



South Cambridgeshire Annual Monitoring Report

January 2012

Covering the period 1st April 2010 – 31st March 2011

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1. Executive Summary

- 1.1. The Annual Monitoring Report (AMR) provides information on the progress the Council is making in preparing its planning policy documents and how well it is doing in terms of delivering the overall development strategy and implementing the policies included in the Local Development Framework (LDF). The key message from this year's AMR is the prolonged impact of the downturn in the economy on the rate of development, confirming the need for a policy review to put in place a strategy for the recovery. The Executive Summary highlights the headline results of this year's AMR.

a. Progress against the Local Development Scheme

- 1.2. The Local Development Scheme (LDS) adopted by the Council in March 2010 for the 3 year period from 2010 – 2013 sets out the timetable for the production of all planning policy documents that the Council intended to progress during the monitoring year. The LDS included a programme for preparation of Supplementary Planning Documents (SPDs), however the Council's intentions in relation to a number of the SPDs has changed. The summary set out below and in figure 3.1 (Chapter 3) shows progress against the milestones for each of the Development Plan Documents (DPDs) and SPDs listed in the March 2010 LDS.

Development Plan Documents

- 1.3. The March 2010 LDS included the Council's intention at that time to prepare a specific **Gypsy & Traveller DPD** and to undertake a review of the **Core Strategy**. It had been intended that a review of the Development Control Policies DPD and the Site Specific Policies DPD would follow in sequence consistent with the LDF approach at that time. A number of factors have influenced the Council and a different approach is now proposed.
- 1.4. The review of the **Core Strategy** has been delayed as the Council considered the implications of the Government's proposed changes to the plan-making system through the Localism Bill published in December 2010, the proposed revocation of the Regional Spatial Strategy and the proposed implementation of a new National Planning Policy Framework. The Council has however continued preparing and commissioning the evidence base studies required to support the review of the Core Strategy but has not progressed to any formal stages of plan making.
- 1.5. In view of the changes in guidance at the national level, the Council has now reviewed its approach and will now be preparing a single **South Cambridgeshire Local Plan**, reflecting the Government's advice to prepare separate DPDs only if there is a good case for doing so. The Local Plan will include a review of the Core Strategy, together with a review of the Development Control Policies DPD and Site Specific Policies DPD and any update necessary to the Area Action Plans for major developments. A timetable for the preparation of the Local Plan was agreed in January 2012.

- 1.6. The Council has undertaken two Issues and Options consultations as early stages in the preparation of a separate **Gypsy & Traveller DPD**. The issue has proven to generate considerable local interest and this has resulted in a prolonged timetable for producing a plan. A review of the Gypsy & Traveller Accommodation Needs Assessment (GTANA) is in progress and is a key evidence base study for the Gypsy & Traveller DPD. These factors have now put the preparation of a Gypsy & Traveller DPD onto the same timetable as the new Local Plan, and taking into account the latest Government guidance that separate plans should only be prepared unusually, the Local Plan now will include policies and proposals to address the accommodation needs of Gypsies and Travellers, rather than a separate plan being prepared.

Supplementary Planning Documents

- 1.7. Three of the SPDs identified in the March 2010 LDS have now been adopted. The **Health Impact Assessment SPD** met the milestones set out in the LDS and was adopted in March 2011. The **Fen Drayton Former Land Settlement Association Estate SPD** was completed within 2 months of the milestones set out in the LDS and was adopted in May 2011. The **Orchard Park Design Guidance SPD** was adopted in March 2011, slightly delayed to allow further engagement with key stakeholders. The **Planning Obligations SPD** will now be replaced by a **Community Infrastructure Levy (CIL) Charging Schedule**, and the evidence base for this is in preparation.
- 1.8. The three other SPDs identified in the March 2010 LDS will no longer be prepared due to other work priorities and insufficient resources within the Planning Service. In terms of the **Papworth Everard West Central SPD**, the Council will continue to work with stakeholders in a co-ordinated way on development proposals to deliver the objectives set out in Policy SP/10(2) of the **Site Specific Policies DPD**. The issues around a **Dwellings Associated with Rural Enterprises SPD** will be reviewed as part of the preparation of the Local Plan. Preparation of an **Historic Landscape, Parks and Gardens SPD** will be considered in future if resources permit.

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

- 1.9. The Annual Monitoring Report (AMR) includes over 90 core and local output indicators to measure the performance of the Council's adopted planning policies, and almost 50 significant effect indicators to measure change in the district against the objectives set out in the Council's Sustainability Appraisal Scoping Report (January 2006) and to look at the wider effects of the Local Development Framework (LDF) on the district.

Housing

- 1.10. **Housing completions and housing supply.** The development strategy for South Cambridgeshire is one of supporting the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to allow for the economic prospects to be met. To reduce the amount of commuting in

the longer term, the aim is also to achieve a better balance between jobs and homes in and close to Cambridge. The strategy envisages a high level of in-migration to support new jobs, with average annual net in-migration at 80% across the plan period to 2016 being forecast at the time the strategy was prepared.

- 1.11. Delivery of housing is normally monitored against the housing target set out in the adopted Core Strategy, however, the Council has decided that a different approach is more appropriate at the present time. Evidence for the emerging review of the regional plan shows that as a result of the recent recession, the current development strategy, and in particular the amount of housing proposed, will now provide for development needs in the Cambridge area for almost 20 years as the economy recovers. As the economy has slowed and fewer jobs will now be created in the short to medium term, the need for housing to meet high levels of in-migration to provide the labour supply has also diminished. On this basis, the Council has concluded that the **Core Strategy** housing targets are now out of date and that the draft **East of England Plan >2031** (supported by the Cambridgeshire Development Study 2009 prepared by the Cambridgeshire local authorities) is the appropriate plan against which to assess housing delivery until the new Local Plan is prepared.
- 1.12. In the last monitoring year, 659 net additional dwellings were completed in South Cambridgeshire; this is 100 dwellings less than the number predicted in the housing trajectory included in the Annual Monitoring Report 2009-2010 and is primarily a result of slightly slower delivery than anticipated on a few specific sites. It is however an increase in the number of net additional dwellings over the preceding 2 years of the recession (610 and 611 respectively).
- 1.13. The Council has made provision for a significant supply of housing land (rounded figures): extant planning permissions provided for 2,770 dwellings as at March 2011; sites where the Council has resolved to grant planning permission will provide a further 130 dwellings; and sites allocated for housing will provide another 14,400 dwellings. Together, land is identified in plans and planning permissions for a total of 17,300 dwellings.
- 1.14. Government policy in PPS3: Housing and the draft National Planning Policy Statement is that Councils should have a rolling 5-year supply of housing land. Despite having sufficient deliverable land supply to provide approximately 5,600 new homes over the next 5 years, the Council has a technical shortfall in 5-year housing land supply against the Core Strategy target to 2016 (2.9 years supply), primarily because we are now close to the end of the plan period of 2016 which compounds the impact of the shortfall. However, against the draft East of England Plan > 2031, which effectively extends the plan period to 2031 at a similar average annual rate of delivery, there is a full 5-year land supply (5.3 years supply). The Council's position is therefore that it has demonstrated an appropriate 5-year supply of housing land.
- 1.15. The Council remains committed to the planned development strategy and believes it is the best strategy to serve the Cambridge area and support the continued economic success of the area. A new Local Plan is already in preparation that will identify the appropriate housing sites to provide for the identified needs of the district to 2031. An initial Issues & Options consultation is anticipated to take place in Summer 2012,

which will include options relating the development strategy and site options for new housing allocations, including options for the most appropriate site or sites to replace Cambridge Airport, given Marshall's decision to remain at its present site for the next 20 years at least.

- 1.16. **Gypsy & Traveller pitches:** No new permanent Gypsy & Traveller pitches were completed in the last monitoring year, however 7 pitches were granted temporary planning permission. Of these, only 1 was a new pitch, the other 6 pitches were subject to a renewal of an earlier temporary planning permission.
- 1.17. **Housing completions on previously developed land (PDL):** In the last monitoring year, 44% of dwellings completed were on PDL, although the cumulative percentage is still below the target of at least 37% as required by **Core Strategy Policy ST/3**. It had been anticipated that the percentage would increase when the major developments at Northstowe and Cambridge East, which would involve the reuse of PDL, started delivering towards the end of the plan period, however, this is now unlikely to happen as progress on the major developments has been delayed. There are also still significant 'greenfield' allocations, such as Cambourne and Orchard Park, which will continue to contribute significant numbers of completions on 'greenfield' land.
- 1.18. **Housing density:** Over the last 12 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated, although there is a general upward trend. It is expected that the average net density of new housing developments will increase in future monitoring years as the major developments on the edge of Cambridge and Northstowe are implemented with higher housing densities reflecting their urban character. Orchard Park has achieved net densities of over 50 dph on a significant number of completed parcels. Over the last 12 years, the completed parcels at Cambourne have achieved an average net density of 30.3 dph. In general, lower densities have been achieved at Lower Cambourne (an early phase in the construction of the settlement), and higher densities have been achieved at Upper Cambourne (a more recent phase that is still being completed). Great Cambourne includes a mixture of densities, with higher densities achieved on parcels located in and around the village centre.
- 1.19. **Affordable housing:** The availability of housing that is affordable to local people is a major issue in the district, especially as median house prices in the district have risen from 4.9 times median earnings to 7.4 times median earnings in the last 12 years. In the last monitoring year, 205 new affordable dwellings were completed; this amounts to 29% of all new dwellings completed. This is a fall compared to the high of 41% achieved in the previous monitoring year and is a reflection of the changing housing market conditions and availability of funding for affordable housing developments.
- 1.20. In the last monitoring year social rented affordable housing has been the majority tenure of affordable dwellings completed, although on individual schemes the mix of affordable tenures is determined by local circumstances. Affordable housing exception sites provided 27 new social rented affordable dwellings in the last monitoring year to meet identified local need in Coton, Bassingbourn and Wimpole.

- 1.21. In the last monitoring year, 40% of dwellings permitted on sites of two or more dwellings, where **Development Control Policy HG/3** was applicable, were affordable. The affordable dwellings secured were a mixture of onsite provision and financial contributions that have been converted into notional units that will be provided offsite. This meets the target of 40% set by the policy and is an improvement on the previous two monitoring years. In the previous monitoring year, the undersupply of affordable dwellings is a result of securing only 18% affordable dwellings as part of the redevelopment of the Bayer CropScience site, as a 70 unit extra care scheme will be provided instead of general needs affordable housing. Data for April – September 2011 also suggests that the target is on course to be met in the 2011-2012 monitoring year.
- 1.22. **Housing development by settlement category:** The development strategy for the district was changed by the adoption of the Core Strategy, which focuses the development proposed in a few major developments on the edge of Cambridge and the new town of Northstowe, and provided for more development within the village frameworks of the largest villages. Over the last 5 years, this change in development strategy can be seen to be gradually taking effect with an increase in the proportion of completions on the edge of Cambridge and at the Rural Centres, which includes the new settlement of Cambourne, and a decrease in the proportion of completions in the smaller and less sustainable villages.
- 1.23. **Housing quality:** All new development has an impact on its surroundings and the predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality. The Council has assessed 24 developments completed in the last two monitoring years against the Building for Life standard. Of the 12 schemes that were completed in the last monitoring year, two developments have achieved ‘Silver’ standard by scoring well on a variety of aspects, including their design, character and layout, and integration of public spaces, pedestrian routes and car parking. Six developments have been assessed as ‘Poor’ tending to score weakly on aspects such as their character and treatment of streets and parking. All 24 developments have performed poorly in the use of advanced construction techniques and technologies and environmental performance, and many did not do well in terms of their future adaptability.
- 1.24. The Building for Life scheme is a useful tool for gaining an indication of the quality of new developments. However, it has certain limitations that may not give a true impression of the quality of a scheme. The scoring system is not a sophisticated tool and can potentially score schemes down where evidence is not available at the time of assessment. In the case of a number of the schemes scoring as ‘Poor’ this monitoring year, there has not been documentary evidence available to demonstrate a positive performance against a criteria and therefore they have been scored down. However, the Council is not complacent about development quality and is taking measures to improve performance.
- 1.25. **Accessibility to services and facilities by public transport:** Over the last six monitoring years, less than 20% of new dwellings completed in each year were within 30 minutes public transport time of all six key services (GP surgery, hospital, primary school, secondary school, employment and major retail centre). This is a reflection of

the rural nature of the district and also the changes in the provision and / or frequency of rural bus services. Access to services and facilities is a key objective of the development strategy, and as the sustainable major developments on the edge of Cambridge and at the new town of Northstowe are implemented, it is expected that accessibility to services and facilities will increase.

Employment and the Economy

- 1.26. **Business floorspace completions:** In the last monitoring year, business floorspace completions were almost double the amount recorded in the previous monitoring year, which had seen the lowest business floorspace completions in the last 12 years. However, business floorspace completions are still significantly lower than they were at the start of the plan period. This change is reflection of the economic downturn and a decline in the number of speculative business developments completed. The continued success of policies supporting research and development, hi tech and biotech industries in the district can be seen in the net increase of over 186,600 sqm of B1b (research & development) use completed, largely at research parks such as Granta Park (Great Abington), Cambridge Research Park (Landbeach) and the Wellcome Institute (Hinxton).
- 1.27. Over the last 12 years, there has been a significant increase in the proportion of business floorspace completed on PDL, and in the last monitoring year it has reached a new high of 61%. At the start of the plan period, a significant proportion of business floorspace was completed on 'greenfield' sites as many of the business / research parks being developed in the district were 'greenfield' sites. However, over the last few monitoring years, significant business floorspace completions have been the result of extensions to existing buildings, change of use of buildings from other business / employment uses, and new buildings at Babraham Hall and Cambridge Research Park (Landbeach), both of which were previously developed before becoming research parks.
- 1.28. **Supply of business land:** South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2011 this amounted to 97.61 ha, and of this over 60% had detailed planning permission. A significant proportion of the Council's supply of business land is from three planning permissions: an extension at Camgrain APC on the A11, Balsham, to provide additional grain storage facilities (24.8 ha); development of phases 2 and 3 at Wellcome Trust (Hinxton Hall) for research and development uses (14.8 ha), and construction of a carbon fibre precursor plant off Hinxton Road, south of Duxford (10.5 ha).
- 1.29. **Economy:** Whilst the Cambridge area has withstood the effects of the recession better than some areas, the recession has had an impact on the vitality of local economy. The number of people claiming job seekers allowance doubled in 2009, from 636 claimants in 2008 to 1,508 claimants in 2009. However, there was a reduction in the number of claimants of job seekers allowance in 2011 to 1,333 claimants. The number of active businesses in the district fell slightly in 2010, with more businesses closing than new businesses opening. The industrial composition of employee jobs shows a decline in manufacturing and construction between 2008 and 2010, a sign of the reduction in house building as a result of the recession. Although

the district has consistently shown over 80% of the working age population as economically active, the Economic Assessment 2010 (undertaken by PACEC) estimated a loss of 5,000 jobs between 2008 and 2010 in the district. There are more employed residents in the district than the number of jobs (workplace population), and whilst the number of jobs (workplace population) declined in the early part of the economic downturn they have increased in the last monitoring year, although not back to pre-recession levels.

Climate Change, Resources and the Environment

- 1.30. **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, e.g. through the use of gas and electricity, has remained fairly consistent over the last five years but has shown a reduction in the last monitoring year.
- 1.31. Air quality is an issue alongside the A14 and the Council has designated an Air Quality Management Area with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. There have been gradual improvements in air quality recorded by the Council's three automatic monitoring stations alongside the A14 at Bar Hill, Impington and Orchard Park, although the reason for this improvement is unclear. It is possible that it is due to a combination of improvements in cleaner vehicle engine technologies and changing meteorological conditions.
- 1.32. **Household waste and recycling:** Over the last nine years there has been a significant increase in the proportion of waste that is recycled and composted in the district. This is the result of the Council's pro-active approach to recycling through the introduction of blue and green bins, which allow the recycling and composting of a significant amount of household waste. 56% of household waste was recycled or composted in the last monitoring year.
- 1.33. **Renewable and non-renewable resources:** The Council is committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources. In recent years, household consumption of gas and electricity in the district has fallen, while the generating potential of renewable energy sources in the district has increased. At 31 March 2011, 18 wind turbines, a solar energy farm, a biomass boiler and 8 domestic arrays of photovoltaic panels had planning permission but had not yet been installed. The outstanding planning permissions include the installation of: 13 wind turbines at Wadlow Farm, West Wrating; four wind turbines at the Tesco stores at Bar Hill, Fulbourn and Milton; a solar energy farm at Radical Farm, Chittering and a biomass boiler at Donarbon Ltd, Waterbeach.
- 1.34. In the last two monitoring years, over 85% of planning permissions granted for developments greater than 1,000 sqm or 10 dwellings, included renewable energy technologies to provide 10% renewable energy. Although the remaining planning

permissions met the thresholds set out in **Development Control Policy NE/3**, individual circumstances meant that they were not required to meet the policy.

- 1.35. Water consumption in the district has increased slightly in recent years as a result of the drier weather conditions experienced, which has resulted in higher water consumption by metered and non-metered properties. The average water consumption of non-metered properties has also risen. The water companies advise that this is as a result of more low use properties installing water meters, therefore reducing the number of low use non-metered properties, rather than an increase in water consumption.
- 1.36. **Development in locations of environmental importance:** In the last seven monitoring years no new development has been completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites. 14 proposals for development in the Green Belt have been completed that fall within the definition of 'inappropriate' in terms of the uses normally acceptable in the Green Belt. All these proposals were allowed for site specific reasons that were considered to outweigh the harm to the Green Belt.
- 1.37. **Biodiversity:** In the last monitoring year, a new County Wildlife Site (CWS) at Ashley Farm Orchard, Rampton, has been defined by the Wildlife Trust, the boundary of the Woodland Grange CWS has been amended to exclude land used for car parking, and Wimpole Road CWS has been deleted as the site has deteriorated significantly so that it no longer meets the designation criteria. There are also small areas of our Sites of Special Scientific Interest (SSSIs) that are assessed as 'unfavourable declining' or 'unfavourable no change', suggesting that their unique biodiversity characteristics are under threat. Natural England is working with landowners to improve the management and therefore condition of these areas of the district's SSSIs.
- 1.38. Good progress has been made in achieving priority targets in the Council's Biodiversity Action Plan. For example, in the last monitoring year, the Council has input into the design of the planned open space at the North West Cambridge development, which will include wetlands and will result in the creation of habitats for great crested newts and water voles. It has also delivered habitat enhancement of the River Granta by granting planning permission for a farm traffic crossing ford. The Council are particularly proud to win the Institute of Ecology and Environmental Management's best practice award for the *Saving the Fulbourn Swifts* project.

2. Introduction, Context and Indicators

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 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) currently has an adopted Statement of Community Involvement (SCI), seven adopted DPDs and thirteen adopted SPDs. As the DPDs were adopted they replaced the **Local Plan 2004** 'saved' policies. Only one 'saved' policy remains in force (**Policy CNF6**), which will be superseded by the **South Cambridgeshire Local Plan** when it is adopted.
- 2.3. The adopted planning policies for the period covered by this Annual Monitoring Report (AMR) (1 April 2010 to 31 March 2011) are those contained in the:
- Local Plan 2004 – only one remaining saved policy at January 2010;
 - 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;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Site Specific Policies DPD – adopted January 2010.
- 2.4. Monitoring is essential to establish what has been happening in the district, what is happening now, what may happen in the future and what needs to be done to achieve policies and targets. Local planning authorities are required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents, and that this should be done at least on an annual basis.
- 2.5. This AMR covers the period from 1 April 2010 to 31 March 2011.

Monitoring in South Cambridgeshire

- 2.6. 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.

- 2.7. 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.**
- 2.8. 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.

Monitoring Progress against the Local Development Scheme and the Performance of Local development Framework Policies

- 2.9. The AMR outlines the progress that the Council has made in producing the documents that will make up its LDF. Chapter 3 reviews progress on the preparation of the LDF and indicates whether the timetable and milestones set out in the Local Development Scheme (LDS) are being achieved.
- 2.10. 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 effects 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. Appendix 1 includes a list of all the Council's output indicators and significant effect indicators.
- 2.11. **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 in Chapter 4 and the significant effect indicator reference is included as a signpost for the data.
- 2.12. **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. Performance against the Council's core and local output indicators is analysed in Chapter 5.
- 2.13. Core output indicators are set by central government. The latest list of core output indicators is included in '**Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 02/2008**' (published in July 2008), however this publication was withdrawn on the 30 March 2011 by the coalition

Government. Whilst this monitoring information no longer has to be provided to central Government, these indicators are important in monitoring adopted planning policies and therefore the Council has continued to monitor them through the AMR.

- 2.14. The Council sets local output indicators. Each adopted DPD or AAP includes a list of local output indicators relevant to that plan. In this AMR it has not been possible to provide data on all the local output indicators included in the adopted AAPs and Site Specific Policies DPD. This is because many of the local output indicators included in these plans rely on the major developments at Northstowe, Cambridge East, Cambridge Southern Fringe (Trumpington Meadows) and North West Cambridge having detailed planning permission and the development being under construction.
- 2.15. **Significant effect indicators** are those indicators based on the objectives set out in the Council's Sustainability Appraisal Scoping Report, and they look at the wider effects of the LDF on the district. The significant effect indicators are assessed in Chapter 6. The Council is producing a revised Sustainability Appraisal Scoping Report to support its new Local Plan, and is therefore reviewing its significant effect indicators. The significant effect indicators that are unlikely to be carried forward into the new Sustainability Appraisal Scoping Report have not been updated for this AMR.

3. Progress against the Local Development Scheme

(Note: This chapter reflects the recommendations of a separate report to the Portfolio Holder at this meeting. Any changes will be reflected in the AMR.)

- 3.1. This chapter reviews 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 LDS at the start of the monitoring period (1 April 2010) was the LDS adopted in March 2010 for the 3-year period from 2010 – 2013, and approved by the Government Office for the East of England (GO-EAST). This LDS sets the timetable that the Council was progressing during the monitoring year. Whilst there was no requirement to include a programme for preparation of Supplementary Planning Document (SPDs), the Council did include an indication of its intentions at that time. The Council's intentions in relation to a number of SPDs has changed. Subsequent versions of the LDS include the Council's programme for preparation of Development Plan Documents (DPDs) but not SPDs.
- 3.3. The commentary set out below and summarised in figure 3.1 shows progress against the milestones for each of the DPDs and SPDs listed in the March 2010 LDS.

