-2004	2004-2005	2005-2006	2006-2007
English	86.8	88.4	85.9	87.0
Maths	82.5	84.7	84.2	86.0
Science	91.9	93.4	92.4	93.0

Source: Department for Children, Schools and Families

Figure A.75: Average point score per student entered into GCE/VCE examinations (**Indicator SE40**)

	2005-2006	2006-2007
South Cambridgeshire	803.1	782.3
Cambridgeshire	754.0	766.0
England	721.5	731.2

Source: Department for Children, Schools and Families

Figure A.76: % of resident population with NVQ level 1 (or equivalent) and above (**Indicator SE41**)

	2000	2001	2002	2003	2004	2005	2006	2007
South Cambridgeshire	64.0	79.0	77.4	85.2	84.7	86.0	86.0	84.7
Cambridgeshire	77.9	76.0	75.3	78.3	81.2	81.7	80.1	80.7
England	73.5	74.0	74.6	75.4	76.0	77.3	77.7	78.1

Source: Nomis – Office for National Statistics

Figure A.77: Annual net change in VAT registered firms (**Indicator SE43**) (2007 data available 2 Dec)

	2000	2001	2002	2003	2004	2005	2006
Registrations	505	460	520	515	485	510	490
Deregistrations	405	365	340	425	390	370	385
Business stock	5,500	5,595	5,770	5,865	5,960	6,100	6,205
Net gain	100	95	180	90	95	140	105

Source: Nomis – Office for National Statistics

Figure A.78: Economic Activity Rate (**Indicator SE44**). (data for monitoring year yet to be published)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
South Cambridgeshire	84.9%	85.6%	86.8%	85.6%	86.1%	84.2%
Cambridgeshire	83.0%	83.6%	84.3%	83.6%	81.3%	81.1%

Source: Nomis – Office for National Statistics

Figure A.79: Number of people in employment (**Indicator SE45**) (data for monitoring year yet to be published)

2004-2005	2005-2006	2006-2007
73,300 (57,600 in workplaces)	73,900 (61,400 in workplaces)	73,800 (62,500 in workplaces)

Source: Nomis – Office for National Statistics

Figure A.80: Industrial composition of employee jobs (**Indicator SE46**)

Industry Sector	2005	2006
Manufacturing	20.2% (11,800)	17.3% (11,200)
Construction	4.8% (2,800)	5.3% (3,400)
Service Industries (Broken down by sector below)	72.4% (42,500)	75.3% (48,800)
Distribution	19.4% (11,400)	17.3% (11,200)
Transport and Communications	4.0% (2,400)	2.5% (1,600)
Banking, Finance	26.5% (15,500)	28% (18,100)
Public Administration	18.3% (10,800)	23.2% (15,000)
Other services	4.2% (2,500)	4.4% (2,800)

Source: Nomis – Office for National Statistics