

APPENDIX A: HOUSING LAND SUPPLY UPDATE

A1. Purpose

A1.1. The purpose of this appendix is to provide an update of housing land supply as at 27 February 2009.

A2. Background: the figures

A2.1. **Core Strategy** Policy ST/2 requires that 20,000 net additional dwellings be provided in South Cambridgeshire during the period 1999 – 2016.

A2.2. In September 2007, the Council published a **Statement of Housing Land Supply** that included a housing trajectory setting out how the requirement would be achieved. The housing trajectory identified the provision of 19,871 net additional dwellings by 2016, a shortfall of 129 dwellings. The published figures are shown in column a of Table A1 below. The document identified a further 185 net additional dwellings as potential additional sources of supply that could address the shortfall due to revised proposals being considered on two sites, but these were not included in the published figures.

A2.3. The housing trajectory published in the **Annual Monitoring Report 2006-2007** included the potential additional sources as identified sites, as by December 2007 Summersfield had received planning permission and the Planning Committee had resolved to approve the Former Bayer CropScience site application. The housing trajectory in the **Annual Monitoring Report 2006-2007** therefore identified the provision of 20,056 net additional dwellings by 2016. The published figures are shown in column b of Table A1 below.

A2.4. Following the **Site Specific Policies Development Plan Document (DPD)** examination in Winter 2007/2008, the Inspectors advised the Council that it has not identified sufficient land to meet its housing requirements set out in **Core Strategy** Policy ST/2. They concluded that there is a housing shortfall of 1,600 dwellings that must be made up through new sites if the **Site Specific Policies DPD** is to be found 'sound'. The Inspectors concluded that the housing trajectory included over optimistic delivery predictions for Northstowe and that a windfall allowance should not be included as a result of changes to PPS3 after the DPDs had been submitted. The Council subsequently advised the Inspectors that due to the outcome of studies and a change in the position of Network Rail, the redevelopment of Cambridge Northern Fringe East (Chesterton Sidings) can no longer be relied upon for residential development for 600 dwellings. The Inspectors confirmed that this site should be added to the shortfall, which therefore increased to 2,200 dwellings. The consequences of these changes are shown in column c of Table A1 below.

A3. Updating Housing Land Supply to 31 March 2008

A3.1. The Inspectors' identified housing shortfall was based on the housing land supply position as at 31 March 2007, which was the latest available data at the time of the examination hearings. The effect of removing the windfall allowance is that all new planning permissions on unidentified sites count towards housing supply, rather than simply

replacing the allowance. It is therefore particularly relevant to update the housing supply position as part of the ongoing housing shortfall work. Housing monitoring is undertaken on an annual basis and therefore the Council published an updated housing land supply position in its **Responding to a Housing Shortfall (October 2008)** consultation documents. This was an update to the 31 March 2008 and identified the provision of 18,361 dwellings on a comparable basis to the Inspectors' shortfall, and therefore the shortfall had already reduced to 1,639 dwellings. The published figures are shown in column d of Table A1 below. The 31 March 2008 update was calculated using the results of the annual development survey carried out in April / May 2008 that lists all dwellings completed between 1 July 1999 and 31 March 2008, and all extant planning permissions as at 31 March 2008.

Table A1: Housing Land Supply March 2007, Inspectors Update, and March 2008

	a SHLS – based on March 2007	b AMR 2006- 2007 – based on March 2007	c Inspectors Update – based on March 2007	d Shortfall Update – based on March 2008
Completions 1999 ...	6,016	6,016	6,016	7,365 * ¹
Northstowe	4,150	4,150	3,750	3,750
Urban extensions (CE, CNF East, CSF)	3,280	3,280	2,680 * ²	2,680 * ²
Unimplemented planning permissions * ³	3,786	3,841 * ⁴	3,841 * ⁴	3,149
Forecast windfalls	852	852	0	0
Additional development at Cambourne	950	950	950	950
Rural settlement allocations (without planning permission)	100	100	100	0 * ⁵
Draft Site Specific Policies DPD allocations (Bayer CropScience & Papworth West-Central)	337	467 * ⁶	467 * ⁶	467 * ⁶
North West Cambridge	400	400	0 * ⁷	0 * ⁷
TOTAL	19,871	20,056	17,804	18,361
Shortfall	-129	+56	-2,196	-1,639

Notes:

- *1 The number of dwellings completed between 1999 and 2007 has been revised by the Research & Monitoring team at Cambridgeshire County Council as part of their ongoing assessment of data. A total of 1,291 dwellings were completed in 2007-2008.
- *2 Reflects the loss of 600 dwellings from Cambridge Northern Fringe East (Chesterton Sidings).
- *3 Small sites not under construction have been discounted by 10% discount to allow for any that may not come forward for development.
- *4 Includes an additional 55 dwellings at Papworth Everard (Summersfield) resulting from the reserved matters planning permission being approved in December 2007.
- *5 The allocation at Bannold Road, Waterbeach received outline planning permission in May 2007, and therefore became an unimplemented consent.
- *6 A planning application has been submitted for 380 dwellings on the Bayer CropScience site, Planning Committee (3 October 2007) resolved to grant planning permission. This is an additional 130 dwellings above the 250 referred to the submission draft Site Specific Policies DPD.
- *7 The North West Cambridge AAP site was included in the Statement of Housing Land Supply September 2007 and Annual Monitoring Report 2006-2007, however the Inspectors excluded it in their assessment of the housing shortfall. The site is now addressed as a separate site that will contribute to making up the shortfall.
- *8 The agents / developers of the 'saved' Local Plan allocation at Caldecote have indicated to the Council that they intend to submit a planning application for 95 dwellings and that the site is available for development.

A4. Updating Housing Land Supply to 27 February 2009

A4.1. As set out above, since new planning permissions for housing development now contribute directly to housing supply, rather than simply replacing the windfall allowance as time passes, it is relevant to take account of any new planning permissions granted up to the time that any new allocations are made to make up the housing shortfall. The Council included a 6-month update for 1 April to 30 September 2008 in its **Responding to a Housing Shortfall (October 2008)** consultation documents. This identified a further 168 dwellings, 82 dwellings with planning permission and 86 dwellings where the Council has resolved to grant planning permission subject to resolving remaining issues, such as the signing of a s106 agreement. Detailed information on the sites included is shown in Annex 1. This had the effect of reducing the housing shortfall to 1,470 dwellings and this was the figure used by the Council in identifying additional sites to meet the housing shortfall.

A4.2. The Council is now able to provide an update to 28 February 2009. A further 164 dwellings have now been granted planning permission (subject to confirmation at the meeting) and the Council has resolved to grant planning permission subject to resolving remaining issues for a further 186 dwellings. So as not to double count, these figures do not include the 10 dwellings permitted on 20 November 2008 on land adjacent to 52 Harlton Road, Little Eversden (S/0629/08/F) because these were included in the up to 30 September 2008 update as dwellings where the Council had resolved to grant planning permission subject to resolving remaining issues. Detailed information on the sites included is shown in Annex 2.

A4.3. The housing shortfall at 27 February 2009 has therefore been reduced to **1,120 dwellings** (rounded) (subject to confirmation at the meeting), as detailed in Table A2 below.

Table A2: Updated Housing Shortfall at 27 February 2009

	Dwellings	Shortfall to 2016
Housing shortfall at March 2007		2,200
Updated housing land supply at March 2008	560	1,640
Updating housing land supply to September 2008	170	1,470
Further updating housing land supply to February 2009	350	1,120
RESIDUAL SHORTFALL		1,120

NOTE: the figures in this table are rounded to the nearest 5 dwellings.

A4.4. Housing monitoring is normally carried out for the 12-month period to end March. The Council will therefore provide the Inspectors with an update to end March 2009 to inform their Report. It is not anticipated that this will have a significant effect on housing provision having assessed the applications coming through the system at the present time, but will be provided for consistency with the normal approach to land supply assessments.

A4.5. The housing shortfall has therefore reduced from 2,200 dwellings identified by the Inspectors as at March 2007 to 1,120 dwellings on the basis of the situation as at February 2009. This demonstrates that whilst windfall sites cannot be included in housing supply assessments as part of plan making, there will continue to be a supply of housing coming forward on windfall sites over the remainder of the plan period.