Development Plan Documents

- 3.4. The March 2010 LDS included the Council's intention at that time to prepare a specific **Gypsy & Traveller DPD** and to undertake a review of the **Core Strategy**. It had been intended that a review of the Development Control Policies DPD and the Site Specific Policies DPD would follow in sequence consistent with the LDF approach at that time. A number of factors have influenced the Council and a different approach is now proposed.
- 3.5. The Council was unable to keep to the timetable for the preparation of the **Gypsy & Traveller DPD**. The Council undertook public consultation between July and October 2009 on a second Issues and Options report that included draft planning policies and potential site options for Gypsy & Traveller pitches and Travelling Showpeople plots. Over 3,700 comments were received, alongside a petition signed by over 1,100 people, and therefore the process of registering and considering the representations took significantly longer than anticipated. Work on preparing the Gypsy & Traveller DPD also slowed down as the Council considered the implications of the Government's proposed changes to the plan-making system through the Localism Bill that had been published in December 2010, the proposed revocation of the Regional Spatial Strategy and the proposed replacement of Circular 01/2006: Planning for Gypsy and Traveller Caravan Sites. A revised timetable for the preparation of this plan was agreed in March 2011, however this timetable has now been reviewed as a result of delayed progress on the Gypsy & Traveller Accommodation Needs Assessment (GTANA). The GTANA is a key evidence base study for the Gypsy & Traveller DPD. The implications of this are addressed below.




- 3.6. The review of the **Core Strategy** has also been delayed as the Council considered the implications of the Government's proposed changes to the plan-making system through the Localism Bill published in December 2010, the proposed revocation of the Regional Spatial Strategy and the proposed implementation of a new National Planning Policy Framework. The Council has however continued preparing and commissioning the evidence base studies required to support the review of the Core Strategy but has not progressed to any formal stages of plan making.
- 3.7. In view of the changes in guidance at the national level, the Council has reviewed its approach and will now be preparing a single **South Cambridgeshire Local Plan**, reflecting the Government's advice to prepare separate DPDs only if there is a good case for doing so. The Local Plan will therefore include a review of the Core Strategy, together with a review of the Development Control Policies DPD and Site Specific Policies DPD and any update necessary to the Area Action Plans for major developments. The Local Plan will also include policies and proposals to address the accommodation needs of Gypsies and Travellers, rather than a separate plan being prepared. A timetable for the preparation of the Local Plan was agreed in January 2012.



Supplementary Planning Documents

- 3.8. The position in relation to each of the SPDs identified in the March 2010 LDS is outlined below for information.
- **Health Impact Assessment SPD** – the SPD met the milestones set out in the LDS and was adopted in March 2011.
 - **Fen Drayton Former Land Settlement Association Estate SPD** – the SPD was completed within 2 months of the milestones set out in the LDS and was adopted in May 2011.
 - **Orchard Park Design Guidance SPD** – the adoption of the SPD was delayed because the Council considered that further discussions with its partners following receipt of their representations on the draft SPD would help refine the SPD. Meetings were undertaken with Orchard Park Community Council, Cambridgeshire County Council, Cambridge City Council, the Highways Agency, Gallagher Estates, and the UNEX Group to discuss potential amendments to the draft SPD in response to their representations, and to outline those issues that could not be addressed in the SPD. A number of issues raised by stakeholders were able to be resolved before the SPD was adopted.
 - **Planning Obligations SPD** – the Council was unable to keep to the timetable for the preparation of the SPD because of its decision to jointly commission with Cambridge City Council consultants to produce an Infrastructure Study, which is currently being prepared. The Infrastructure Study will inform the preparation of the Council's Community Infrastructure Levy (CIL) Charging Schedule and the Council's planning obligations contributions. The CIL charging schedule will replace the Planning Obligations SPD.

- **Papworth Everard West Central SPD** – preparation of the SPD was delayed as a result of the marketing undertaken by the landowner of key sites within the policy area. A decision was made to wait for the result of that process before progressing the SPD, in view of the desirability of developing a way forward for the area supported by all parties that was realistically likely to aid delivery of development. The Council was advised that the marketing process was complete at the beginning of 2012. However, the Council's priority to prepare the new Local Plan means that this SPD will not now be prepared. The Council will continue to work with stakeholders in a co-ordinated way on development proposals to deliver the objectives set out in Policy SP/10(2) the **Site Specific Policies DPD**.
- **Historic Landscape, Parks and Gardens SPD** – in view of other work priorities, there were not sufficient resources within the Planning Service to take on this SPD. Preparation of an SPD is not currently in the Conservation Team's work programme.
- **Dwellings Associated with Rural Enterprises SPD** – in view of other work priorities, there were not sufficient resources within the Planning Service to take on this SPD. The need for an SPD will be reviewed as part of the preparation of the Local Plan.


Figure 3.1: Progress against the LDS milestones

	Milestone achieved or likely to be achieved early, on time or within 2 months		Milestone achieved or likely to be achieved within 3-6 months		Milestone not achieved or not likely to be achieved within 6 months
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Document Title	Milestone	March 2010 LDS Timetable	Date Milestone Achieved or Expected	Status
Core Strategy (Review)	Preparation and public participation	June 2008 – January 2012	<i>The review of the Core Strategy is now being incorporated into a new Local Plan, which will also include a review of the Development Control Policies DPD and Site Specific Policies DPD. A timetable for the preparation of the Local Plan was agreed in March 2011 and updated in January 2012, taking account of changes in national policy.</i>	
	Publication of proposed submission DPD and public consultation	February – March 2012		
	Submission of DPD to Secretary of State	October 2012		
	Public examination	April – May 2013		
	Adoption	November 2013		
Development Control Policies (Review)	Preparation and public participation	September 2011 – January 2013	<i>The review of the Development Control Policies is now being incorporated into a new Local Plan, which will also include a review of the Core Strategy and Site Specific Policies DPD. A timetable for the preparation of the Local Plan was agreed in March 2011 and updated in January 2012, taking account of changes in national policy.</i>	
	Publication of proposed submission DPD and public consultation	February – March 2013		
	Submission of DPD to Secretary of State	October 2013		
	Public examination	April – May 2014		
	Adoption	November 2014		

Document Title	Milestone	March 2010 LDS Timetable	Date Milestone Achieved or Expected	Status
Gypsy & Traveller DPD	Preparation and public participation	June 2006 – January 2011	<i>A revised timetable for the preparation of this plan was agreed in March 2011, however this timetable is now being reviewed as a result of delayed progress on the Gypsy & Traveller Accommodation Needs Assessment (GTANA). The GTANA is a key evidence base study to for the Gypsy & Traveller DPD.</i>	
	Publication of proposed submission DPD and public consultation	February – March 2011		
	Submission of DPD to Secretary of State	October 2011		
	Public examination	April – May 2012		
	Adoption	December 2012		
Planning Obligations SPD	Preparation	January – December 2010	<i>The Planning Obligations SPD will now be replaced by a Community Infrastructure Levy (CIL) Charging Schedule. Work is in hand on an evidence base for the CIL.</i>	
	Publication of draft SPD and public consultation	January – February 2011		
	Adoption	December 2011		
Orchard Park Design Guidance SPD	Preparation	November 2009 – May 2010	November 2009 – August 2010	
	Publication of draft SPD and public consultation	June – July 2010	September – October 2010	
	Adoption	October 2010	March 2011	

Document Title	Milestone	March 2010 LDS Timetable	Date Milestone Achieved or Expected	Status
Papworth Everard West Central SPD	Preparation	June 2008 – May 2010	<i>This SPD will not now be prepared. The Council will continue to work with stakeholders in a co-ordinated way on development proposals to deliver the objectives set out in Policy SP/10(2) of the Site Specific Policies DPD.</i>	
	Publication of draft SPD and public consultation	June – July 2010		
	Adoption	October 2010		
Health Impact Assessment SPD	Preparation	March – September 2010	March – September 2010	
	Publication of draft SPD and public consultation	October – November 2010	October – December 2010	
	Adoption	March 2011	March 2011	
Historic Landscape, Parks and Gardens SPD	Preparation	March – September 2010	<i>This SPD will no longer be produced.</i>	
	Publication of draft SPD and public consultation	October – November 2010		
	Adoption	March 2011		
Dwellings Associated with Rural Enterprises SPD	Preparation	March – September 2010	<i>This SPD will no longer be produced.</i>	
	Publication of draft SPD and public consultation	October – November 2010		
	Adoption	March 2011		

Document Title	Milestone	March 2010 LDS Timetable	Date Milestone Achieved or Expected	Status
Fen Drayton Former Land Settlement Association Estate SPD	Preparation	March – September 2010	March – September 2010	
	Publication of draft SPD and public consultation	October – November 2010	October – December 2010	
	Adoption	March 2011	May 2011	

4. Contextual Indicators

South Cambridgeshire & the Cambridge Sub-Region

- 4.1. South Cambridgeshire is located centrally in the East of England region and is a large rural district that entirely surrounds the City of Cambridge with some parts of the urban area of Cambridge extending into the district. The district comprises of over 100 villages and is surrounded by a ring of market towns just beyond its borders.
- 4.2. Together, the City of Cambridge, South Cambridgeshire and the ring of market towns form the Cambridge Sub-Region, which has grown as a centre of excellence for high technology and related industries. The Cambridge Sub-Region has a successful and buoyant 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

- 4.3. Whilst the Cambridge area has withstood the effects of the recession better than some areas, the recession has had an impact on the vitality of local economy. The number of people claiming job seekers allowance doubled in 2009, from 636 claimants in 2008 to 1,508 claimants in 2009. However, there was a reduction in the number of claimants of job seekers allowance in 2011 to 1,333 claimants. The number of active businesses in the district fell slightly in 2010, with more businesses closing than new businesses opening. The industrial composition of employee jobs shows a decline in manufacturing and construction between 2008 and 2010, a sign of the reduction in house building as a result of the recession. Although the district has consistently shown over 80% of the working age population as economically active, the Economic Assessment 2010 (undertaken by PACEC) estimated a loss of 5,000 jobs between 2008 and 2010 in the district. There are more employed residents in the district than the number of jobs (workplace population), and whilst the number of jobs (workplace population) declined in the early part of the economic downturn they have increased in the last monitoring year, although not back to pre-recession levels. [**Indicators SE36, SE43, SE44, SE45 and SE46**]
- 4.4. The house price to earnings ratio in the district has increased considerably since the start of the plan period, although it is notable that the ratio has fallen to the county average for the last two years. Whilst the median gross household income of the district's population remains higher than that for Cambridgeshire as a whole, the ratio compared with house prices is such that there are still significant problems in the affordability of housing. In the last monitoring year, 205 new affordable dwellings were completed; this amounts to 29% of all new dwellings completed. [**Indicators SE31, SE32, SE33 and CO-H5**]

Energy and Water Consumption, Renewable Energy and Climate Change

- 4.5. Within South Cambridgeshire consumption of gas and electricity has fallen over the last few years, while the generating potential of renewable energy has increased. Average carbon dioxide emissions per person from domestic sources have remained fairly consistent over the last few years but have shown a reduction in the last monitoring year. This would suggest that the district's residents and businesses are slowly improving their sustainability as a result of a growing awareness of climate change. [**Indicators SE3, SE4 and SE15**]
- 4.6. Water consumption in the district has increased slightly in recent years as a result of the drier weather conditions experienced, which has resulted in higher water consumption by metered and non-metered properties. The average water consumption of non-metered properties has also risen as a result of the low use properties installing water meters, therefore increasing the average water consumption of unmetered properties. [**Indicator SE5**]

Education, Health and Quality of Life

- 4.7. Schools within the district are performing well, achieving results above those for Cambridgeshire and the East of England at Key Stage 2 and GCSEs. [**Indicators SE38, SE39 and SE40**]
- 4.8. 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**]
- 4.9. South Cambridgeshire has a low crime rate compared to the county average and in general residents feel that the district is safe after dark and that their local area is harmonious. [**Indicators SE24, SE25 and SE29**]

Biodiversity

- 4.10. Over the last six years there has been no change to the areas of the Local Nature Reserves and Sites of Special Scientific Interest (SSSIs) located in the district, although there are small areas of our SSSIs that are assessed as 'unfavourable declining' or 'unfavourable no change', suggesting that their unique biodiversity characteristics are under threat. Natural England is working with landowners to improve the management and therefore condition of these areas of the district's SSSIs. [**Indicators SE7 and SE8**]

5. Core and Local Output Indicators

Development Strategy

- 5.1 It is important to consider the monitoring indicators for South Cambridgeshire in the context of the development strategy for the district and the aims and aspirations that the Local Development Framework (LDF) is seeking to influence and help achieve in both the short and longer term. That is particularly important in the context of the challenging economic conditions that are affecting the country at the present time and the review of the plans that the Council has already embarked on.
- 5.2 The development strategy for South Cambridgeshire was established in the **Regional Plan for East Anglia 2000 (RPG6)** and the **Cambridgeshire and Peterborough Structure Plan 2003**, and was later confirmed in the **East of England Plan** (May 2008). The strategy is one of supporting the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to allow for the economic prospects to be met. To reduce the amount of commuting in the longer term, the aim is also to achieve a better balance between jobs and homes in and close to Cambridge. The strategy envisages a high level of in-migration to support new jobs, with average annual net in-migration at 80% across the plan period to 2016 being forecast at the time the **Structure Plan** was prepared (Source: Technical Report in support of the 2002 Deposit Draft Structure Plan, Table 2.3).
- 5.3 The strategy was given effect locally through the suite of South Cambridgeshire LDF documents adopted between 2007 and 2010, and subsequently in determining planning applications. Prior to that, the development strategy for the district was one of dispersed housing provision in medium and larger scale villages, predominantly in the northern half of the district, together with the new settlement of Cambourne, and the Orchard Park urban extension to Cambridge (then called Arbury Camp).
- 5.4 The adopted **Core Strategy** (January 2007) proposes 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 development strategy focuses a large proportion of these new homes on a number of strategic scale sustainable developments comprising urban extensions to Cambridge and the new town of Northstowe. The LDF documents envisaged that the remaining village allocations from the previous dispersed, and now recognised to be unsustainable development strategy, would provide for a continuous supply of housing land for the first half of the plan period, together with a continuing supply of windfall development, while the major developments were coming forward. Nonetheless, it was acknowledged and endorsed through the examinations of the LDF documents that the average annual targets over the plan period were not expected to be achieved until the later years of the plan once the major developments came on stream, and that at that point they would be exceeded.

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

- 5.5 The latest comprehensive forecasts of jobs and housing provision in the Cambridge Sub Region were undertaken in 2008. This formed part of the work towards a review of the East of England Plan covering the period to 2031, which reached the stage of a submitted draft plan in March 2010. The local authorities in Cambridgeshire commissioned the Cambridgeshire Development Study as part of the evidence base for the plan. This was prepared by consultants WSP in association with Pegasus Planning, SQW Consulting and Cambridgeshire Econometrics. The study took account of the effects of the recession as they were understood at that early stage. Its key conclusion was that because jobs would not now be created at the rate forecast when the LDF was being prepared, the current development strategy for Cambridgeshire commits land for enough housing to provide for a period of 20 years as the economy recovers.
- 5.6 The main conclusion from these forecasts is that across the County, the rate of increase in employment is likely to be very much slower than has occurred in 2001 – 2008. An overall reduction in employment was expected in the period 2008 – 2010 before any growth would resume; with significantly lower annual rates of jobs growth taking place to 2030 compared with the East of England Plan (May 2008) rate to 2021. It identified that South Cambridgeshire is broadly in balance for jobs and homes, with slightly more homes than jobs, but that there are parts of the district that have higher population densities not balanced by the lower employment opportunities which would result in significant out commuting. It advised that further consideration should be given to the employment prospects for jobs and economic drivers for growth and to then consider the associated dwellings numbers to match with this and the infrastructure and supply constraints associated with this.
- 5.7 In 2009, the Council appointed consultants PACEC to undertake an assessment of the South Cambridgeshire economy. The Economic Assessment 2010 predicted that on the basis of Treasury central forecasts of UK GDP, South Cambridgeshire would lose 5,000 jobs between 2008 and 2010. It also advised that this would be followed by broadly stationary employment to 2013 and then a gradual recovery to reach 2008 levels by 2022. This enables an assessment to be made of the likely jobs levels by 2016, based on an even recovery over that period. This reinforces the findings of the Cambridge Development Study and confirms the economic slowdown and the anticipated slow recovery. More recently in his Autumn Statement, the Chancellor further revised the forecasts for UK GDP downwards from 1.7% to 0.9% for 2011 and from 2.5% to 0.7% for 2012, which suggests that the downturn will be deeper and longer still.
- 5.8 The Council accepted the findings of these studies in its support for the joint approach commended to the East of England Regional Assembly (EERA) by the Cambridgeshire local authorities. The draft **East of England Plan >2031** was submitted to Government in March 2010 but is not now being pursued because of the Government's stated intention to abolish regional plans through the **Localism Act**. The figures in the draft plan are known as the Option 1 targets, being targets that

have been agreed between individual local authorities and the Regional Planning Body and published in a draft Regional Spatial Strategy.

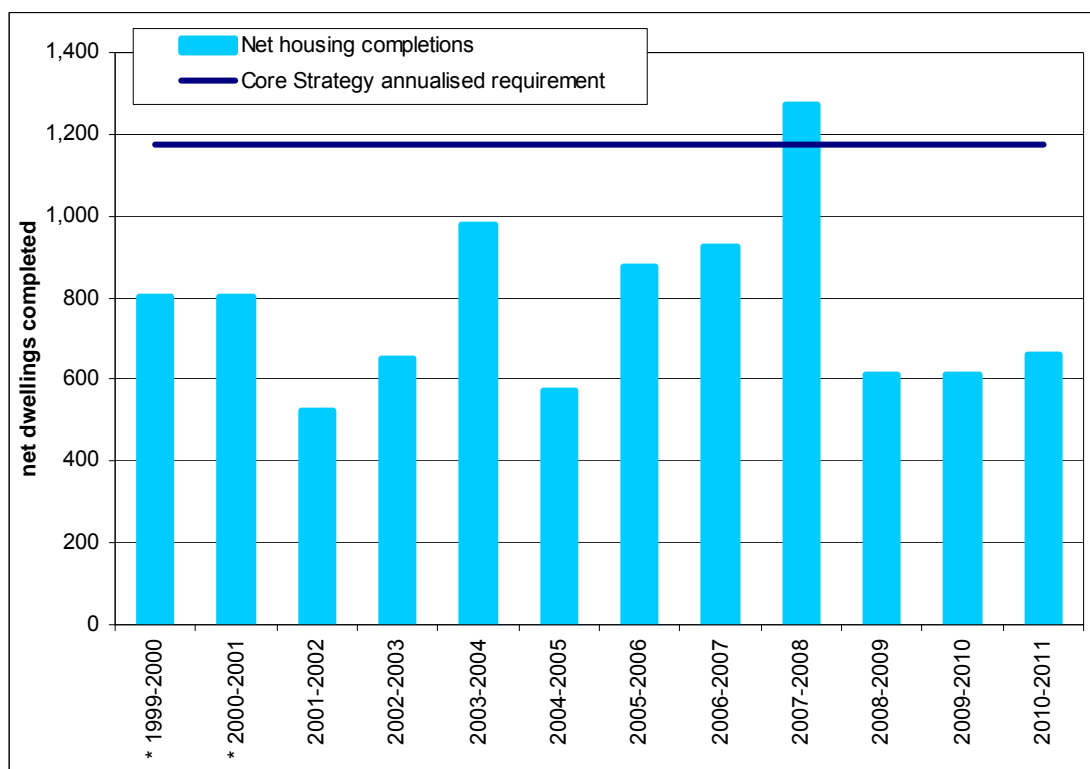
- 5.9 The Council agreed a joint interim statement with all the Cambridgeshire Authorities in November 2010 that confirmed the commitment to the strategy for planning in the county, as embedded in adopted development plans. However, it recognised that with factors such as fragile economic growth, the need to rebalance the economy towards the private sector, changing demographic pressures, the challenges of climate change, uncertainty over infrastructure provision and the then emerging proposals for the Greater Cambridge and Greater Peterborough Local Enterprise Partnership, there remains a need to keep the strategy under review. The District Council is already acting on that need in starting work on a review of the Local Development Framework.
- 5.10 Together, the studies referred to above provide a more recent picture of past and future performance in terms of jobs and housing requirements. This is more up to date than the forecasts on which the current adopted plans were based. The recession has however been deeper and the downturn longer even than forecast in those studies. On the basis of the evidence, the delivery of the strategy for the area does not require additional housing development over and above that consistent with the current development strategy. The Cambridgeshire Development Study concluded that the housing proposals in the Council's plan are broadly sufficient to meet needs in the area for around 20 years and this is reflected in the draft **East of England Plan >2031**.
- 5.11 This therefore provides a more up to date reflection of the development strategy and more realistic development levels to deliver it taking account of the early stages of the recession than the adopted Core Strategy. Government guidance to local authorities in the context of the intention to abolish regional plans through the **Localism Act** is that the Option 1 figures can be used by authorities that decide to revise their housing targets, while they take their new local plans through the plan making process. On this basis, the Council confirmed at a meeting of the Northstowe and New Communities Portfolio Holder on 24 November 2011, that the **Core Strategy** housing targets are now out of date and that the draft **East of England Plan >2031** is the appropriate plan against which to assess housing delivery, and that the slowdown in job creation means that there is no need to make up the shortfall of housing provision against the Core Strategy target on the basis of more recent evidence that the current development strategy will provide for needs for around 20 years. It also confirmed that this should be a material consideration for planning decisions pending the completion of the Local Development Framework review. This is addressed in more detail in the following sections.

	Published	Period of Plan	Housing Provision Required	Annualised Requirement
Draft East of England Plan > 2031 (including the Option 1 housing figures)	Submitted March 2010	1 April 2011 – 31 March 2031	21,000 dwellings	1,050 dwellings

Housing Completions

5.12 Looking first at the rate at which housing has been provided in the district over the plan period so far, and the sources and locations of housing development.

Figure 5.1: Net additional dwellings completed (*Indicators CO-H2a and 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	2008-2009	2009-2010	2010-2011
1,602	525	653	979	571	877	924	1,274	610	611	659

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.2: Annual housing completions at Cambourne

Before mid 1999	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
42	361	213	337	620	151	377	267	219	190	162	206

Source: Research & Monitoring - Cambridgeshire County Council

Figure 5.3: Annual housing completions at Orchard Park (**Indicator SSLO7**)

2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
100	290	148	103	95

Source: Research & Monitoring - Cambridgeshire County Council

Figure 5.4: Completions by housing trajectory category

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Orchard Park	100	290	148	103	95
Cambourne	267	219	191	161	206
Historic Rural Allocations	321	170	54	26	78
Other Estate Level Sites	103	418	80	222	206
Small Sites	133	177	137	99	74
TOTAL	924	1274	610	611	659

Source: South Cambridgeshire District Council

- 5.13 The three years up to 2007-2008 saw a gradual increase in annual housing completions from 877 dwellings to 924 dwellings, and then to a peak of 1,274 dwellings, reflecting the strong economy at that time. This level of delivery compared favourably with the proposed average annual requirement over the plan period covered by the **Core Strategy** of 1,176 dwellings without the benefit of the new major sites allocated in the LDF. Had it not been for the recession, and still assuming the major sites had come on stream as anticipated, it is likely that jobs growth would have continued and the annual housing provision would have remained high and increased further.
- 5.14 However, as the recession took hold in early 2008, this had major impacts on the house building industry and completions dropped dramatically. In 2008-2009, completions had dropped significantly to 610 dwellings; by half compared with the previous year's peak, and by almost 40% on the average of the previous 3 years. Housing completions remained static in 2009-2010, with only a modest increase in 2010-2011.
- 5.15 The housing trajectory included in the Annual Monitoring Report 2009-2010 had predicted that 759 net additional dwellings would be completed in 2010-2011. The annual development survey carried out in April / May 2011 recorded 659 net additional dwellings completed between 1 April 2010 and 31 March 2011 (see figure 5.1); this is 100 dwellings less than the landowners / developers forecast would have been built. This was primarily due to slower delivery than anticipated on five specific sites: developments in Harston, Haslingfield and Hauxton were still under construction as at 31 March 2011 rather than completed as predicted, and it had been anticipated that the redevelopment of the former EDF Energy depot and training centre at Milton would have started.

- 5.16 It is helpful to also look at the size and locations of sites that have been built in the district during the plan period. The housing completions in the early years of the plan period comprised mainly the rural allocations from the 1993 and 2004 South Cambridgeshire Local Plans, with a typical annual completion rate in the five and six hundreds (the higher figure in 2003-2004 was specifically due to a peak in completions at Cambourne of 620 dwellings, see figure 5.2). Orchard Park did not come on stream until 2006-2007 and reached a peak of almost 300 dwellings before the recession struck since when completions have been in the order of 100 to 150 dwellings annually (see figure 5.3). There have been no completions on the housing allocations at North of Impington Lane, Impington (*indicator SSLO2*), Powell's Garage, Great Shelford (*indicator SSLO3*), and Fulbourn & Ida Darwin Hospitals (*indicator SSLO4*). Progress on these housing allocations is set out in Housing Supply section below.
- 5.17 Looking at the sources of the completions from 2006-2007 onwards (see figure 5.4), it is clear that Cambourne and Orchard Park have been important components of provision. For the two-year period 2006-2008, the historic rural allocations remained important, as had been expected as part of the strategy. Other larger windfall sites became increasingly relevant consistent with the revised rural settlement policy in the Core Strategy, which removed upper limits on the overall amount of development in the larger villages and changed limits on individual scheme sizes. Small windfalls remained a relatively consistent part of provision.
- 5.18 Following the start of the recession in 2008 the numbers of completions at Orchard Park and Cambourne went down significantly, and small windfall sites have also reduced but remain an important aspect of supply. The historic rural allocations reduced significantly as they were largely built out, which had been anticipated as part of the strategy focusing new development to the most sustainable locations in the district. Larger windfalls increased significantly following the adoption of the Core Strategy in January 2007, then reduced dramatically as the recession started in 2008, before increasing to above their pre Core Strategy levels over the last two monitoring years.
- 5.19 Whilst the total completions for 2008-2009 and 2009-2010 were static, the composition was slightly different: completions at the major sites were lower than before the recession, as were small windfalls, whilst larger rural windfalls were significantly lower in 2008-2009 but increased again in 2009-2010, above the 2006-2007 level although not as high as the 2007-2008 peak. In 2010-2011, the total number of completions increased to 659 dwellings (by almost 50 dwellings, 7.9%), mainly due to Cambourne returning to earlier delivery rates and a modest number of additional dwellings at the historic rural allocations, with larger windfalls remaining fairly steady on the previous year and small windfalls reduced further.

Housing Supply

- 5.20 Housing supply has also been affected by the recession. This is both in terms of the overall stock of planning permissions and the type and size of sites that make up that total. In particular, as it became clear that the recession would be deeper and the downturn longer than originally anticipated, progress in bringing forward sites for housing became more delayed. It is very unfortunate that the economic crisis hit the country and had major implications for house building nationally, just as the plans to bring forward the major developments in the district were making good progress. Nevertheless, Cambridge has fared better than many areas and work has progressed on some of the major sites in readiness to press on with development as soon as market conditions allow, including discussions around planning applications to implement the major sites, and in some cases submission of planning applications. However, the economic downturn has inevitably had significant implications for the delivery of the development strategy and delayed further into the plan period the delivery of housing on the major sites that underpin it.
- 5.21 The recession has also affected infrastructure provision crucial to the delivery of the development strategy. The Government's Comprehensive Spending Review resulted in the cancelling of the A14 Ellington to Fen Ditton Improvement Scheme costing £1.2bn that had been in part relied on to enable Northstowe and sites on the northern side of Cambridge to come forward. Whilst the evidence from the rest of the Cambridge Sub Region suggests that these sites would also have been stalled by the recession, this is an additional constraint on housing delivery. This broad picture of slowing housing delivery was repeated across the country and is a consistent feature of the economic conditions and not a result of inadequate housing supply.

Figure 5.5: Outstanding planning permissions for housing development

Year (as at end March)	Major Developments	Large sites (9 dwellings or more)	Small sites (8 dwellings or less)	TOTAL
2001 ^	2,913 (63.8%)	1,650 (36.2%)		4,563
2002	3,002 (67.5%)	1,448 (32.5%)		4,450
2003	2,338 (57.6%)	1,719 (42.4%)		4,057
2004	1,726 (49.7%)	1,744 (50.3%)		3,470
2005	1,574 (48.0%)	1,706 (52.0%) *		3,280
2006	2,179 (53.1%)	1,926 (46.9%) *		4,105
2007	1,811 (47.1%)	1,562 (40.7%)	468 (12.2%) *	3,841
2008	1,302 (41.3%)	1,409 (44.7%)	443 (14.0%) *	3,154
2009	946 (34.2%)	1,410 (51.0%)	408 (14.8%) *	2,764
2010	1,693 (48.9%)	1,430 (41.3%)	336 (9.7%) *	3,459
2011	1,320 (45.6%)	1,268 (43.8%) \$	309 (10.7%) *	2,897

* The small sites with planning permission have been discounted by 10% to allow for any that may not come forward. This is the approach taken in the housing trajectory in the Annual Monitoring Report.

^ The monitoring year as at 2001 ended at 30 June rather than 31 March.

\$ This figure includes sites where the Council has resolved to grant planning permission subject to the resolution of outstanding issues. These sites do not yet have planning permission, however they are part of the Council's housing supply as shown on the housing trajectory.

Source: South Cambridgeshire District Council and Research & Monitoring Team, Cambridgeshire County Council

Figure 5.6: Number of dwellings and planning permissions granted per monitoring year

	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Number of Dwellings	830	765	774	614	1,026	843	1,486	1,239	1,467	610	1,749	606
Number of Planning Permissions	162	202	195	205	286	275	284	260	273	196	158	134

NOTE: This table includes both outline planning permissions and subsequent reserve matters permissions and therefore there is some double counting and the figures for each monitoring year should be considered individually as providing an indication of the market conditions at the time that consents are granted, and should not be added together. The total outstanding planning consents table at figure 5.5 should be looked at to compare change in the overall stock of permissions.

Source: South Cambridgeshire District Council and Research & Monitoring Team, Cambridgeshire County Council

Figure 5.7: Outstanding housing allocations (those allocated sites, or parts of sites, without planning permission)

Site / Location	Total dwellings expected	Commentary
Cambridge East	1,100 dwellings	The Cambridge East Area Action Plan envisaged a major new urban quarter with capacity for 10,000 – 12,000 dwellings on land within Cambridge City Council and South Cambridgeshire District Council. Marshall has confirmed that the relocation of Cambridge Airport is not now anticipated to happen before 2031, and would be dependent on finding an appropriate alternative site. The AAP provides for development to come forward North of Newmarket Road ahead of or independent of the Airport site. Discussions are in progress to bring forward that site, which the AAP anticipated has a capacity of 1,500 – 2,000 dwellings. The latest view from Marshall is that there would be capacity for 1,100 dwellings as part of a mixed-use development. The emerging proposals are being explored, but the lower figure is used for this report on a without prejudice basis.
North West Cambridge	1,090 dwellings	An outline application for the site was received by Cambridge City Council and South Cambridgeshire District Council in October 2011. The North West Cambridge Area Action Plan anticipated 1,450 dwellings in South Cambridgeshire. The application shows a lower figure for South Cambridgeshire, but more of that housing coming forward earlier in the development, based on the proposed masterplan for the development and the planned phasing. The figures in the application is used for this report on a without prejudice basis.
Land between Huntingdon Road, Histon Road & A14 (NIAB2)	1,100 dwellings	Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are expected to begin shortly.
Orchard Park (original 900 dwellings)	88 dwellings	Whilst the majority of the original outline planning permission for 900 dwellings has now been built, or has detailed planning permission, the outline consent has now lapsed and the remainder will come through as full planning applications. At March 2011, 736 dwellings were completed, 76 dwellings had outstanding planning permission, and 88 dwellings were allocated without planning permission.
Orchard Park (additional land parcels)	220 dwellings	Pre-application discussions on the south west corner site are in progress, and also on the commercial area in the northern part of the site, which may include additional dwellings. Marketing of the two parcels on the northern part of the site is in progress to find a potential housebuilder.
Northstowe	9,500 dwellings	Development of the new town as a whole are dependent on upgrades to the A14 to increase capacity. Discussions relating to the masterplanning of the new town are in progress and revised planning applications for the first phases of development are anticipated in early 2012 for 1,500 dwellings that can come forward

		prior to improvements to the A14.
Cambourne (extra density)	950 dwellings	Outline planning permission was granted in October 2011. A reserved matters planning application for the first parcel has been received.
Fulbourn & Ida Darwin Hospitals	275 dwellings	Discussions relating to the masterplanning of the site are in progress. The agent has indicated that the site could provide 25 dwellings more than the 250-275 dwellings anticipated in the Site Specific Policies DPD; this increase will need to be tested through the planning process. The upper end of the current dwellings range is therefore used on a without prejudice basis for the purpose of this report.
Papworth Everard West Central	42 dwellings	Discussions have taken place with landowners and stakeholders on the implementation of the policy for the West Central area. The main site where housing is anticipated has been marketed and discussions are anticipated on bringing the land forward within the framework provided by the West Central policy. The landowner of the smaller site where housing is anticipated is keen to bring forward proposals within that framework. Wider discussions for the remainder of the policy area could identify other opportunities.
North of Impington Lane, Impington	31 dwellings	Planning permission for 31 dwellings on the southern part of the site was granted in June 2011. It therefore does not appear in the permissions as at 31 March 2011 but will be added to the 2012 figure.
TOTAL	14,396 dwellings	

- 5.22 In the 4 years leading up to the recession, the total stock of extant permissions was in the order of 3,000 to 4,000 dwellings, with a peak at March 2006 following the granting of planning permission for Orchard Park in June 2005. Figure 5.5 shows the total number of dwellings on sites with outstanding planning permission as it stood at the end of March each year across the plan period.
- 5.23 Since the start of the recession in early 2008, there has been a slight overall drop in total permissions to around 2,700 to 3,500. Again there is a peak as at March 2010 due to the granting of permission for Trumpington Meadows (October 2009) and Bayer CropScience (February 2010). Permissions for larger windfalls remained broadly constant at pre-recession levels until 2011, when there was a modest reduction. Small windfall permissions have gradually reduced since the start of the recession, but remain around 10% of total permissions.
- 5.24 Taking the average total stock of permissions for the 4 years to March 2008 and comparing with the stock of permissions for the 3 years from March 2009, there was a reduction in the total stock of permissions of 17%.
- 5.25 It is also relevant to look at the new planning permissions that have been granted over each of the last few years, which form part of the overall stock of planning permissions as an indicator of changes in market conditions and interest in the development industry to bring sites forward. Figure 5.6 shows that during the strong economic period in the mid 2000s, the number of new planning permissions each monitoring year and the total number of dwellings approved were high, averaging 276

over the 5-year period between 2003-2004 and 2007-2008. Since the start of the recession, the number of new planning permissions has dropped to 163 on average over the 3-year period, a reduction of 40.9%. However, planning permissions have continued to be granted for new developments and in 2009-2010 the total number of dwellings was above pre-recession levels even though the number of planning permissions was lower, reflecting the impact that planning permission for a small number of large sites can have (Trumpington Meadows and Bayer CropScience).

- 5.26 Housing supply is made up of both extant planning permissions and housing allocations in the development plan. In addition to extant planning permissions, there are a number of allocations in the LDF, primarily the major sites on the edge of Cambridge and the new settlements of Northstowe and Cambourne, plus a few rural sites. These are contained in the Site Specific Policies DPD and the Area Action Plans for Cambridge Southern Fringe, Cambridge East, North West Cambridge and Northstowe.
- 5.27 Just before the recession struck in 2008, work to bring forward applications for a number of the major sites was progressing well. Progress slowed with the impact of the recession. The recession not only affected developers and housebuilders, but it affected infrastructure provision crucial to the delivery of the development strategy, e.g. cancelling of the A14 Ellington to Fen Ditton scheme (see paragraph 5.21). It is reasonable to conclude that had it not been for the recession, those developments would now be further advanced as had been anticipated.
- 5.28 Notwithstanding, these sites are starting to come through the system now, with Trumpington Meadows already having planning permission (detailed planning permission for phase 1 was granted in Summer 2011), an application being received on the University site in North West Cambridge (an outline planning application was submitted in Autumn 2011), and an application for the first phase of development at Northstowe anticipated in early 2012.
- 5.29 Summary of progress on the allocated sites (or in some cases parts of allocations) that do not yet have planning permission is set out in figure 5.7, with more detailed information on the development progress of each site included in Appendix 2. Land for housing allocated in adopted development plans but yet to gain planning permission currently totals 14,396 dwellings.
- 5.30 At the same time, there is a healthy supply of sites with planning permission that could be built or be built faster if the market would support it. There are a total of 2,749 dwellings available on sites with planning permission at March 2011, a much smaller drop of 17% on pre-recession levels compared with the drop in completions.
- 5.31 The Council therefore has a significant supply of housing land, and taking extant planning permissions, sites where the Council has resolved to grant planning permission and allocations together, still has land identified for a total of approximately 17,300 dwellings.
- 5.32 The Council concludes from the evidence that the market can only absorb around 600 to 650 dwelling completions in the current market, as there is a healthy supply of sites with planning permission that could be being built or be built faster if the market

would support it. There are also a number of allocated sites that are now coming forward positively that will add to the supply of land and be ready to be delivered when the market improves. There is no certainty that if further permissions were granted on sites that are contrary to policy and not consistent with the development strategy, they would be built in the near future. There is also a risk that any sites that come forward in this way could be at the expense of sites that are consistent with adopted planning policies. This would be of significant concern to the Council and would potentially undermine the delivery of the development strategy, where the signs are positive that significant progress will be made soon.

- 5.33 Therefore, as and when market conditions improve, there remains a good supply of permissions to be built out, and it is anticipated that this will continue to be added to by the planned major sites as planning applications are determined. There is an expectation that windfall sites consistent with the development strategy will continue to come forward as they have through the recession, and potentially at higher levels as conditions improve.

The Housing Trajectory

- 5.34 The Council's housing targets are set out in the adopted **Core Strategy Policy ST/2** (January 2007). The approved **East of England Plan Policy H1** (May 2008) also includes a housing target for the district and until the Government abolishes all regional plans through the implementation of the Localism Act, the East of England Plan remains part of the development plan for South Cambridgeshire and provides a forecast housing target to 2021.
- 5.35 As set out at paragraph 5.12, the Council considers that Core Strategy housing targets are now out of date and that the **draft East of England Plan >2031** (March 2010) contains more up to date housing/jobs forecasts and is the appropriate plan against which to assess housing delivery. The housing requirements included in this draft plan are known as the 'Option 1 figures'. Government guidance to local authorities in the context of the intention to abolish regional plans is that the Option 1 figures can be used by authorities that decide to revise their housing targets, while they take their new local plans through the plan making process. The Council also considers that there is no strategic need to make up the shortfall of housing provision against the Core Strategy target on the basis of more recent evidence that the current development strategy will provide for housing needs for around 20 years having regard to the effects of the recession and extended period of recovery from the economic downturn.
- 5.36 The housing targets included in the three plans are summarised in figure 5.8.

Figure 5.8: Plan periods and housing targets (**Indicator CO-H1**)

	Adopted / Published	Period of Plan	Housing Provision Required	Annualised Requirement
Core Strategy	Adopted January 2007	1 July 1999 – 31 March 2016	20,000 dwellings	1,176 dwellings
East of England Plan	Approved May 2008	1 April 2001 – 31 March 2021	23,500 dwellings	1,175 dwellings
Draft East of England Plan > 2031	Submitted March 2010	1 April 2011 – 31 March 2031	21,000 dwellings	1,050 dwellings

- 5.37 Since the start of the Core Strategy plan period 9,285 net additional dwellings have been completed in the district; this is an under performance of 4,827 dwellings compared to the cumulative annualised strategic requirement (12 years at an annual rate of 1,176 dwellings gives 14,112 net additional dwellings). However, it was recognised in **Regional Planning Guidance 6**, which originally set the current development strategy for the Cambridge Sub-Region, and subsequently in the preparation of the **Cambridgeshire & Peterborough Structure Plan 2003** and the **Core Strategy**, that there would be a shortfall against the annualised completion rate until the later part of the plan period when the major developments would come forward. This reflected the nature of the Cambridge Sub-Region strategy for South Cambridgeshire which focused on a relatively small number of large developments in sustainable locations which have a significant lead-in time and a relatively low level of smaller developments in the rural areas. It was anticipated that higher build rates

towards the later part of the plan period would make up for a lower rate of development in the early years. However, just as the planning stages of the major developments were making good progress, the recession took effect and progress slowed.

- 5.38 The Council prepares a housing trajectory as part of its Annual Monitoring Report (published in December each year) to set out the latest predictions of housing delivery over the following 15-year period. The trajectory has been completed earlier than usual this year in view of the importance of the land supply issue and was agreed by the Northstowe and New Communities Portfolio Holder at his meeting on 24 November 2011. The housing trajectory is included as figure 5.9.
- 5.39 The Council aims to ensure that its housing trajectories are as robust as possible. The housing trajectory has been produced in consultation with the various agents, developers and landowners responsible for the major developments included in the adopted **Area Action Plans**, housing allocations included in the **Site Specific Policies DPD**; and outstanding planning permissions for housing that include 9 or more dwellings. For each site, a questionnaire was completed with details on whether the site was deliverable, available and achievable (these are the tests set out in **PPS3: Housing** and also in the **draft National Planning Policy Framework**), and the expected delivery timetable, based on the latest understanding of any constraints, including market conditions.
- 5.40 The housing trajectories have proved to be reliable predictions of actual completions, even if there has been some variation across individual sites. The Annual Monitoring Report (December 2008) predicted that completions for 2008-2009 would be 625 dwellings, which was only 10 dwellings above actual delivery. The Annual Monitoring Report (December 2009) predicted completions for 2009-2010 would be 631 dwellings, and again this was only 21 dwellings above actual delivery. The Annual Monitoring Report (December 2010) predicted completions for 2010-2011 would be 759 dwellings, this was 100 dwellings more than actual delivery. This was primarily due to slower delivery than anticipated on 5 specific sites.
- 5.41 The published housing trajectory shows the current anticipated delivery in the district based on information collected between September and November 2011. An assessment of each site reviewed is included in Appendix 2. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery.
- 5.42 The housing trajectory shows:
- **Core Strategy Policy ST/2** –14,221 dwellings are expected to be delivered during the plan period 1999 and 2016; this is 28.9% (5,779 dwellings) below the target.
 - **East of England Plan Policy H1** – 18,406 dwellings are expected to be delivered during the plan period 2001 and 2021; this is 21.7% (5,094 dwellings) below the target.
 - **Draft East of England Plan > 2031** – 15,823 dwellings are expected to be delivered during the plan period 2011 and 2031, this is 24.7% (5,177 dwellings) below the target and primarily explained by the loss of development at

Cambridge Airport, which was a key part of the development strategy for the period post 2016.

- 5.43 There are shortfalls against all three targets. While the plans cover three different time periods, the overall shortfall in the case of each plan is similar. The main factor contributing to the shortfalls is the housing market downturn and its affect on actual completions and development start dates over the last few years. Although the major developments are all allocated in the Council's adopted LDF, they have been particularly affected by the housing market downturn, and also the Government's withdrawal of funding for the A14 improvements between Ellington and Fen Ditton as part of the Comprehensive Spending Review and therefore also linked to the economy. For the **Core Strategy**, the shortfall is particularly affected by the delays in Northstowe and land North of Newmarket Road. For the regional plan targets, the major additional issue is Marshall's announcement in April 2010 that the relocation of Cambridge Airport will not happen before 2031 as there are currently no suitable relocation options and therefore no housing will take place on the Airport site as part of Cambridge East during any of the plan periods.
- 5.44 The Council remains committed to the planned development strategy and believes it is the best strategy to serve the Cambridge area and support the continued economic success of the area. To overcome the identified longer term housing shortfall in the district, the Council is now undertaking a review of its **Core Strategy, Development Control Policies** and **Site Specific Policies DPDs**. The preparation of the plan will test whether the **draft East of England Plan >2031** Option 1 target remains the most appropriate level of housing over that period or whether a different target is more appropriate having regard to the continued economic downturn and updated forecasts. The new Local Plan will identify the appropriate housing sites to provide for the identified needs of the district to 2031. An initial Issues & Options consultation is anticipated to take place in Summer 2012, which will include options relating the development strategy and site options for new housing allocations, including options for the most appropriate site or sites to replace Cambridge Airport.