Annex 1: Planning Permissions Granted and Planning Applications where the Council has Resolved to Grant Planning Permission Subject to Resolving Remaining Issues (at 30 September 2008)

Planning Permissions Granted – 82 Dwellings	
<p>Silverdale Avenue, Coton (S/0565/07/F) Demolition of 4 separate parcels of airey houses (14 dwellings) within the village framework, and erection of 28 dwellings.</p>	14 dwellings
<p>Southgate Farm, Chesterton Fen Road, Milton (S/1653/07/F) Use of land as 26 mobile home pitches for gypsies. Site previously had consent for 16 pitches, and therefore will result in a net gain of 10.</p>	10 dwellings
<p>Small Sites (less than 9 dwellings) Planning permission has been granted for 64 net additional dwellings. As they are not classified as under construction, a discount rate of 10% has been applied to allow for any consents that are not eventually built. This is consistent with approach used in the Statement of Housing Land Supply (September 2007).</p>	58 dwellings

Planning Applications where the Council has Resolved to Grant Planning Permission Subject to Resolving Remaining Issues – 86 dwellings	
<p>Land North of Challis Green, Barrington (S/0005/07/O) The Council's planning committee gave officers delegated powers to approve the application for 40 affordable dwellings, and it is currently awaiting the completion of a section 106 agreement.</p>	40 dwellings
<p>Land West of Longstanton (Home Farm) (S/1970/07/F) The Council's planning committee approved an application in May 2008 to increase the site to 546 dwellings, subject to the prior completion of a section 106 agreement. This will provide an additional 36 dwellings.</p>	36 dwellings
<p>Land adj. 52 Harlton Road, Little Eversden (S/0629/08/F) The Council's Planning Committee had resolved to grant planning permission subject to the signing of a section 106 agreement, as at 30 September 2008. Planning permission has subsequently been granted for 10 dwellings on 20 November 2008 (see note to Annex 2).</p>	10 dwellings

Annex 2: Planning Permissions Granted and Planning Applications where the Council has Resolved to Grant Planning Permission Subject to Resolving Remaining Issues (at 27 February 2009)

Planning Permissions Granted – 164 dwellings	
Land at Moor Drove, Cottenham Road, Histon (S/1895/07/F) Appeal allowed for use of land for 12 gypsy caravans.	12 dwellings
Sawston Health Centre, Link Road, Sawston (S/1319/08/F) Demolition of the former Sawston Health Centre, within the village framework, and replacement with 22 affordable dwellings.	22 dwellings
Unwins, Impington Lane, Impington (S/1356/08/F) Demolition of factory buildings and replacement with residential development, including affordable units.	35 dwellings
Land at The Valley, Comberton (S/1592/08/F) An exception site development of 11 affordable dwellings, on agricultural land within the Green Belt.	11 dwellings
The Causeway, Bassingbourn-cum-Kneesworth (S/1614/08/F) An exception site development of 20 affordable dwellings, on agricultural land adjacent to Willmott Road.	20 dwellings
Land rear of Newdigate House, Horseheath Road, Linton (S/1640/08/RM) Development of 11 dwellings.	11 dwellings
Land off Orchard Close and Rampton Road, Cottenham (S/1840/08/F) An exception site development of 12 affordable dwellings, on agricultural land adjacent to Orchard Close.	12 dwellings
Small Sites (less than 9 dwellings) Planning permission has been granted for 46 net additional dwellings. As they are not classified as under construction, a discount rate of 10% has been applied to allow for any consents that are not eventually built. This is consistent with approach used in the Statement of Housing Land Supply (September 2007).	41 dwellings

Note: Land adj. 52 Harlton Road, Little Eversden (S/0629/08/F)

Planning permission was granted for 10 dwellings on 20 November 2008. However, the site was included in the update to September 2008 because at that time the Council's Planning Committee had resolved to grant planning permission subject to the signing of a section 106 agreement. It is not included here to avoid double counting.

Planning Applications where the Council has Resolved to Grant Planning Permission Subject to Resolving Remaining Issues – 186 dwellings

Former EDF Depot & Training Centre, Ely Road, Milton (S/1601/08/O)

An outline application for demolition of existing buildings and construction of 101 retirement units, on land in the Green Belt. The Council's Planning Committee gave officers delegated powers in January 2009 to approve the application subject to the Secretary of State not calling in the application for determination. The call-in period has now expired and the application has not been called in.

101 dwellings

Station Road, Gamlingay (S/1771/08/O)

The site is currently an employment allocation (Local Plan 2004 'saved' policy Gamlingay 2, submission draft Site Specific Policies DPD Policy SP/11 a), but has remained undeveloped since its allocation in 1993. The Cambridge City and South Cambridgeshire Employment Land Review 2008 concludes that this site be considered for de-allocation in the light of market failure to bring forward development and the absence of any policy rationale to justify its retention. The Council's Planning Committee in February 2009 considered a planning application for mixed residential and employment use plus open space. The Planning Committee gave officers delegated powers to approve the application subject to the Secretary of State not calling in the application for determination. The call-in period has now expired and the application has not been called in.

85 dwellings