Figure 5.9: Housing trajectory for South Cambridgeshire (Indicator CO-H2c ; Indicator CO-H2d)

		HISTORIC COMPLETIONS * 1											PROJECTED COMPLETIONS															TOTALS															
		1999-2000 * 2	2000-2001 * 2	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	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Post 2031	1999-2016	2001-2021	2011-2031	2012-2017					
Historic Completions		801	801	525	653	979	571	877	924	1,274	610	611	659	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,285	7,683	0	0				
Allocations without planning permission	Edge of Cambridge	Cambridge East * 3	-	-	-	-	-	-	-	-	-	-	-	0	0	0	50	150	200	200	200	200	100	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	60	140	210	150	60	60	90	220	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Land between Huntingdon Road, Histon Road & A14 (NIAB 2) * 5	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0	0	0	150	300	300	350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Orchard Park - remaining original allocation * 6	-	-	-	-	-	-	-	-	-	-	-	-	10	53	20	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Orchard Park - 3 additional land parcels * 7	-	-	-	-	-	-	-	-	-	-	-	-	0	30	110	63	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Northstowe * 8	-	-	-	-	-	-	-	-	-	-	-	-	0	0	100	175	275	460	520	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	1,470	550	3,030	8,030	1,010
	Rural Development	Cambourne - extra density * 9	-	-	-	-	-	-	-	-	-	-	-	13	150	260	260	150	117	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Fulbourn & Ida Darwin Hospitals * 10	-	-	-	-	-	-	-	-	-	-	-	0	0	0	50	40	100	30	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Papworth Everard West Central * 11	-	-	-	-	-	-	-	-	-	-	-	0	2	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		North of Impington Lane, Impington * 12	-	-	-	-	-	-	-	-	-	-	-	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Existing Permissions	Trumpington Meadows (Cambridge Southern Fringe)	-	-	-	-	-	-	-	-	-	-	-	0	0	100	100	179	100	100	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Orchard Park	-	-	-	-	-	-	-	-	-	-	-	50	6	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Cambourne	-	-	-	-	-	-	-	-	-	-	-	192	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Bayer Cropscience	-	-	-	-	-	-	-	-	-	-	-	0	85	85	50	50	50	50	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Powell's Garage, Great Shelford	-	-	-	-	-	-	-	-	-	-	-	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Historic Rural Allocations with planning permission	-	-	-	-	-	-	-	-	-	-	-	172	166	169	118	39	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Other Estate-level sites * 13	-	-	-	-	-	-	-	-	-	-	-	131	140	95	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Small Sites Already Under Construction * 14	-	-	-	-	-	-	-	-	-	-	-	80	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Small Sites Not Under Construction * 15	-	-	-	-	-	-	-	-	-	-	-	20	50	70	40	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Planning applications for 9 or more dwellings where decision to grant planning permission, awaiting resolution of outstanding issues		-	-	-	-	-	-	-	-	-	-	-	0	5	61	30	30	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Projected Completions Total		-	-	-	-	-	-	-	-	-	-	-	692	791	1,170	1,124	1,159	1,362	1,290	1,150	1,165	820	600	500	500	500	500	500	500	500	500	500	500	500	500	1,470	4,936	10,723	15,823	5,606			
TOTAL: HISTORIC AND PROJECTED COMPLETIONS		801	801	525	653	979	571	877	924	1,274	610	611	659	692	791	1,170	1,124	1,159	1,362	1,290	1,150	1,165	820	600	500	500	500	500	500	500	500	500	500	500	1,470	14,221	18,406	15,823	5,606				
Housing Requirement as set out in: Core Strategy Policy ST/2 (January 2007), East of England Plan Policy H1 (May 2008) and Draft Review of East of England Plan (March 2010)																																							20,000	23,500	21,000		
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	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	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	1,200	1,227	1,277	1,325	1,353	1,425	1,479	1,541	1,574	1,827	1,896	2,143	2,506	3,077	4,031	6,938																									
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	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	1,209	1,240	1,255	1,298	1,326	1,355	1,361	1,424	1,498	1,582	1,681	1,792	1,881	2,007	2,176	2,380	2,743	3,540	5,914																				
Draft Review of East of England Plan (Option 1 figures)	Annualised requirement over 20 years													1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050		
	Annual requirement taking account of past / forecast completions													1,050	1,069	1,084	1,079	1,076	1,071	1,050	1,032	1,022	1,009	1,028	1,075	1,147	1,240	1,363	1,535	1,794	2,226	3,089	5,677										

* 1 The number of dwellings completed in previous years has been slightly 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 Marshall has confirmed that the relocation of Cambridge Airport is not now anticipated to happen before 2031, and would be dependent on finding an appropriate alternative site. Discussions are in progress to bring forward land north of Newmarket Road, which the Cambridge East Area Action Plan anticipated has a capacity of 1,500 – 2,000 dwellings. The latest view from Marshall is that there would be capacity for 1,100 dwellings as part of a mixed use development.

* 4 An outline application was received by Cambridge City and South Cambridgeshire District Councils in October 2011. The North West Cambridge Area Action Plan anticipated 1,450 dwellings in South Cambridgeshire. The application shows a lower figure for South Cambridgeshire, but more of that housing coming forward earlier in the development, based on the proposed masterplan for the development and the planned phasing.

* 5 Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are expected to begin shortly.

* 6 The majority of the original outline planning permission for 900 dwellings has now been built or has detailed planning permission. The outline planning permission for the site has now lapsed and the remainder of the parcels will come through as full planning applications.

* 7 Pre-application discussions on the south west corner site are in progress, and also on the commercial area in the northern part of the site, which may include additional dwellings. Marketing of the two parcels on the northern part of the site is in progress to find a potential housebuilder.

* 8 Development of the whole site is dependent on upgrades to the A14 to increase capacity. Discussions relating to the masterplanning are in progress and a revised planning application for the first phase of development for 1,500 dwellings, that can come forward prior to improvements to the A14, is anticipated in early 2012.

* 9 Outline planning permission was granted in October 2011 for an additional 950 dwellings. A reserved matters planning application for the first parcel has been received.

* 10 Discussions relating to the masterplanning of the site are in progress.

* 11 Discussions have taken place with landowners and stakeholders on the implementation of Policy SP/10(2) of the Site Specific Policies DPD. The main site where housing is anticipated has been marketed and discussions are anticipated on bringing the land forward. The landowner of the smaller site where housing is anticipated is keen to bring forward proposals. Wider discussions for the remainder of the area could identify other opportunities.

* 12 Planning permission for 31 dwellings on the southern part of the site was granted in June 2011.

* 13 Detailed planning permissions for phase 1 were granted in July & August 2011 by Cambridge City and South Cambridgeshire District Councils. Phase 1 includes 29 dwellings in South Cambridgeshire.

* 14 The majority of the original outline planning permission for 3,300 dwellings has now been built or has detailed planning permission.

* 15 Remediation works are underway and pre-application discussions for a reserved matters application are in progress.

* 16 The site has detailed planning permission and is under construction.

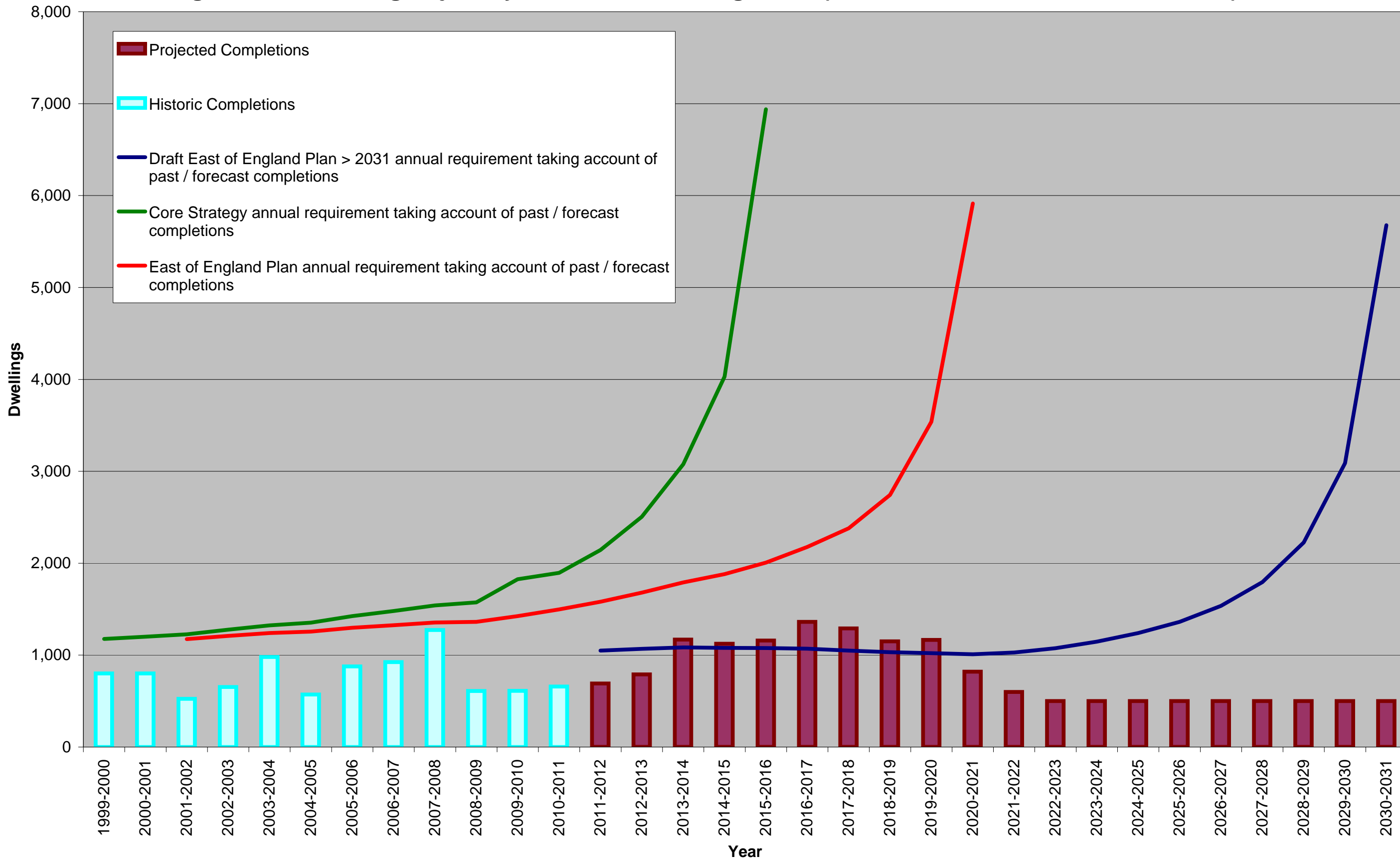
* 17 These are sites that were allocated in the Local Plan 2004 that have planning permission and are still being built out. The sites are: Wellbrook Way, Girton; North of Over Road, Longstanton; North of Chiswick End, Meldreth; West of Ermine Street South, Papworth Everard; and North of Bannold Road, Waterbeach.

* 18 These are 'estate sized' (9 or more dwellings) windfall sites.

* 19 These are 'small' (8 or less dwellings) windfall sites which are already under construction.

* 20 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.

Figure 5.10: Housing trajectory for South Cambridgeshire (Indicator CO-H2c; Indicator CO-H2d)



The Five Year Land Supply

- 5.45 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** and the **draft National Planning Policy Framework** 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 as being the five years that start 12 months after the end of the current monitoring year (the period covered by this AMR). For this AMR the five-year period is therefore from 1 April 2012 to 31 March 2017.
- 5.46 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.
- 5.47 As part of the preparation of the main housing trajectory (see previous section), all the major developments included in the adopted Area Action Plans; all housing allocations included in the **Site Specific Policies DPD**; and all outstanding planning permissions for housing that include 9 or more dwellings have been reviewed by the Council in consultation with the various landowners, agents and developers responsible for these sites. For each site a questionnaire was completed with details on whether the site was deliverable, available and achievable, and also with information on any constraints and the expected delivery timetable. An assessment of each site reviewed is included in Appendix 2.
- 5.48 The housing trajectory (figure 5.9) shows that 5,606 dwellings are expected to be provided in the district between 2012 and 2017 on the basis of current planned development, an average of 1,121 a year.
- 5.49 As set out in the Development Strategy section, the Core Strategy is the adopted development plan for South Cambridgeshire, but the Council has determined that the Core Strategy is now out of date, prompting a review of the plan, and that an alternative means of calculating 5-year housing land supply should be used pending the completion of the new Local Plan that will provide policies for the period to 2031. The method decided by the Council for calculating 5-year housing land supply is consistent with Government guidance provided in the context of the proposed abolition of regional plans, that the so-called Option 1 targets, targets that have been agreed between individual local authorities and the Regional Planning Body and published in a draft RSS, can be used by authorities who decide to revise their housing targets.
- 5.50 The five year land supply required based on the **Core Strategy Policy ST/2** requirement and the **draft East of England Plan > 2031** requirement are 9,748 dwellings and 5,250 dwellings respectively; as calculated in figure 5.11. The 5-year supply is calculated by deducting the number of dwellings completed since the start of the plan period from the target for the whole plan period, then dividing the

remaining homes to be provided by the number of years remaining to the end of the plan period to give an annual figure for the remaining years. The annual residual requirement is then multiplied by 5 to give a 5-year land requirement. Clearly as the end of the plan period comes closer, there are less years remaining to make up any shortfall from the earlier part of the plan period and this can have a significant effect on the requirement towards the end of the plan period.

Figure 5.11: Calculation of the five-year land supply for 2012-2017 (**Indicator CO-H2c**)

	(a) Housing provision required	(b) Dwellings completed up to 31 March 2011	(c) Number of dwellings left to provide (= a - b)	(d) Number of years of plan left	(e) Annualised average requirement (= c ÷ d)	(f) Five year supply requirement
Core Strategy	20,000 (1999-2016)	9,285	10,715	5	2,143	9,748 [^]
Draft East of England Plan > 2031	21,000 (2011-2031)	0	21,000	20	1,050	5,250 [*]

[^] As the end of the Core Strategy plan period is 2016 and the five year supply period of 2012-2017 goes beyond this, the five year requirement (f) has been calculated using the residual annualised average requirement (e) for the remaining 4 years of the plan period (2012-2016) plus an extra year (2016-2017) at the annual average requirement for the plan period as a whole of 1,176 dwellings.

^{*} The five-year supply requirement is calculated by multiplying the annualised average requirement (e) by 5.

5.51 Calculating the 5-year housing land supply against both plans gives:

- 2.9 years of housing land supply based on the **Core Strategy Policy ST/2** annualised average requirement, or 57.5% of the five-year supply requirement.
- 5.3 years of housing land supply based on the more recent **draft East of England Plan > 2031** requirement, or 106.8% of the five-year supply.

5.52 Therefore, despite having sufficient deliverable land supply to provide 5,600 new homes over the next 5 years, the Council has a technical shortfall in 5-year housing land supply against the Core Strategy target to 2016. However, against the draft East of England Plan > 2031 it has a full 5-year land supply. Government policy in PPS3 Housing and the draft National Planning Policy Statement is that Councils should have a rolling 5-year supply of housing land. Where there is a shortfall, Government policy is that planning permission should be granted for housing, subject to certain conditions. The Council's position is therefore that it has demonstrated an appropriate 5-year supply of housing land. The Council also confirmed that this will form a material consideration in determining housing applications that are contrary to planning policy but make a case for approval based on a lack of 5-year housing land supply.

5.53 Over the last 3 years, the Annual Monitoring Report has shown a deteriorating 5-year land supply compared with the Core Strategy housing target to 2016. This is a result of the recession and the major reduction seen in housing completions nationally, combined with a development strategy that expected the major sites to come forward

towards the end of the plan period, which are themselves being delayed by the recession. The effect has been compounded by the relatively few years of the plan period to 2016 now remaining, and the way land supply is calculated on the assumption that the whole of the housing target must be made up by the end of the plan period.

- 5.54 The Council's approach is consistent with the evidence set out in the Development Strategy and Housing Completions and Housing Supply sections, which supports the Council's position that, whilst there is a technical shortfall, there is not an actual shortfall in housing land. In reaching a conclusion whether there is actually a problem at this time that additional planning permissions for housing would help resolve, the Council considered the issue in the context of:
- the development strategy for the Cambridge Sub Region, which is jobs led;
 - the latest forecasts for jobs and housing in the context of the recession;
 - housing provision and current housing land supply;
 - the remaining years of the current Local Development Framework and the draft East of England Plan >2031 (Option 1 figures); and
 - the Local Plan review that the Council has already embarked on.

It then considered the appropriate approach to calculating the 5-year housing land supply pending the Local Plan review, and whether there were any material considerations that would justify a change in approach to determining planning applications specifically on the basis of the technical 5-year housing land supply, pending the Local Plan review.

- 5.55 In the local context of the purposes of the development strategy in South Cambridgeshire, the depth of the recession and length of the downturn, and the short time horizon of the South Cambridgeshire Local Development Framework, it is not considered that the normal approach of calculating the 5-year housing land supply against the Core Strategy is currently appropriate.
- 5.56 The evidence provided by the Cambridgeshire Development Study that informed the draft East of England Plan > 2031, was that the existing development strategy will last for up to 20 years. This is a result of the fact that the level of jobs growth anticipated at the time the development strategy was established has not and will not occur as quickly as expected. As such, the 80% predicted in-migration to take up the new jobs and therefore create the need for much of the new housing will also not take place. It is therefore not necessary or possible to seek to provide the full housing target contained in the Core Strategy by 2016. It is also not appropriate to seek to deliver more housing than needed to support the local economy. This could simply have the effect of attracting commuters to take up new housing and commuting out of the Cambridge area, which would not be consistent with the objectives of the development strategy and also would not result in sustainable patterns of development.
- 5.57 Notwithstanding this position, and even if the case in relation to calculating 5-year housing land supply were not accepted by Inspectors at appeal, in the Council's view, there is no certainty that if further permissions were granted on sites that are contrary to policy and not consistent with the development strategy, they would be built in the

near future. There is also a risk that any sites that come forward in this way could be at the expense of the delivery of sites that are consistent with adopted planning policies. This would be of significant concern and would potentially undermine the delivery of the sustainable development strategy, where the signs are positive that significant progress will be made soon.

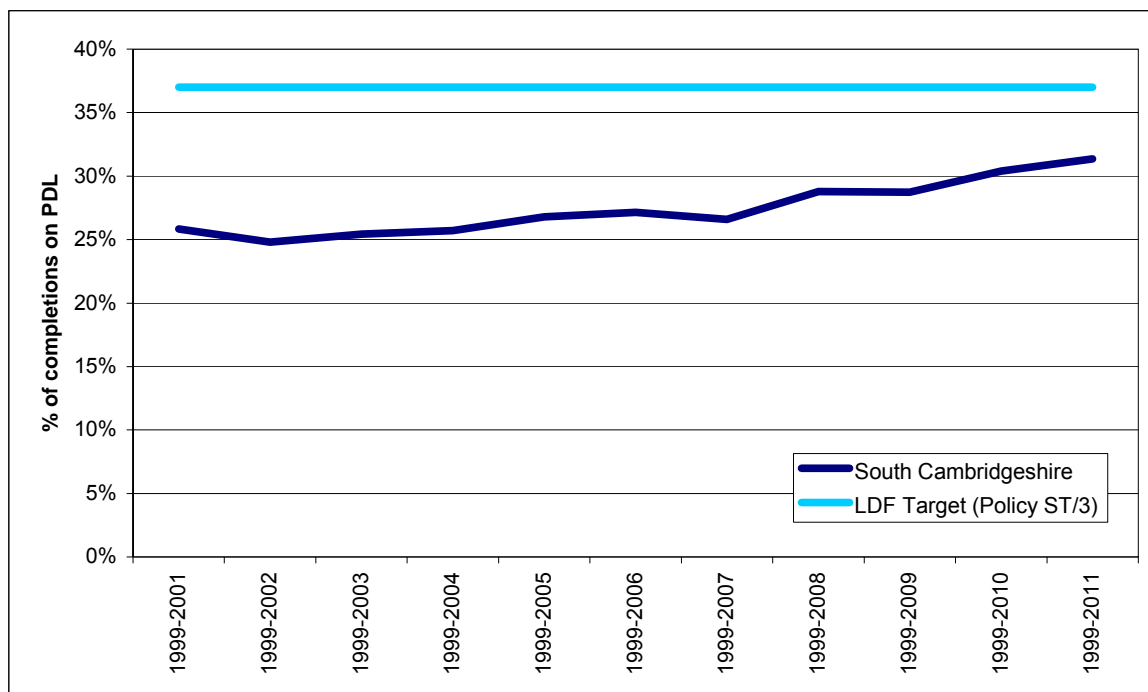
5.58 As and when market conditions improve, there remains a good supply of permissions to be built out, and it is anticipated that this will continue to be added to by the planned major sites as planning applications are determined. There is an expectation that windfall sites consistent with the development strategy will continue to come forward as they have through the recession, and potentially at higher levels as conditions improve.

5.59 A specific local issue around housing supply in the longer term is replacing the major urban extension of Cambridge East in light of Marshall's decision that Cambridge Airport will not relocate in the next plan period. This is most appropriately addressed through the review of the Local Development Framework, on which work has already begun given the strategic significance of this development. It would not be appropriate for this scale of strategic allocation, which was not anticipated to come forward in any event until post 2016, to be replaced on an ad hoc basis with sites that are not consistent with the development strategy, on the basis of a 5 year land supply argument. The new plan is anticipated to be adopted by mid 2015 and the democratic plan making process provides the appropriate means of reviewing the development strategy, establishing an appropriate housing target that reflects current and forecast future circumstances, and identifying the sites to provide that housing.

Housing Completed on Previously Developed Land (PDL)

- 5.60 Making efficient use of land, including through the reuse of previously developed land (PDL), is central to the approach to delivering sustainable development. **Core Strategy Policy ST/3** includes a target that between 1999 and 2016 at least 37% of new dwellings should either be located on PDL or utilise existing buildings.
- 5.61 In June 2010, the Government amended **PPS3: Housing** to remove private residential gardens from the definition of PDL. The Government has made this change to remove the priority given to development of garden land to give local authorities the opportunity to consider in a more balanced way the impact of 'garden grabbing' on local character when determining such residential proposals.

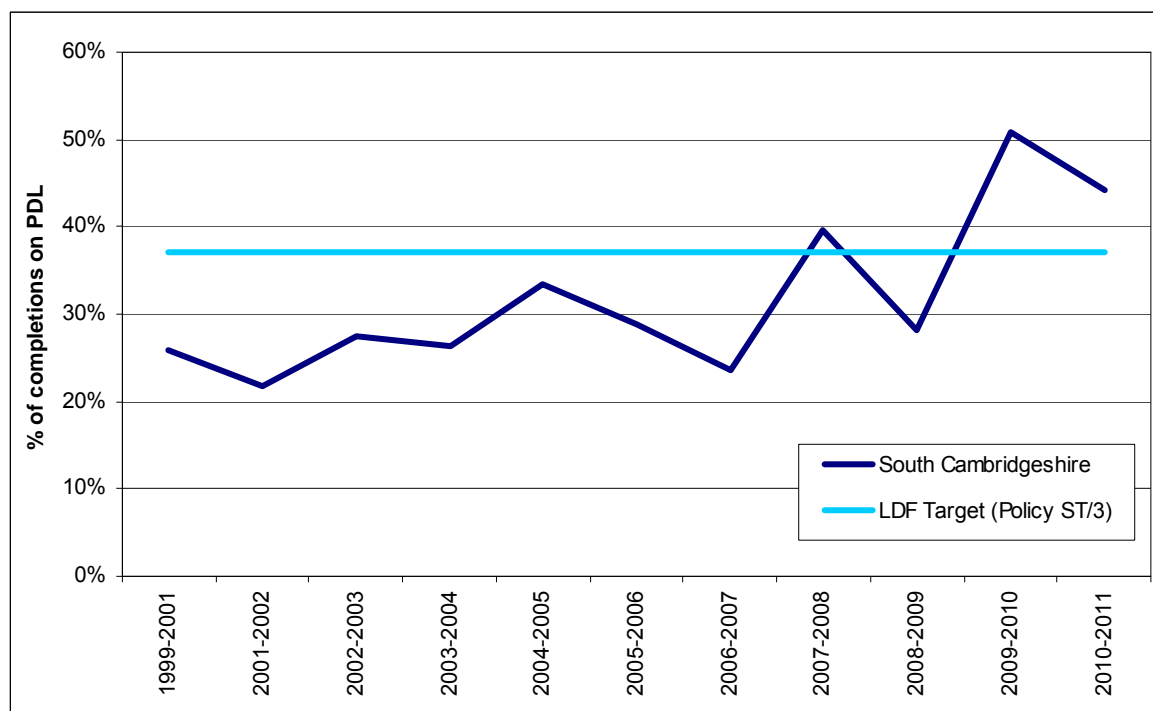
Figure 5.12: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.13: Percentage of new and converted dwellings completed on PDL (**Indicator CO-H3**)



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

Source: Research & Monitoring – Cambridgeshire County Council

5.62 The percentage of dwellings completed on PDL since the start of the plan period is still below the target of at least 37% included in **Core Strategy Policy ST/3**. This target was rolled forward from the Cambridgeshire & Peterborough Structure Plan 2003 and was set lower than the regional and national target of 60% (formerly part of **PPS3: Housing**), reflecting the rural nature of the district and the location of the planned growth sites. Whilst the major developments such as Northstowe include large areas of PDL, and will assist in the achievement of the target over the plan period, the area of PDL available in the district to accommodate development is relatively limited and significant areas of ‘greenfield’ land are identified for the major developments. The consistently high percentage of completions on ‘greenfield’ land is also partly due to the strategy of development set out in historic local plans, which allocated large areas of former agricultural (‘greenfield’) land for the new settlement of Cambourne and also sites on the edges of villages for residential development. Some of these allocations are still in the process of being developed, for example, land west of Longstanton and land at Summersfield, Papworth Everard.

5.63 It had been anticipated that when the major developments at Northstowe and Cambridge East, which would involve the reuse of PDL, started delivering towards the end of the plan period, this would increase the percentage of dwellings completed on PDL. As outlined in the Housing Trajectory and Appendix 2, this is now unlikely to happen as progress on the major developments has been delayed and also the dwellings now anticipated on these sites before the end of the plan period are located

on the 'greenfield' areas of the sites. There are also still significant 'greenfield' allocations, such as Cambourne and Orchard Park, which will continue to contribute significant numbers of completions on 'greenfield' land during the remaining five years of the plan period.

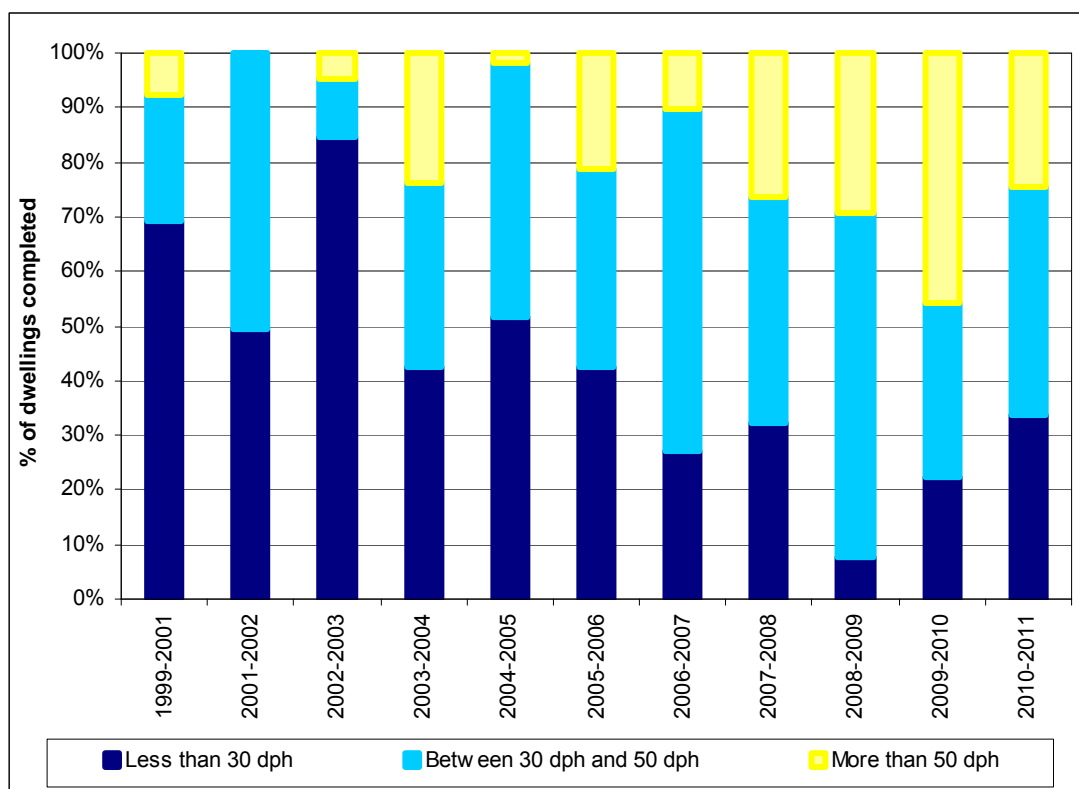
- 5.64 Over the last 12 years, the percentage of dwellings completed on PDL has fluctuated between a low of 21.7% and a high of 50.9%, although there is a general upward trend. Completions at Orchard Park and Cambourne, both 'greenfield' allocations, have had the greatest impact on the percentage of dwellings completed on PDL in any one year.
- 5.65 In the last monitoring year, high numbers of completions at the Windmill Estate, Fulbourn; Bannold Road, Waterbeach; and the Former Unwins Site, Impington, have contributed to the significant number of completions on PDL. Continued completions at Orchard Park, Cambourne and on land west of Longstanton have contributed to high numbers of completions on 'greenfield' land.
- 5.66 The impacts of the Government's change to exclude private residential gardens from the definition of PDL cannot yet be seen, as very few housing developments permitted since June 2010 have been completed.

Housing Density

5.67 Higher residential densities help to achieve more sustainable forms of development. The density of a development needs to be compatible with local character, however higher densities can help 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 dwellings per hectare (dph), and that in more sustainable locations higher average net densities of at least 40 dph should be achieved.

5.68 In June 2010, the Government amended **PPS3: Housing** to remove the national minimum housing density of 30 dph. This change to national policy does not change the local policy target of 30 dph set out in **Policy HG/1**, however, it does indicate that a more balanced approach with local circumstances should be considered in all cases, rather than this being only in exceptional circumstances as in the adopted policy.

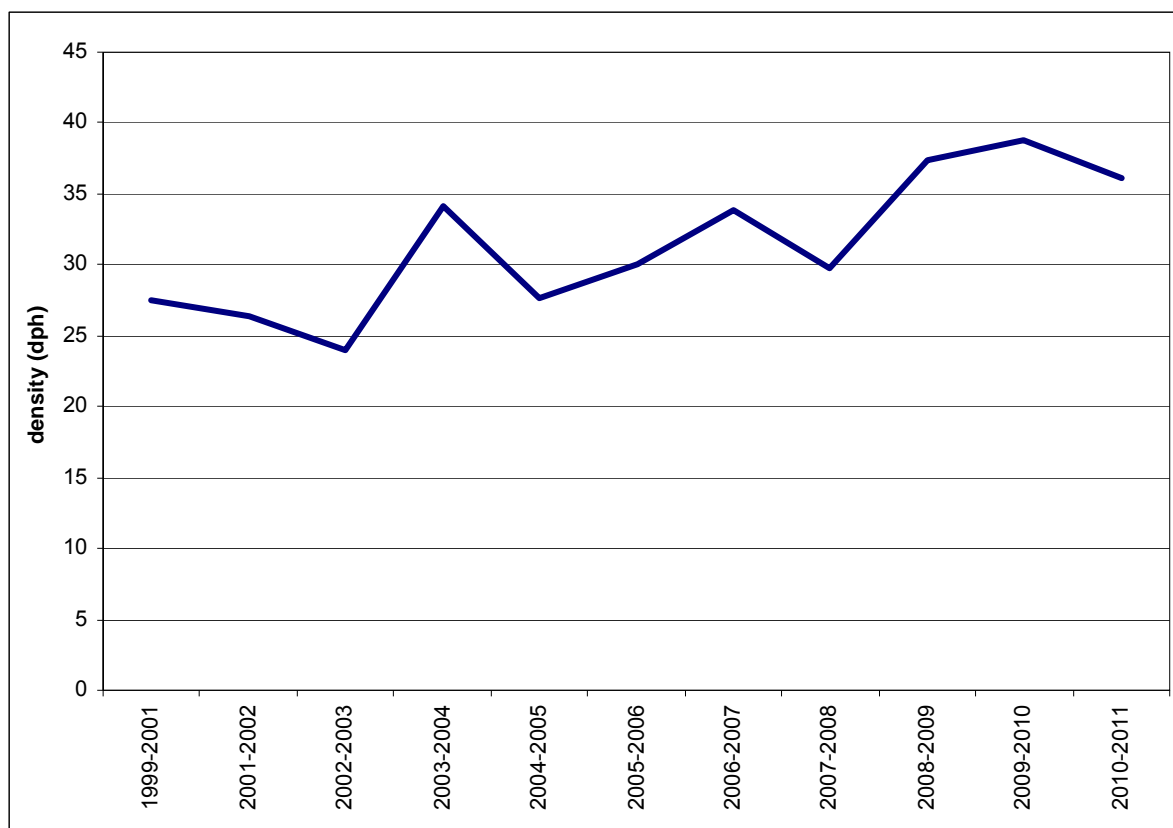
Figure 5.14: Net density of completed new housing developments on sites of 9 or more dwellings (**Indicator LOB2**)



[For data, see figure A.12, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.15: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (Indicator LOB3)



[For data, see figure A.13, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.16: Residential densities of Cambourne (average net density of completed new housing developments at Cambourne, in dwellings per hectare, dph) (Indicator SSLO1)

	1999 - 2011
Great Cambourne	29.7
Lower Cambourne	29.8
Upper Cambourne	35.8
Cambourne (total)	30.3

Source: Cambridgeshire County Council – Research & Monitoring Team

5.69 Over the last 12 years, the average net density of dwellings completed on sites of 9 or more dwellings has fluctuated between a low of 23.9 dph and a high of 38.7 dph, although there is a general upward trend. It is expected that the average net density of new housing developments will increase in future monitoring years as the major

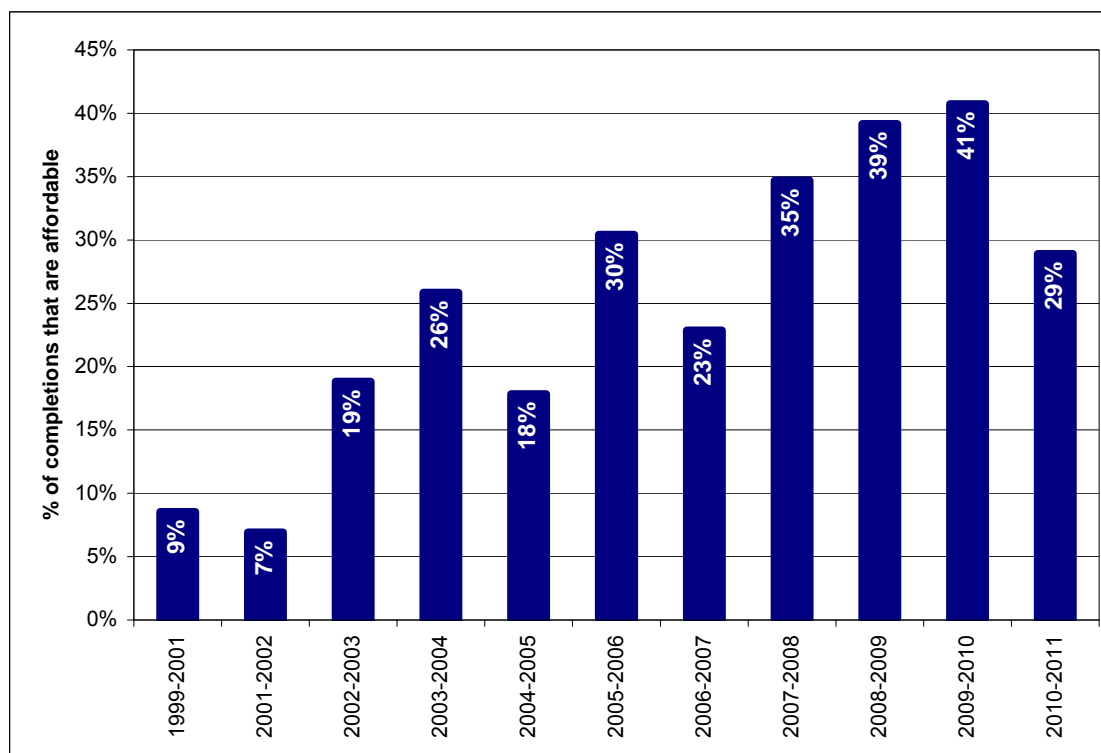
developments on the edge of Cambridge and at Northstowe are implemented with higher housing densities reflecting their urban character.

- 5.70 Since the start of the plan period, an increasing proportion of 'estate sized' (9 or more dwellings) housing developments completed have achieved a net density of over 50 dph (dwellings per hectare), while a decreasing proportion have achieved a net density of below 30 dph. This trend has been reversed in the last monitoring year, as there have been fewer parcels completed at Orchard Park than in previous years. Orchard Park is an example of a development that achieves over 50 dph on a significant number of land parcels.
- 5.71 The parcels completed at Cambourne between 1999 and 2011 have achieved an average net density of 30.3 dph. In general, lower densities have been achieved at Lower Cambourne, which was developed some years ago when lower densities were more typical, and higher densities have been achieved at Upper Cambourne, which is the most recent development and took account of trends for higher densities. Great Cambourne includes a mixture of densities, with higher densities achieved on parcels located in and around the village centre.
- 5.72 **Indicators LOB2 and LOB3** suggest that the requirements of **Development Control Policy HG/1** have been successfully applied to planning permissions granted following the adoption of the policy in July 2007, as it is largely these planning permissions that have been completed in recent years and densities have generally increased.

Affordable Housing

- 5.73 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**). In addition to affordable housing provided through the planning system, some new market properties can be purchased for use as affordable dwellings through Government equity loan initiatives such as Homebuy Direct or Firstbuy; these affordable dwellings are termed 'acquisitions'.
- 5.74 **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 having regard to the nature of known housing needs. The Council's **Affordable Housing SPD** (adopted in March 2010) states that the district wide targets of 70% social rented and 30% intermediate housing, as identified in the Strategic Housing Market Assessment, should be considered as the starting point for negotiations on individual sites. However, for the urban extensions to Cambridge, the SPD suggests that the starting point for negotiations on these sites should be 75% social rented and 25% intermediate housing.

Figure 5.17: Gross affordable housing completions (*Indicator CO-H5*)



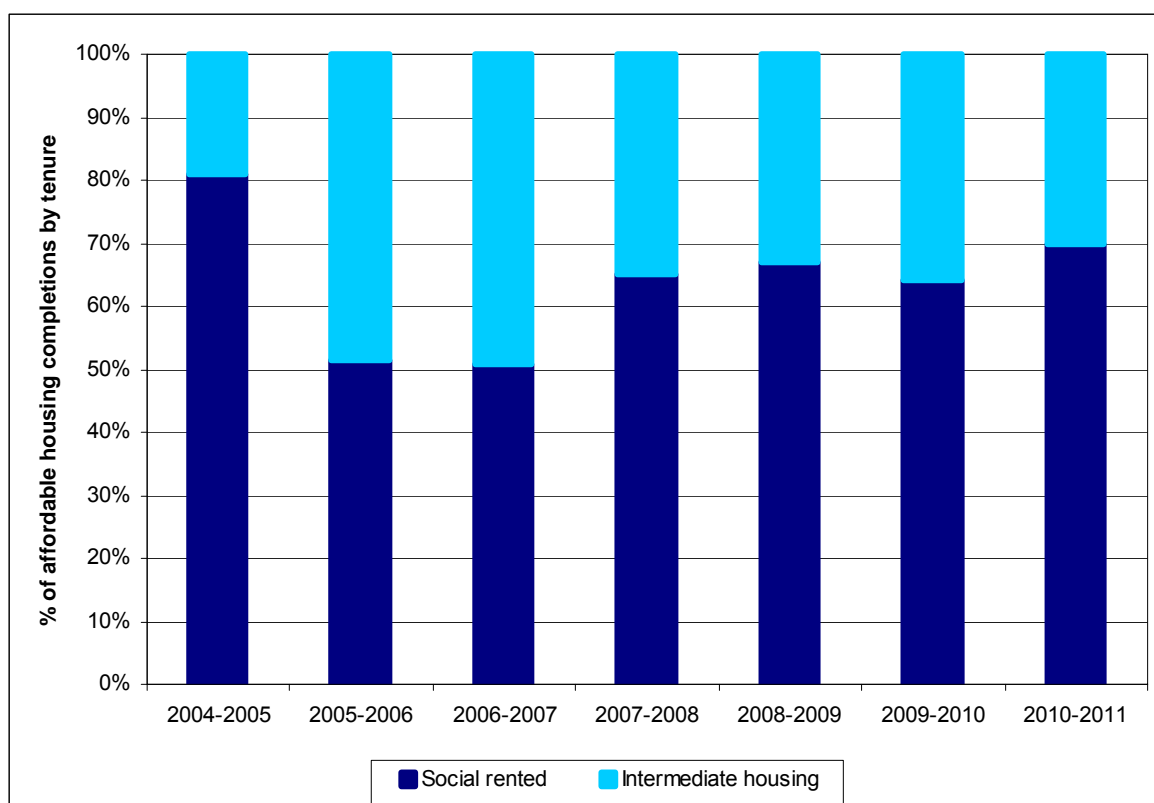
Number of completions that are affordable

New affordable dwellings from ...	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
planning permissions	142	38	127	271	115	285	238	463	275	281	205
acquisitions	n/k	n/k	n/k	n/k	n/k	n/k	n/k	n/k	19	17	1

[For data, see figure A.6, appendix 3]

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

Figure 5.18: Affordable housing completions by tenure (**Indicator LOA2**)



[For data, see figure A.8, appendix 3]

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

Figure 5.19: Affordable housing completions on rural exception sites (**Indicator LOA3**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Number of affordable dwellings built on rural exception sites	36 (1 site)	6 (1 site)	85 (5 sites)	66 (4 sites)	60 (3 sites)	33 (3 sites)	27 (3 sites)
% of district affordable housing total	31%	2%	36%	14%	22%	12%	13%

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

Figure 5.20: Affordable dwellings permitted as a percentage of all dwellings permitted on sites of 2 or more dwellings where Policy HG/3 applies (**Indicator LOA8**)

	2008-2009	2009-2010	2010-2011
Affordable dwellings permitted as a % of all dwellings permitted – on sites where affordable dwellings provided onsite or no affordable dwellings have been secured	32%	32%	39%
Notional affordable dwellings permitted as a % of all dwellings permitted – on sites where affordable dwellings provided offsite	45%	40%	43%
Affordable dwellings permitted as a % of all dwellings permitted on sites where Policy HG/3 is applicable	34%	33%	40%

NOTES:

- The data includes planning permissions where Policy HG/3 applies and where the target is to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.
- It excludes planning permissions where the original planning permission was registered or granted before the adoption of Policy HG/3, planning permissions granted at individual parcels at large sites where a single parcel will be either entirely affordable or market housing where the affordable housing contribution is captured in the year that the whole site is permitted (eg. Cambourne and Orchard Park), rural exception sites (sites of 100% affordable housing permitted as an exception to policy, usually outside of village development frameworks), and planning permissions for 100% affordable dwellings within village development frameworks (that are not exception sites).
- The data includes outline, reserved matters and full planning permissions, and therefore the same site may be included in multiple years as a site receives outline planning permission and later reserved matters permission or if a revised planning permission is approved.

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

5.75 Over the last 12 years, there has been a general upward trend in the proportion of all housing completions that are affordable. This is different from the affordable housing target, which applies to most but not all housing sites. The total housing completions figures also includes sites of single dwellings (where the affordable housing policy does not apply), exceptions sites (which are 100% affordable housing) and site registered or granted before the adoption of the policy seeking 40% or more

affordable housing. In the last monitoring year 29% of dwellings completed were affordable compared to a high of 41% in the previous year.

- 5.76 This fall reflects the changing housing market conditions and availability of funding for affordable housing developments. At the beginning of the recession, the continued supply of affordable housing completions using funding secured through the National Affordable Housing Programme 2008-11 and fall in market housing completions, resulted in a high proportion of affordable housing completions. However, now the supply of affordable housing sites with funding have been largely completed, affordable housing completions have fallen and there has been a slight uplift in market housing completions, the proportion of affordable housing completed has returned to pre-recession levels. Due to cutbacks in public spending, a new funding regime for the provision of affordable housing administered by the Homes & Communities Agency has been agreed for the period 2011-15, which will see a reduction in capital funding available and the introduction of the new 'Affordable Rent' model that should enable registered providers (formerly known as Registered Social Landlords or Housing Associations) to raise further funding.
- 5.77 In the last six monitoring years social rented affordable housing has been the majority tenure of affordable dwellings completed. There is a significant level of need for social rented housing in the district but it is likely that the new 'Affordable Rent' model will make up the majority of future affordable rented homes, as well as existing social rented homes being converted to 'Affordable Rent' upon change of tenancy. Research has been commissioned through Cambridgeshire County Council to establish the impact of this change on the tenure profile over the next ten years and how the 'Affordable Rent' model will meet local housing needs. The Council will also be undertaking a review of its Allocations Policy during 2012-2013 to ensure homes are allocated, taking into account affordability issues and other housing policy changes.
- 5.78 It is also important to provide new affordable dwellings for key workers, and others who cannot afford a home on the open market, through new intermediate housing such as shared ownership. 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 (identified as 'acquisitions' in *indicator CO-H5*). In the last three monitoring years, 37 additional affordable dwellings were acquired through the Open Market Homebuy, Homebuy Direct and My Choice Homebuy schemes.
- 5.79 Affordable housing exception sites provided 27 new affordable dwellings in the last monitoring year; these sites provided affordable dwellings on the edge of Coton (Silverdale Avenue), Bassingbourn (The Causeway) and Wimpole (Cambridge Road) to meet identified local need.
- 5.80 Looking at new planning permissions granted, in the last monitoring year 40% of dwellings permitted on sites of two or more dwellings where **Development Control Policy HG/3** applied were affordable; this fully meets the target of 40% or more required by the policy. This takes account of sites where a financial contribution has been taken for off-site provision and a notional number of affordable homes has been assumed in these cases to reflect the level of contribution. The level of affordable

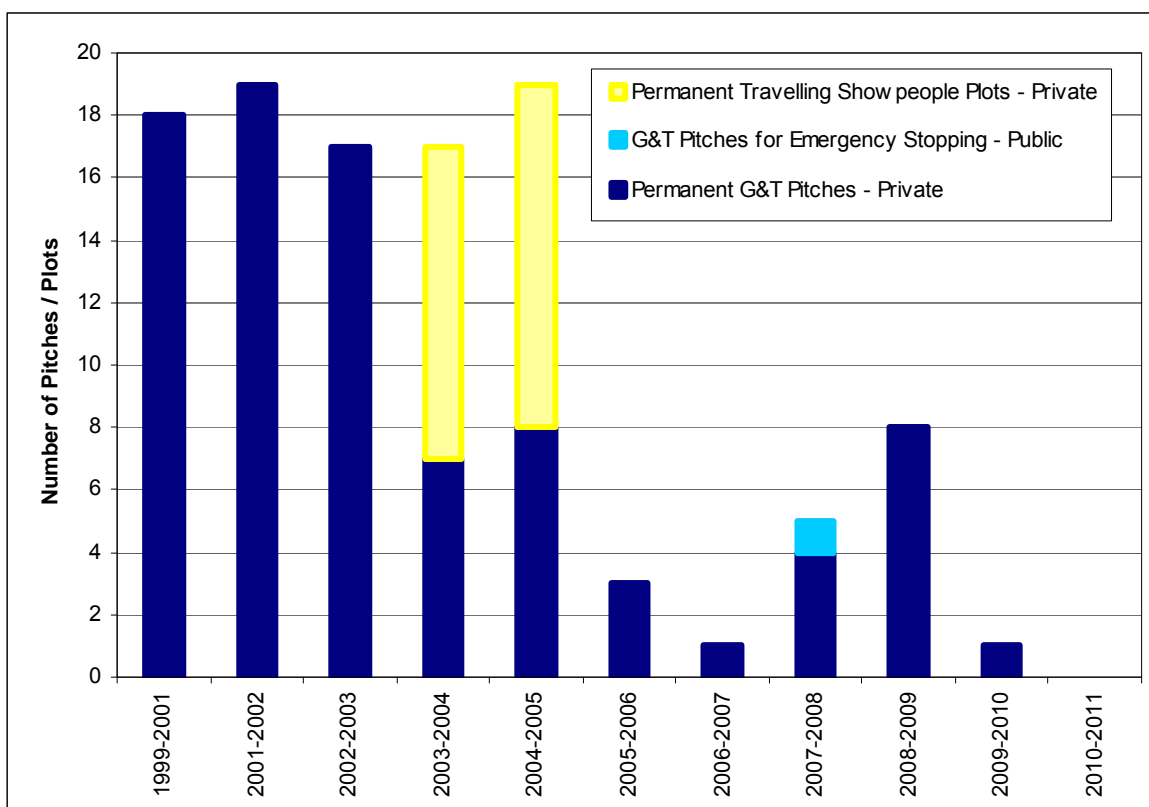
housing secured is a notable improvement on previous years and it is positive to see that it has proved to be financially viable to secure 40% affordable housing, either on-site or through financial contributions, even in the challenging market conditions of the last few years, albeit that sometimes this is based on a tenure mix that is not the Council's preferred mix, with a higher proportion of intermediate tenures proving more viable.

- 5.81 In the previous monitoring year, the undersupply of affordable dwellings is specifically a result of outline planning permission being granted for the redevelopment of the Bayer CropScience site. At the Bayer CropScience site it was agreed through the section 106 agreement that a 70 unit extra care scheme will be provided instead of general needs affordable housing.
- 5.82 The Council has noted that the number of cases where a financial contribution in lieu of on-site provision has had to be accepted had risen, despite the policy saying this should happen only in exceptional circumstances. The vast majority of these are small sites of less than 10 dwellings, where a financial contribution of 40% has been financially viable but where on-site provision has been difficult to secure because small sites are not attractive to housing associations. These financial contributions provide flexibility to the Council to help bring forward or enhance affordable housing elsewhere. The implications of this for the Council's policy will be considered through the new Local Plan.

Gypsy & Traveller Sites

5.83 Local authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots within their local authority, as nationally there is a shortage of sites available for Gypsy & Traveller families to use. Until the Government abolishes all regional plans through the implementation of the Localism Act, the requirements for each local authority in the East of England are set out in the **East of England Plan Policy H3 and Policy H4** (published in July 2009). The Council is currently working with the other local authorities in Cambridgeshire to prepare a new Gypsy & Traveller Accommodation Needs Assessment. This will form part of the evidence base for establishing South Cambridgeshire's requirement for Gypsy & Traveller pitches in the new Local Plan, following the abolition of regional plans.

Figure 5.21: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4 and LOA14)



At 31 March 2011:

- a further 66 Gypsy & Traveller pitches had temporary planning permission (time limited); and
- a further 27 Gypsy & Traveller pitches with permanent planning permission were under construction.

[For data, see figure A.5, appendix 3]

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

Figure 5.22: Number of caravans on unauthorised Gypsy & Traveller sites (**Indicator LOA4**)

Number of caravans on ...	July 2007	January 2008	July 2008	January 2009	July 2009	January 2010	July 2010	January 2011
Unauthorised private sites with no planning permission	79	75	34	29	24	20	15	11
Unauthorised tolerated sites	2	8	3	1	1	0	0	0
Unauthorised encampments	2	2	3	0	11	0	0	0

Source: CLG Caravan Count

- 5.84 Between 1999 and 2011, 87 permanent Gypsy & Traveller pitches and 21 Travelling Showpeople plots were delivered in South Cambridgeshire through planning permissions granted by the Council and planning appeals allowed against the Council's decisions.
- 5.85 At the end of the monitoring year (as at 31 March 2011), a further 66 Gypsy & Traveller pitches had temporary (time limited) planning permission, of which 7 pitches were granted in the last monitoring year. Of these, only 1 was a new pitch, as the other 6 pitches were subject to a renewal of an earlier temporary planning permission.
- 5.86 The shortage of sites available for Gypsy & Traveller families to use is a particular issue in the East of England, which has the highest level of unauthorised caravans. In recent years, the number of unauthorised caravans in South Cambridgeshire has significantly reduced.

Housing Development by Settlement Category

- 5.87 As a major part of the Cambridge Sub-Region, with its successful economy based largely on the high tech and biotech industries, the pressures for housing development in South Cambridgeshire to support this economic success are strong and must be carefully managed to ensure that the qualities and characteristics of the area are not damaged. The development strategy focuses growth in a limited number of sustainable major developments on the edge of Cambridge and at the new town of Northstowe. Alongside this, **Core Strategy Objective ST/e** sets out the Council's aim to protect the varied character of its settlements by ensuring that the scale and location of development in each settlement is in keeping with its size, character and function.
- 5.88 **Core Strategy Policy ST/2** sets out a sequential approach to housing development in the district based on the categorisation of the settlement; development will be concentrated firstly on the edge of Cambridge, followed by the new town of Northstowe, and then finally within the rural areas. Each of South Cambridgeshire's rural settlements are categorised by their sustainability into a hierarchy of Rural Centres, Minor Rural Centres, Group Villages and Infill Villages. Within the rural areas, development will be concentrated firstly on Rural Centres and then the other settlements in order of sustainability. Based on their categorisation, indicative maximum residential development scheme sizes for the less sustainable settlements are set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**:

	Individual indicative 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 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.

Figure 5.23: Average size of housing developments (in dwellings) split by settlement category (*Indicator LOE1i*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Built: 2010-2011		Under construction at March 2011	
	A	W	A	W	A	W	A	W	A	W	A	W
Edge of Cambridge	34.8	n/a	34.1	9.0	44.9	1.0	72.0	0.5	74.7	1.5	93.0	n/a
Rural Centres	38.3	5.5	52.1	6.4	62.1	9.6	63.3	11.6	64.9	14.0	26.0	4.1
Minor Rural Centres	51.3	2.4	33.0	4.0	52.5	5.5	89.0	4.9	102.0	2.5	62.0	2.3
Group Villages	68.5	2.5	46.4	2.1	53.8	1.9	n/a	2.8	12.5	2.8	76.5	2.1
Infill Villages	30.0	1.7	33.0	1.8	n/a	2.2	n/a	1.4	n/a	1.5	n/a	1.4
Outside Village Frameworks	n/a	5.9	n/a	5.7	n/a	4.7	n/a	2.1	n/a	3.2	n/a	2.5

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

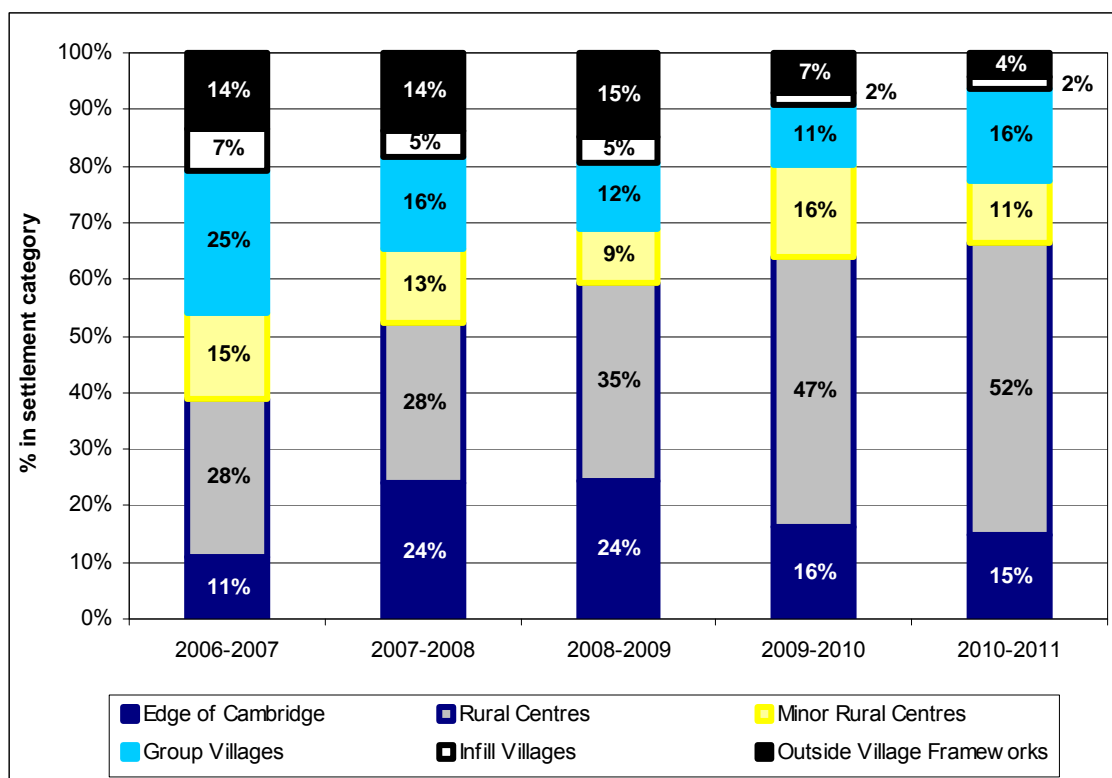
Figure 5.24: Largest housing development in each settlement category (*Indicator LOE1ii*)

	Built: 2006 - 2007		Built: 2007 - 2008		Built: 2008 - 2009		Built: 2009-2010		Built: 2010-2011		Under construction at March 2011	
	A	W	A	W	A	W	A	W	A	W	A	W
Edge of Cambridge	72	n/a	88	16	88	16	98	1	98	2	98	n/a
Rural Centres	65	44	110	46	110	119	110	119	110	119	110	33
Minor Rural Centres	78	10	78	54	100	40	100	40	166	11	62	9
Group Villages	144	15	144	15	105	28	n/a	28	14	28	77	14
Infill Villages	59	11	59	11	n/a	11	n/a	2	n/a	4	n/a	3
Outside Village Frameworks	n/a	42	n/a	42	n/a	37	n/a	12	n/a	20	26	16

A = dwellings on allocated land; W = windfalls (dwellings on land not allocated)

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.25: Total dwellings built by settlement category (*Indicator LOE1iii*)



[For data, see figure A.14, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

5.89 Historic local plans had a strategy to disperse development more widely across the district through the allocation of large areas of land on the edge of, or within, the larger 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 **Regional Planning Guidance 6** and the **Cambridgeshire & Peterborough Structure Plan 2003**, which moved to a more sustainable form of development that focuses a relatively small number of major developments on the edge of Cambridge and at the new town of Northstowe; and a relatively low level of development in the rural areas. Over the last 5 years, this change in development strategy can be seen by the increase in proportion of completions on the edge of Cambridge and at the Rural Centres, which includes the new settlement of Cambourne, and the decrease in the proportion of completions in Infill and Group Villages (see *indicator LOE1iii*). This change to the development strategy can also be seen in the decreasing size of developments completed on allocated land in the Group and Infill villages and increasing size of developments completed on allocated land on the edge of Cambridge (see *indicators LOE1i* and *LOE1ii*).

5.90 In most circumstances the Council will refuse planning permissions for dwellings in the countryside (i.e. outside village frameworks); however in exceptional circumstances the Council will grant planning permission for 100% affordable housing schemes on land adjoining the village, as provided for by **Development**

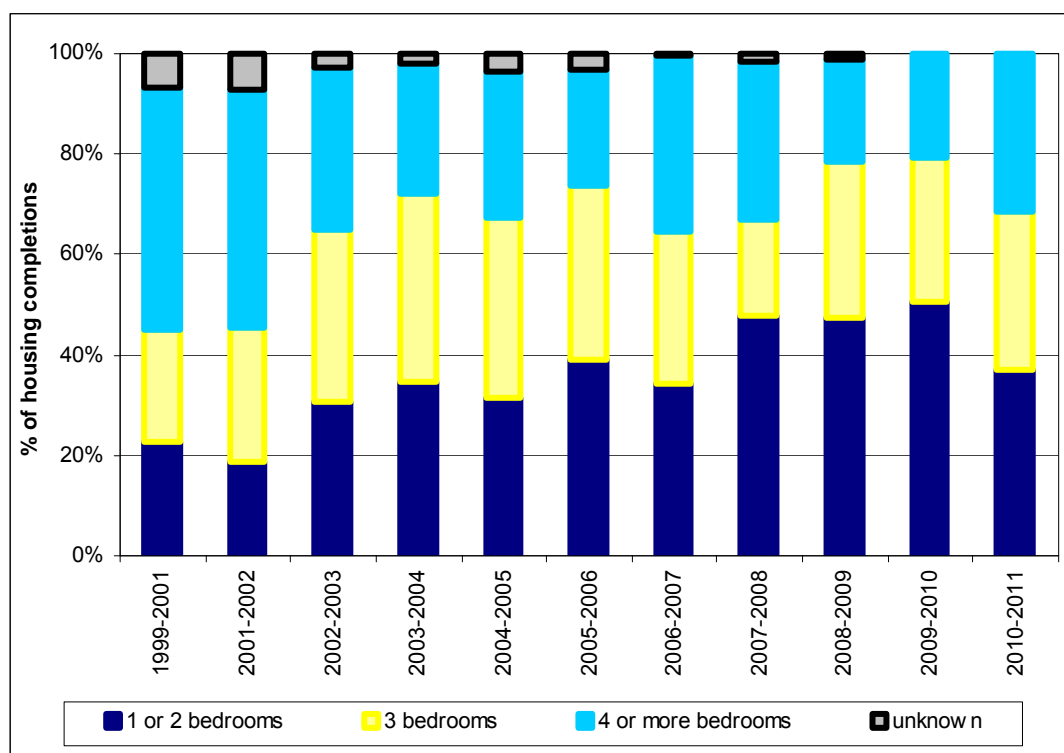
Control Policy HG/5 (see *indicator LOA3*). It is these housing developments that increase the average size of housing developments outside of village frameworks (see *indicator LOE1i*). These account for over 55% of the dwellings completed outside of frameworks. The other developments completed outside of the village frameworks include replacement dwellings, the provision of holiday homes, the redevelopment of existing agricultural or other non-residential sites for housing, and the provision of Gypsy & Traveller pitches.

- 5.91 In Minor Rural Centres, Group Villages and Infill Villages the average size of windfall developments (see *indicator LOE1i*) is less than the indicative individual scheme size limit set out in **Core Strategy Policies ST/4, ST/5, ST/6 and ST/7**. However, there are developments in these settlement categories that exceed the indicative limit (see *indicator LOE1ii*). These developments either: include demolitions and therefore have a net gain within the indicative size limit; or include material considerations that allow an exception to policy, e.g. provision of a new drainage scheme that will help resolve localised flooding issues, provision of affordable housing or provision of a playing field.

Market Housing Mix

- 5.92 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** goes some way to achieving this aim by requiring that in developments of up to 10 dwellings, market properties should provide: at least 40% of homes with 1 or 2 bedrooms; approximately 25% of homes with 3 bedrooms; and approximately 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.
- 5.93 For a limited number of new dwellings, data on the number of bedrooms is not known, although this is generally only for non-permanent dwellings such mobile homes or static caravans.

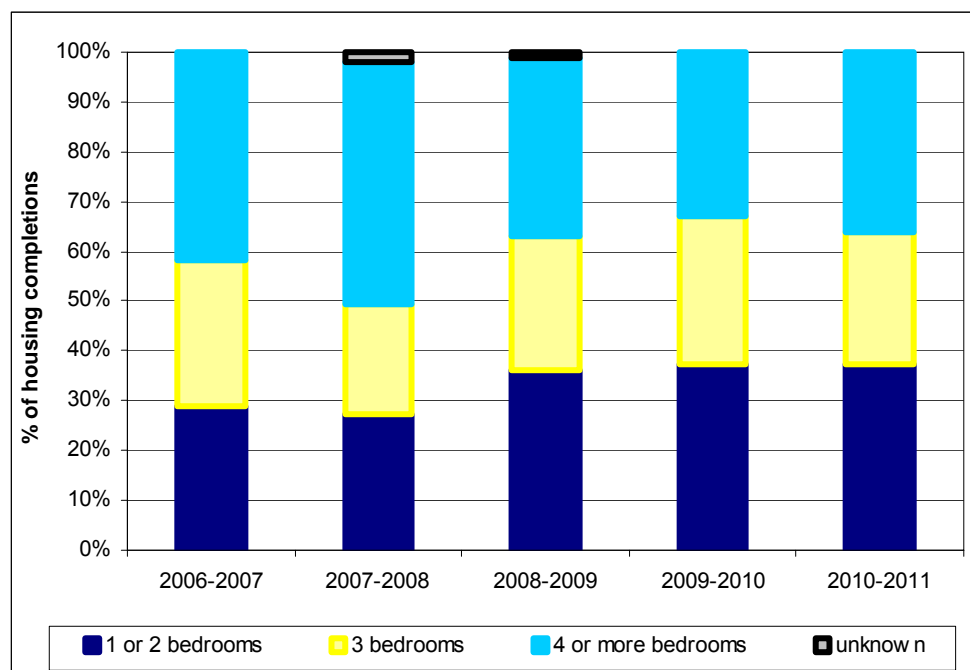
Figure 5.26: Housing completions by number of bedrooms (*Indicator LOA1*)



[For data, see figure A.7, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.27: Market housing completions on developments of up to 10 dwellings by number of bedrooms (*Indicator LOA5*)



[For data, see figure A.9, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

5.94 Between 1999 and 2010 there had been a general increase in the percentage of all new dwellings that had either 1 or 2 bedrooms and a general decrease in the percentage of all new dwellings with 4 or more bedrooms; however in the last monitoring year this trend has been reversed (see *indicator LOA1*). This change in trend is a result of significantly more larger dwellings than smaller dwellings being completed in the last monitoring year at Cambourne, Orchard Park and Waterbeach (north of Bannold Road) and on land west of Longstanton.

5.95 On housing developments of up to 10 dwellings, market dwellings with 4 or more bedrooms still account for more than 25%, which is the target limit set by **Development Control Policy HG/2**, and market dwellings with 1 or 2 bedrooms are still not providing at least 40% as required by the policy (see *indicator LOA5*). Although smaller dwellings are being built on the larger developments, such as at Orchard Park, Cambourne, and the Windmill Estate, Fulbourn, the majority of dwellings with four or more bedrooms are provided on individual or two dwelling developments. Although the proportions have not yet met the targets of **Development Control Policy HG/2**, over the last five years there has been a general increase in the proportion of smaller dwellings completed, achieving 37% in the last two monitoring years, and therefore this is a step in the right direction.

Housing Quality

5.96 All new development will have an impact on its surroundings and the predominantly rural character of the district makes it particularly important that new development is sensitively located and designed to a high quality. 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 and respecting local distinctiveness.

Figure 5.28: Quality of new housing developments (**Indicator CO-H6**)

Building for Life standard	Number of developments	
	2009-2010	2010-2011
Gold	0	0
Silver	1	2
Average	11	4
Poor	0	6
Total	12	12

Source: South Cambridgeshire District Council – Planning & New Communities

5.97 The Council has completed 'Building for Life' assessments of all its developments of 10 or more dwellings where the whole development (or parcel at the major developments such as Cambourne and Orchard Park) was completed in the monitoring year. The Council has established an annual monitoring mechanism to undertake these assessments including verification by the Council's Accredited Assessors. Each development is judged against four categories with a total of 5 points per category and is given an overall score out of a maximum of 20. The scores are banded into four standards: Gold (16-20 points), Silver (14-15.5 points), Average (10-13.5 points) and Poor (9.5 points or less).

5.98 The Council has assessed 24 developments completed in the last two monitoring years against the Building for Life standard. Of the 12 schemes that were completed in the last monitoring year, two developments have achieved 'Silver' standard by scoring well on a variety of aspects, including their design, character and layout, and integration of public spaces, pedestrian routes and car parking. Six developments have been assessed as 'Poor' tending to score weakly on aspects such as their character and treatment of streets and parking. All 24 developments have performed poorly in the use of advanced construction techniques and technologies and environmental performance, and many did not do well in terms of their future adaptability.

5.99 The Building for Life scheme is a useful tool for gaining an indication of the quality of new developments. However, it has certain limitations that may not give a true impression of the quality of a scheme. The scoring system is not a sophisticated tool

and can potentially score schemes down where evidence is not available at the time of assessment. In the case of a number of the schemes scoring as Poor this monitoring year, there has not been documentary evidence available to demonstrate a positive performance against a criteria and therefore they have been scored down. However, the Council is not complacent about development quality and is taking measures to improve performance.

5.100 In the last monitoring year, five developments scored 4 or more points in the 'Character' category as a result of their distinctive characters created through bespoke architectural building designs and layouts that reflect the topography of the site (see figure 5.29).

Figure 5.29: Residential development with a distinctive character

Great Shelford: Mature trees retained and designed in with bespoke dwellings having appropriate scale to positively frame the open space.



Whittlesford Bridge: Solar panels designed in proportion to the roof complementing the overall design and proportions of the bespoke dwelling.



5.101 Two developments completed in the last monitoring year have achieved 'Silver' standard. These developments have scored well in terms of their accessibility to services and facilities, their accommodation and tenure mix, their character and layout, and their integration of public spaces, pedestrian routes and car parking. The 'Silver' developments are:

- Parcel F3 at Orchard Park – this is a development of 38 dwellings that is within 10-15 minutes walk of key services and facilities (e.g. primary school, shops, library and community centre) and provides a good accommodation mix as part of the wider development at Orchard Park. The character and design of the development is consistent with the Arbury Camp Design Guide (Orchard Park was previously known as Arbury Camp) and the public spaces are designed so that they are overlooked and feel safe. Some of the dwellings are designed to meet the Lifetime Homes standard, which allows for internal adaption or conversion in future.

- High Street, Over – this is a development of 28 dwellings and the provision of a playing field for Over Primary School that includes a well integrated street scene with green spaces, interesting facades and roof lines that create a place of interest, character and design specific to the development (see figure 5.30). Parking is also well integrated within the street scene through the use of shared surfaces and appropriate landscaping. The development is located within 15 minutes walk of key services and facilities (e.g. primary school, shops, library and community centre).

Figure 5.30: Residential developments achieving ‘Silver’ standard

Over: Interesting rooflines and fenestrations, well integrated parking with shared surfaces, and appropriate landscaping.

Over: Heart of the development showing varied house types which complement the adjoining built form and space.

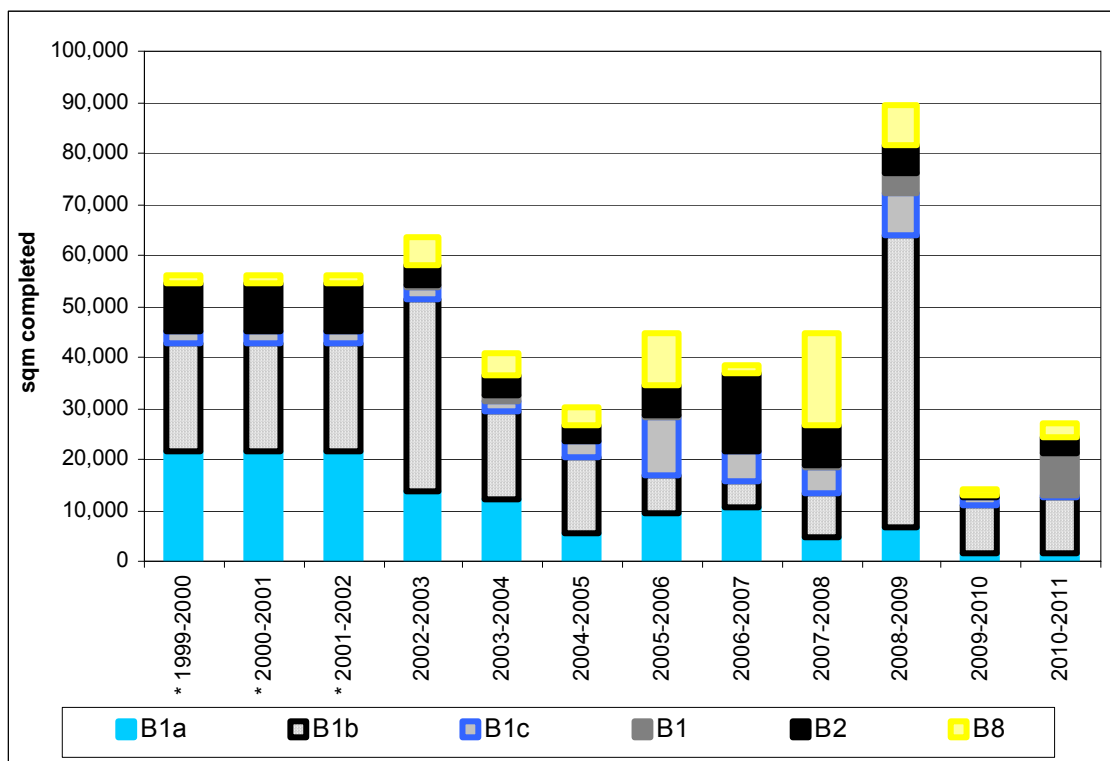


Employment Development and Supply

5.102 **Core Strategy Objective ST/a** requires the Council to provide an adequate and continuous supply of land for housing and employment in sustainable locations, to meet its strategic requirements. In this context, employment use relates to all 'B' Use Classes. 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, that have been carried forward into **Site Specific Policies SP/12 and SP/13**.

Business Completions

Figure 5.31: Gross amount and type of completed employment floorspace (sqm) (Indicator CO-BD1i)

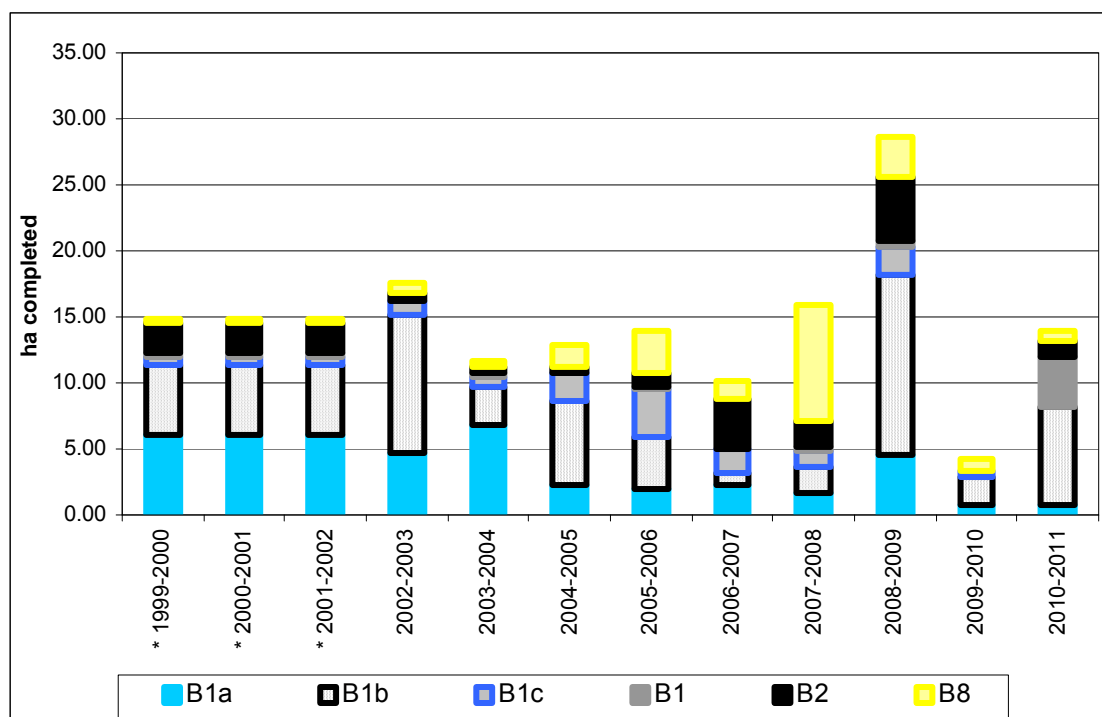


* For the period 1999-2002, data is only available for a three-year period; this figure has been split evenly across the three years on the graph.

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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.32: Gross amount and type of completed employment land (ha) (Indicator LOA10i)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.33: Net amount and type of completed employment floorspace (sqm) (Indicator CO-BD1ii)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	28	64,666	63,182	630	20,483	-6,157	142,832
2002-2003	320	13,111	37,890	-11,629	-3,947	4,539	40,284
2003-2004	1,328	10,935	16,451	-330	2,216	4,166	34,766
2004-2005	0	5,285	3,428	1,313	1,807	-168	11,665
2005-2006	448	6,761	4,315	10,182	2,473	8,891	33,070
2006-2007	0	9,384	-814	3,660	10,366	-112	22,484
2007-2008	-188	3,833	3,877	3,934	6,642	12,729	30,827
2008-2009	3,808	5,011	51,626	3,030	1,149	6,389	71,013
2009-2010	-112	783	8,371	600	-47,881	793	-37,446
2010-2011	8,141	986	-1,713	-2,114	2,326	1,183	8,809
TOTAL	13,773	120,755	186,613	9,276	-4,366	32,253	358,304

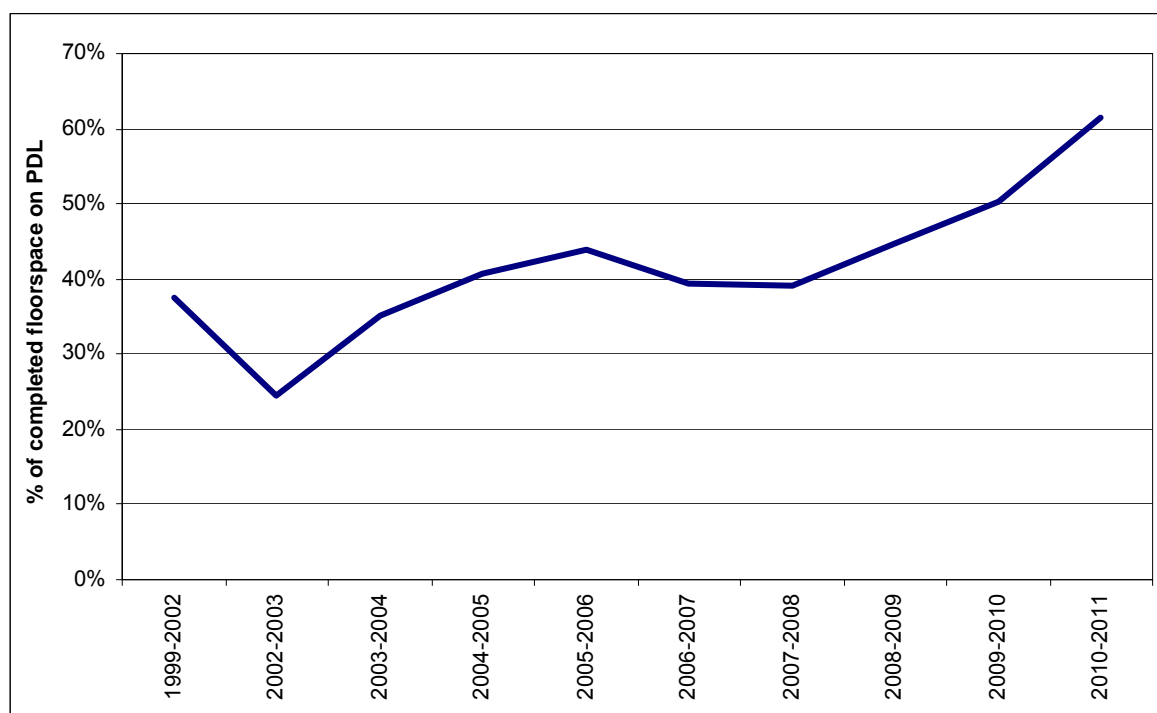
Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.34: Net amount and type of completed employment land (ha) (*Indicator LOA10ii*)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.44	18.37	15.53	-1.33	4.80	-1.60	36.21
2002-2003	0.03	4.54	10.43	-4.83	-3.58	0.31	6.90
2003-2004	0.33	5.41	2.35	-0.21	-0.16	0.53	8.25
2004-2005	0.00	1.81	-0.47	1.30	-0.28	0.28	2.65
2005-2006	0.05	1.34	2.16	3.04	-0.53	2.85	8.90
2006-2007	0.00	1.19	-1.32	0.64	1.22	1.21	2.93
2007-2008	0.15	1.51	1.03	0.92	1.25	6.91	11.77
2008-2009	0.46	3.48	11.46	0.76	-0.50	0.84	16.50
2009-2010	-0.04	0.60	1.44	0.30	-18.53	0.71	-15.52
2010-2011	3.77	0.10	-4.30	-0.92	0.48	-0.26	-1.14
TOTAL	5.20	38.37	38.30	-0.34	-15.85	11.78	77.45

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.35: Amount and type of completed employment floorspace (sqm) on PDL (*Indicator CO-BD2*)



[For data, see figure A.2, appendix 3]

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.36: 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	2008-2009	2009-2010	2010-2011
Total on allocated land	35,096	1,775	5,476	8,690	10,641	8,009	198	5,757	0	64
% of total floorspace	20.9%	2.8%	13.5%	29.0%	23.9%	20.9%	0.4%	6.4%	0.0%	0.2%

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.37: Development at Employment Allocations identified in Policies SP/12 and SP/13 of the Site Specific Policies DPD as at 31 March 2011 (Indicators SSLO5 and SSLO6)

	Summary of Development Progress
Development at sites allocated for B1 employment use (SP/12)	<p>North of Hatton's Road, Longstanton – the site had detailed planning permission, however this planning permission and the outline planning permission for the whole mixed-use development west of Longstanton have both now lapsed.</p> <p>West of Eastern Counties Leather, Pampisford – the southern part of the site has outline planning permission (S/1061/07) and a reserved matters planning application (S/1363/10) is pending.</p>
Development at sites allocated for B1 / B2 / B8 employment use (SP/13)	<p>Norman Way, Over – the site has outline planning permission (S/1595/03) and a reserved matters planning application (S/2294/06) is pending.</p> <p>Papworth Business Park – the majority of the site has now been completed. Full planning permission (S/0633/07) for the remaining parcel of land at the north-eastern end of the site has now lapsed.</p>

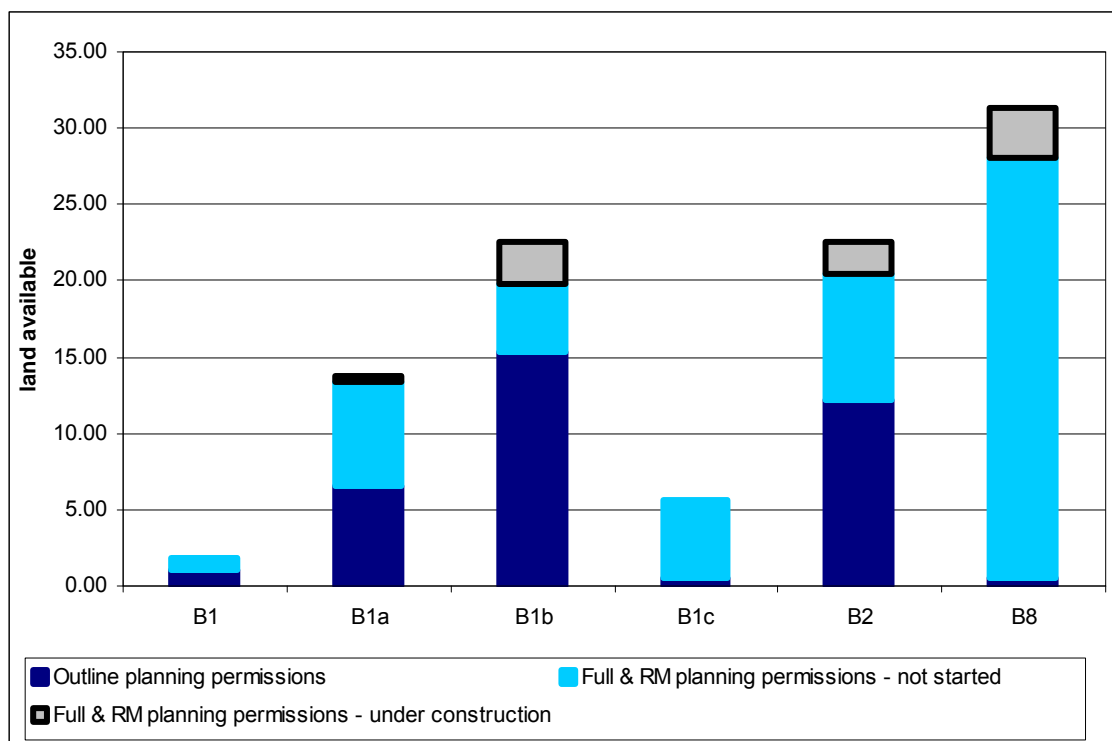
5.103 In the last monitoring year (2010-2011), business floorspace completions were almost double the amount recorded in the previous monitoring year (2009-2010), which had seen the lowest business floorspace completions in the last 12 years (see *indicator CO-BD1i*). This rise is a result of the completion of 8,931 sqm of research and development (B1b) floorspace on 7.2 hectares at Park Farm, Impington, as part of the National Institute of Agricultural Botany's rationalisation of its site on Huntingdon Road and the release of its land for housing, and the completion of 8,109 sqm of B1 (business) floorspace on 3.8 hectares at the Syngenta Crop Protection UK Site, Whittlesford. However, business floorspace completions are still significantly lower than they were at the start of the plan period. This change is reflection of the consequences of the economic downturn and a decline in the number of speculative business developments completed.

5.104 The continued success of policies supporting research and development, hi tech and biotech industries in the district can be seen in the business completions figures. Over the last 12 years, a net increase of 186,613 sqm of B1b (research & development use) has been completed, largely at research parks such as Granta Park (Great Abington), Cambridge Research Park (Landbeach) and the Wellcome Institute (Hinxtton) (see *indicator CO-BD1ii*).

- 5.105 Over the last 12 years, there has been a significant increase in the proportion of business floorspace completed on PDL, and in the last monitoring year it has reached a new high of 61% (see **indicator CO-BD2**). At the start of the plan period, a significant proportion of business floorspace was completed on 'greenfield' sites as many of the business / research parks being developed in the district were 'greenfield' sites; for example Granta Park (Great Abington), Cambourne Business Park and Papworth Everard Business Park. Over the last few monitoring years, significant business floorspace completions have been the result of extensions to existing buildings, change of use of buildings from other business / employment uses, and new buildings at Babraham Hall and Cambridge Research Park (Landbeach), both of which were previously developed before becoming research parks.
- 5.106 There is no pattern in the amount of new business floorspace completed on land allocated for employment uses (see **indicator LOA11**), however there are still undeveloped employment allocations in the district with planning permission that could come forward in future years (see **indicators SSLO5** and **SSLO6**). The mixed use developments allocated at Northstowe, Cambridge East, North West Cambridge, Orchard Park and Bayer CropScience site also include significant areas identified for business use (see **indicator CO-BD3iii**), and therefore in future years it is likely that a much higher proportion of new business floorspace completed will be on allocated land as these developments come forward.

Business Commitments

Figure 5.38: Gross amount and type of employment land (ha) available with planning permission at 31 March 2011 (Indicator CO-BD3i)



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

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.39: Net amount and type of employment land (ha) available with planning permission at 31 March 2011 (Indicator CO-BD3ii)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	1.00	0.78	0.00	1.78
B1a	6.56	2.91	-0.39	9.08
B1b	10.41	1.26	2.83	14.50
B1c	0.57	4.30	0.00	4.87
B2	12.23	6.06	2.05	20.35
B8	0.57	24.17	3.21	27.96
Total	31.34	39.49	7.70	78.53

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.40: Gross and net amount and type of employment land (ha) available on allocated land without planning permission at 31 March 2011 (**Indicator CO-BD3iii**)

	Gross	Net
B1	23.43	23.43
B1a	0.00	0.00
B1b	7.96	7.96
B1c	0.00	0.00
B2	2.50	2.50
B8	2.50	2.50
Total	36.39	36.39

The figures are assumptions based on the proposed land uses for each site; the exact figures will be determined through masterplanning and the planning application process.

Source: Research & Monitoring – Cambridgeshire County Council

- 5.107 South Cambridgeshire has a large supply of business land with planning permission; at 31 March 2011 this amounted to 97.61 ha (see **indicator CO-B3i**), and of this over 60% had detailed planning permission. A significant proportion of the Council's supply of business land is from three planning permissions: an extension at Camgrain APC on the A11, Balsham, to provide additional grain storage facilities (24.8 ha); development of phases 2 and 3 at Wellcome Trust (Hinxton Hall) for research and development uses (14.8 ha), and construction of a carbon fibre precursor plant off Hinxton Road, south of Duxford (10.5 ha).
- 5.108 The majority of land allocated for business uses is within the mixed use major developments on the edge of Cambridge and at Northstowe. For **Site Specific Policy SP/10** that relates to the redevelopment of Papworth Hospital and Papworth West Central, an estimate of 5.45 ha of employment land for these two sites has been used for monitoring purposes, but the actual amount of land developed will depend on implementation of the policy and will be determined through the planning application process. Policy SP/10 (site 1) for Papworth Hospital requires the reuse or redevelopment of the hospital site for healthcare uses. Only if suitable healthcare uses cannot be found would business uses be allowed on the site. Policy SP/10 (site 2) for Papworth West Central requires the redevelopment of the site for a mix of uses including employment.

Employment Land Lost

5.109 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 5.41: Amount of employment land (ha) lost on allocated land and in South Cambridgeshire (**Indicator LOA12**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
On allocated land	none	none	none	none	none	none	none	none	-13.93	none	-13.93
Whole district	-3.96	-6.21	-2.64	-3.61	-2.87	-4.23	-0.60	-3.36	-15.16	-0.89	-43.53

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.42: Amount of employment land (ha) lost to residential development within village development frameworks and in South Cambridgeshire (**Indicator LOA13**)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	Total
Within village development frameworks	-3.82	-6.17	-1.17	-1.29	-0.97	-3.74	-0.26	-1.25	-0.32	-0.18	-19.17
Whole district	-3.82	-6.17	-2.18	-1.71	-0.97	-3.80	-0.26	-2.14	-14.25	-0.35	-35.66

Source: Research & Monitoring – Cambridgeshire County Council

5.110 Over the last 12 years, 43.53 ha of employment land has been lost to other uses, of this 82% has been lost to residential development. In 2009-2010 there was a significant increase in the amount of employment land lost as a result of the clearance of the former Bayer CropScience Site at Hauxton, which resulted in the loss of 13.93 ha of employment land. Once the remediation of the contaminated land has been completed, this site will be redeveloped to provide housing, retail, open space and new employment (4,000 sqm of B1a office use) space.

5.111 Within village development frameworks (i.e. the built up area of a settlement), some employment premises have been changed to other uses providing local jobs such as beauty and hair salons, dentists, shops and professional services, and leisure uses

such as children's activity centres, therefore retaining employment uses and services and facilities within the locality. Outside of village development frameworks, employment premises have been changed to a different range of uses such as residential, education and nursery facilities, vets and vehicle depots. This loss of employment land in the district has been compensated for by a gain of 127.02 ha of new employment land (1999-2011) on land previously not in employment use (see table B1.5, published by the Research & Monitoring team on their website: <http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/businessdevelopment.htm>).

Retail, Office and Leisure Development

5.112 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 settlement's position in the hierarchy.

5.113 Due to the rural nature of South Cambridgeshire and its relationship with the City of Cambridge, the district does not currently have any town centres, and the new town of Northstowe will be the district's first town centre. Locally provided services and facilities are focussed into local centres at the district's more sustainable locations, particularly sites on the edge of Cambridge and larger villages. The district's local centres include a variety of retail uses, financial and professional services, restaurants, cafes and pubs, and some commercial units (e.g. offices) and other key local services (e.g. doctor's surgeries, libraries).

Figure 5.43: Gross and net amount of completed floorspace (sqm) for retail, office and leisure uses and financial & professional services (**Indicator CO-BD4**)

(i) in South Cambridgeshire

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,820	NM	NM	64,666	64,666	NM	NM
2002-2003	1,173	1,173	NM	NM	13,561	13,111	NM	NM
2003-2004	2,178	2,038	0	0	12,196	10,935	0	-547
2004-2005	991	574	132	132	5,543	5,285	195	195
2005-2006	4,107	2,076	138	138	9,314	6,761	470	470
2006-2007	564	419	103	61	10,440	9,384	1,532	1,532
2007-2008	1,496	680	85	-79	4,767	3,833	1,360	1,360
2008-2009	336	-1,166	538	403	6,780	5,011	816	816
2009-2010	333	-254	0	-213	1,502	783	1,063	936
2010-2011	49	-313	192	158	1,542	986	2,353	2,300
TOTAL	33,395	17,047	1,188	600	130,311	120,755	7,789	7,062

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 (retail) 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

(ii) within development frameworks

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
1999-2002	22,168	11,820	NM	NM	7,066	7,066	NM	NM
2002-2003	800	800	NM	NM	9,454	9,004	NM	NM
2003-2004	659	519	0	0	3,319	2,718	0	0
2004-2005	455	38	132	132	4,325	4,192	0	0
2005-2006	1,597	1,568	138	138	7,786	6,216	364	364
2006-2007	482	337	103	61	3,859	2,953	315	315
2007-2008	1,308	519	85	-79	1,095	411	315	315
2008-2009	152	-1,312	433	298	2,106	1,673	0	0
2009-2010	183	-188	0	-213	106	-613	413	288
2010-2011	49	-313	192	158	471	186	1,139	1,086
TOTAL	27,853	13,788	1,083	495	39,587	33,806	2,546	2,368

This includes land within the urban area of Cambridge, the urban extensions to Cambridge, the new town of Northstowe and village development frameworks.

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 (retail) 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 5.44: Gross and net amount of committed floorspace (sqm) for retail, office and leisure uses and financial & professional services at 31 March 2011 (**Indicator LOA9**)

(i) within South Cambridgeshire

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	500	500	0	0	34,102	34,102	0	0
Full & RM planning permissions - under construction	46	-54	0	0	1,242	586	1,828	1,816
Full & RM planning permissions - not started	1,876	841	19	19	15,396	12,218	2,914	126
Allocated without planning permission	28,500	28,500	4,000	4,000	0	0	5,950	5,950

A1 (retail) 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

(ii) within development frameworks

	A1 (retail)		A2 (financial & professional services)		B1a (office)		D2 (leisure)	
	Gross	Net	Gross	Net	Gross	Net	Gross	Net
Outline planning permissions	250	250	0	0	30,102	30,102	0	0
Full & RM planning permissions - under construction	46	3	0	0	0	-303	1,129	1,117
Full & RM planning permissions - not started	1,876	841	19	19	1,787	647	938	-1,616
Allocated without planning permission	28,500	28,500	4,000	4,000	0	0	5,950	5,950

This includes land within the urban area of Cambridge, the urban extensions to Cambridge, the new town of Northstowe and village development frameworks.

A1 (retail) 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

5.114 In the last 12 years, over 80% of the new retail (A1 use) and financial and professional services (A2 use) floorspace completed was located within development frameworks (i.e. the built up area of a settlement). This includes 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 more recent monitoring years, new retail floorspace has largely been provided through the change of use of small units within villages to ensure the continued provision of services and facilities.

- 5.115 Less than 35% of the leisure floorspace (D2 use) completed in the last 8 years was located within village development frameworks. Almost all completed built leisure developments in the district are associated with indoor or outdoor sports and recreation (e.g. sports pavilions, golf club houses, sports centres, children's activity centre's), which by their very nature tend to be located outside of village development frameworks. The largest leisure developments completed in the district are the new headquarters building for the Cambridgeshire Football Association at Histon Football Club and an extension to the sports centre at Impington Village College.
- 5.116 In the last 12 years, over 70% of office (B1a use) floorspace completed in the district was located outside of development frameworks, this can be attributed to a reuse and redevelopment of redundant agricultural buildings for office use, as well as new office buildings being provided on business parks, such as Cambourne, Buckingham (Swavesey) and Capital Park (Fulbourn).
- 5.117 South Cambridgeshire has a small supply of retail (A1 use) and financial and professional services (A2 use) floorspace with outstanding planning permission; this includes new retail units at Orchard Park and Trumpington Meadows. There is also a significant amount of leisure (D2) floorspace with detailed planning permission in the district; this is the result of a series of planning permissions for new sports pavilions in locations such as Caldecote, Cottenham and Stapleford, as well planning permission for the change of use of an agricultural barn at Childerley Hall to a function room for events such as weddings.
- 5.118 The majority of new provision of services and facilities in the district, including retail (A1), financial and professional (A2) and leisure (D2) uses, will be located at the mixed use developments on the edge of Cambridge and at the new town of Northstowe, as these services and facilities are essential to provide mixed use sustainable communities.

Mixed Use Developments

5.119 The adopted **Core Strategy** proposes in **Policy ST/2** that the Council will make provision for 20,000 new homes in the district during the period 1999 to 2016. To achieve this, the Council has allocated major mixed-use developments on the edge of Cambridge and at the new town of Northstowe, and smaller housing-led mixed-use developments reusing previously developed land close to Cambridge or within the more sustainable settlements.

Figure 5.45: Development at Mixed Use Allocations identified in the Area Action Plans and Site Specific Policies DPD (Indicators NS01, NS04, CE01, CE04, CSF01, CSF04, NWC01, NWC04, NWC05, SSLO4, SSLO7, SSLO8, SSLO9 and SSLO10)

	Summary of Development Progress
Cambridge East (Area Action Plan)	Marshall has confirmed that the relocation of Cambridge Airport is not now anticipated to happen before 2031, and would be dependent on finding an appropriate alternative site. Discussions are in progress to bring forward land north of Newmarket Road. The latest view from Marshall is that there would be capacity for 1,100 dwellings as part of a mixed-use development.
North West Cambridge (Area Action Plan)	Cambridge City and South Cambridgeshire District Councils received an outline planning application for the site in October 2011.
Cambridge Southern Fringe (Trumpington Meadows) (Area Action Plan)	The site has outline planning permission. Cambridge City and South Cambridgeshire District Councils granted detailed planning permissions for phase 1 in July and August 2011. Cambridgeshire County Council granted detailed planning permission for a primary school in July 2011.
Northstowe (Area Action Plan)	Discussions relating to the masterplanning are in progress and a revised planning application for the first phase of development for 1,500 dwellings, that can come forward prior to improvements to the A14, is anticipated in early 2012.
Orchard Park (Policy SP/1)	The majority of the original outline planning permission for 900 dwellings has been completed or has detailed planning permission. Pre-application discussions are in progress on bringing forward the south-west corner site and a revised design for the commercial area. The primary school, community centre and a hotel have been completed. Planning permission has been granted for a local centre and commercial units (S/0621/08 and S/0622/08). A further hotel is under construction (S/0428/10).
North West Cambridge, between Huntingdon Road, Histon Road & A14 (NIAB2) (Policy SP/2)	Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are expected to begin shortly.
Bayer CropScience, Hauxton (Policy SP/8)	Remediation works are underway and pre-application discussions for a reserved matters planning application are in progress.
Fulbourn & Ida Darwin Hospitals (Policy SP/9)	Discussions relating to the masterplanning of the site are in progress. It is anticipated that the masterplan will be agreed in principle before a planning application is submitted.
Papworth Hospital Site (Policy SP/10, site 1)	No progress, which is dependent on the relocation of Papworth Hospital to the Addenbrooke's Biomedical Campus.
Papworth Everard West Central (Policy SP/10, site 2)	Discussions have taken place with landowners and stakeholders on the implementation of the policy. Two significant sites in the policy area have been marketed. The landowner of a smaller site is keen to bring forward housing development.

5.120 Although the recession has slowed construction progress in the district, particularly on the major developments, pre-application discussions and the masterplanning of sites have continued to ensure that sites are ready to progress as soon as the economy allows and good progress has been made in terms of preparation, consideration of, and in some cases approving planning applications.

Community Facilities and Local Services

5.121 Good access from 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 5.46: Amount of new residential development within 30 minutes public transport journey time of key services (**Indicator LOB4**)

	2005-2006 †	2006-2007 †	2007-2008 †	2008-2009 *	2009-2010 *	2010-2011 *
General Practitioner	87%	97%	99%	96%	97%	98%
Hospital	68%	53%	38%	18%	36%	13%
Primary School	96%	97%	99%	97%	95%	96%
Secondary School	40%	73%	79%	78%	73%	59%
Employment	97%	97%	99%	96%	96%	99%
Major Retail Centre	41%	44%	44%	53%	39%	50%
All of the Above	19%	18%	8%	16%	18%	8%

† The data has been calculated using a list of all NHS hospitals and therefore includes Papworth Hospital which is a specialist hospital.

* The data has been calculated using a list of general NHS hospitals: Addenbrooke's Hospital and Hinchingbrooke Hospital. (Excludes any specialist hospitals such as Papworth Hospital).

The journey time is the sum of the time taken to walk to the bus stop, the duration of the bus journey and the time taken to walk from the bus stop to the service.

Source: New Communities – Cambridgeshire County Council

5.122 Over the last six monitoring years, less than 20% of new residential developments completed in each year were within 30 minutes public transport time of all six key services. This is a reflection of the rural nature of the district and also the changes in the provision and / or frequency of rural bus services. Almost all new development is located close to the key local services of a GP surgery and primary school. 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 and therefore as this strategy is implemented it is expected that the percentage of new residential developments within 30 minutes public transport time of the six key services will increase.

Developer Contributions

5.123 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 the scheme acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see **Development Control Policy DP/4**). Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority and other relevant parties, as a result of negotiations on a planning application.

Figure 5.47: Investment secured for infrastructure and community facilities through developer contributions (**Indicator LOF1**)

(i) for planning permissions granted that are wholly located in South Cambridgeshire

Secured by:	For:	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
South Cambridgeshire District Council	Provision of Off-site Affordable Housing	£0	£4,053,033	£289,072	£184,000	£0	£1,782,000	£395,000
	Open Space	u/k	u/k	u/k	u/k	£191,194	£960,332	£300,982
	Public Art	u/k	u/k	u/k	u/k	£97,500	£6,500	£88,750
	Community Facilities	u/k	u/k	u/k	u/k	£40,000	£300,000	£21,670
	Drainage	u/k	u/k	u/k	u/k	£0	£8,124	£4,155
	Library (on behalf of Parish)	u/k	u/k	u/k	u/k	£5,000	£0	£0
Cambridgeshire County Council	Education	£290,024	£3,562,850	£319,598	£413,750	£413,300	£897,046	£47,500
	Libraries	£0	£0	£0	£0	£0	£0	£0
	Transport	£5,000	£6,910,000	£275,663	£75,000	£0	£296,578	£297,627
	Miscellaneous	£0	£102,000	£0	£0	£0	£0	£0

(ii) for planning permissions granted that straddle the South Cambridgeshire – Cambridge City administrative boundary

	Secured by:	For:	2009-2010
Trumpington Meadows	Cambridgeshire County Council	Education	£13,943,086
		Libraries	£366,879
		Transport	£4,715,995
		Miscellaneous	£524,875
	South Cambridgeshire District Council & Cambridge City Council	Affordable Housing Contribution	£17,651 per affordable housing unit
		Sports, Health & Community Facilities, Open Space and Allotments (including officers and maintenance)	£1,548,557 plus £504 per street tree
		Ecological Mitigation Measures & Maintenance	£360,173
		Waste Receptacles	£65 per house and £150 per flat
		Miscellaneous	£59,000

Source: New Communities – Cambridgeshire County Council; Planning & New Communities – South Cambridgeshire District Council

- 5.124 A significant amount of developer contributions have been secured in the last monitoring year as a result of the signing of s106 agreements. Most notably, the development of a 138 bedroom hotel in Impington has secured £50,000 towards public art, a redevelopment to provide 25 dwellings and a replacement shop in Great Shelford has secured £200,000 towards the provision of offsite affordable housing and the development of a 296 bedroom hotel at the Cambridge Science Park, Milton has secured £223,839 towards transport improvements.
- 5.125 At the major developments on the edge of Cambridge, the s106 agreement for Trumpington Meadows signed in October 2009 secured over £21.5m of developer contributions. This is the first of the major developments in South Cambridgeshire to receive planning permission.
- 5.126 The Council only receives the agreed developer contributions once the development has been completed or an agreed trigger point has been reached; therefore in some instances where the planning permission lapses without being implemented or a revised scheme is agreed the Council will not receive the developer contributions agreed. In the previous monitoring year (2009-2010), the signing of the section 106 agreement for the construction of retirement units, wardens accommodation, a facilities building and recreation facilities at the former EDF Energy depot and training centre at Milton secured a developer contribution of £1.6 million for off-site provision of affordable housing. The Council's planning committee in September 2011 gave officers delegated powers to approve planning permission for a revised scheme for 89 dwellings (including 35 affordable dwellings), subject to it being referred to the

Secretary of State as a departure and it not being called in for determination. As the revised scheme includes the provision of onsite affordable housing, the Council is unlikely to receive the £1.6 million agreed for the previous scheme, assuming that the latest scheme is permitted and implemented.

Open Space and Outdoor Recreation

5.127 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities, eg. club houses and changing rooms, 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**).

5.128 The Recreation Study 2005 identified specific villages where recreation provision was below the Council's minimum standard for open space and where a need existed for additional facilities. **Site Specific Policy SP/14** identifies nine sites for extensions to recreation grounds, extensions to school playing fields and new recreation grounds, to meet this identified shortfall in specific villages.

Figure 5.48: Progress of Open Space Allocations (**Indicator SSLO11**)

	Policy SP/14	Summary of Progress
Extension to recreation grounds	1a. East of recreation ground, Over	No known progress.
	1b. East of Bar Lane & north-west of Green Hedge Farm, Stapleford	The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain.
	1c. North of Hatton's Road, Longstanton	The Parish Council continues to work with the Council to bring forward this site as an extension to the recreation ground.
	1d. North of recreation ground, Swavesey	The Parish Council has advised that whilst there are currently no proposals to bring forward the extension to the recreation ground, it would like the allocation to remain.
	1e. East of recreation ground, Impington	The Parish Council has advised that when they have previously approached the landowner they have been told there is no possibility within the foreseeable future of them leasing or acquiring the land.
Extension to school playing field	2f. Land at Primary School, Long Furlong, Over	Planning permission was allowed on appeal for the erection of 28 dwellings and the provision of a playing field for Over Primary School in June 2007 (S/1114/06). The development has been completed.
New recreation grounds	3g. East of Mill Lane, Impington	The Parish Council has advised that there is currently no intention to bring forward this land for recreation uses.
	3h. South of Manor Park, Histon	The Parish Council is currently in negotiation with Cambridgeshire County Council to secure a lease for use of this land for recreation.
	3i. Land at Barrowcroft, Gunns Lane, Histon	The Parish Council has advised that there is currently no intention to bring forward this land for recreation uses.

- 5.129 In the last monitoring year, a new playing field has been provided for Over Primary School, removing the need for the school to use the village recreation ground. Discussions are also in progress to bring forward land for recreation use at Longstanton and Histon. In preparing the new Local Plan, the Council will review the outstanding allocations in partnership with the relevant Parish Councils and where there is still an intention to bring forward the land for recreation use to meet an identified shortfall, the allocation will be carried forward.
- 5.130 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. It has not been possible to capture this data, and therefore the Council will reconsider this indicator through the review of its Local Development Framework, which is currently underway.

Renewable Energy

5.131 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.

5.132 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 5.49: 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	0	2.128	0	0	0	2.128
2005-2006	0.005	0	0	0	0.011	0	0.016
2006-2007	0.006	0	0	0	0.002	0	0.008
2007-2008	0.001	0	0	0	0.003	0	0.004
2008-2009	0.027	0	0.727	0	0	0	0.7540
2009-2010	0.011	0	0	0	0.006	0	0.0170
2010-2011	0	0	0	0	0.0043	0	0.0043
Total	0.0525	0	4.9910	0	0.0263	0	5.0655

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.50: Renewable energy capacity with planning permission at 31 March 2011 by type (in MegaWatts) (**Indicator CO-E3ii**)

Wind	Sewage Gas	Landfill Gas	Biomass	Photovoltaic	Hydro	Total
29.983	0	0	0.02	5.0249	0	35.0279

Source: Research & Monitoring – Cambridgeshire County Council

Figure 5.51: Development proposals greater than 1,000 sqm or 10 dwellings including renewable energy technology providing at least 10% of their predicted energy requirements (**Indicator LOG2**)

Number of planning permissions ...	2009-2010			2010-2011		
	Residential	Non-residential	Total	Residential	Non-residential	Total
Including renewable energy technologies	15	18	33	12	6	18
Meeting the thresholds	17	22	39	13	8	21
%	88%	82%	85%	92%	75%	86%

Source: Research & Monitoring – Cambridgeshire County Council

5.133 The data shown in **indicators CO-E3i** and **CO-E3ii** is that captured from planning permissions and from data supplied by Renewables East. In the last monitoring year, two arrays of photovoltaic panels were installed on dwellings in Longstanton and Whittlesford. However, the production of landfill gas at Milton Household Waste Recycling Centre / Landfill Site is still the largest installed renewable energy source in South Cambridgeshire (see **indicator CO-E3i**).

5.134 At 31 March 2011, 18 wind turbines with a capacity of 29.98 MW, a solar energy farm with a capacity of 5MW, a biomass boiler with a capacity of 0.02 MW and 8 domestic arrays of photovoltaic panels with a capacity of 0.03 MW had planning permission but had not been installed (see **indicator CO-E3ii**). The outstanding planning permissions include the installation of: 13 wind turbines at Wadlow Farm, West Wrattling; four wind turbines at the Tesco stores at Bar Hill, Fulbourn and Milton; a solar energy farm at Radical Farm, Chittering and a biomass boiler at Donarbon Ltd, Waterbeach.

5.135 **Indicator SE4** 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.

5.136 In the last two monitoring years, over 85% of planning permissions granted for developments meeting the thresholds set out in **Development Control Policy NE/3**

included renewable energy technologies to provide 10% renewable energy (see *indicator LOG2*). Although the remaining planning permissions met the thresholds set out in **Policy NE/3**, individual circumstances meant that they were not required to meet the policy. For example, planning permissions for a change of use are not required to meet the policy and also reserved matters planning permissions related to outline planning permissions granted before the introduction of the policy cannot be required to meet the policy, as to do so would be ultra vires.

Development in Locations of Particular Environmental Importance

- 5.137 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 Policy NE/7**). European Directives and national planning policy also provide tiered protection for sites of biodiversity or geological importance.
- 5.138 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each another and with Cambridge. 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**).
- 5.139 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.

Figure 5.52: 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	2008-2009	2009-2010	2010-2011
SSSI (Site of Special Scientific Interest)	none	none	none	none	none	none	none
SAC (Special Areas of Conservation)	none	none	none	none	none	none	none
RAMSAR (Wetland Areas)	There are no RAMSAR sites in the district.						
SPA (Special Protection Areas)	There are no SPAs in the district.						
NNR (National Nature Reserves)	There are no NNRs in the district.						

Source: Cambridgeshire & Peterborough Biological Records Centre

Figure 5.53: 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	2008-2009	2009-2010	2010-2011
none	none	none	none	none	none	none

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

Figure 5.54: Amount of inappropriate development completed in the Green Belt (**Indicator LOK1**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Housing	none	none	6 Gypsy & Traveller pitches (S/1895/07)	none	none
Business	none	none	B1b use: 8015 sqm (S/1464/01)	Retail: 415 sqm (S/0692/07) D1 use: 613 sqm (S/0956/07) and 29 sqm (S/0358/08) D2 use: 381 sqm (S/1025/08)	A3 use: 475 sqm (S/1300/09) and 252 sqm (S/1503/09) B1b use: 8931 sqm (S/0347/07) B1c use: 35 sqm (S/2209/10) C1 use: 283 sqm (S/0297/08) D1 use: 222 sqm (S/0198/08) and 113 sqm (S/1938/09) D2 use: 880 sqm (S/1945/08)

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

5.140 **Indicator LOI1** shows that in the last seven monitoring years no new development has been completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites.

5.141 In the last monitoring year, **indicator LOK1** shows that eight proposals for inappropriate development have been completed in the Green Belt. All these sites were allowed for site specific reasons that were considered to outweigh the harm to the Green Belt:

- Planning permission was granted for the erection of glasshouses, farm buildings and research and development buildings (B1b use, 8931 sqm) at Park Farm, Villa Road, Impington (S/0349/07) on the grounds that very special circumstances outweighed the harm to the Green Belt. The special circumstances provided relate to the essentially agricultural nature of the development, the specific locational requirements and soil types, and the benefit to the local economy.
- Planning permission was granted for a community building (D1 use, 222 sqm) on Waterbeach Recreation Ground (S/0198/08) on the basis that the harm by the way of inappropriateness is outweighed by the very special circumstances put forward by the applicant, which included the need for improved community facilities and benefit to the community.
- The Council's planning committee granted planning permission for an extension to the sports centre (D2 use, 880 sqm) at Impington Village College (S/1945/08) as it was considered that special circumstances outweighed any harm to the Green Belt. The special circumstances provided relate to the rationalisation of the buildings on the edge of the Green Belt to provide a defined edge, provision of affordable dual use fitness facilities for local

residents and school use, strong local support for the proposal, and provision of facilities for the Fitness 4 Health exercise referral scheme and the Heart Watch Cardiac Rehabilitation sessions.

- Planning permission was granted for extensions and conversion of the public house to restaurant (A3 use, 475 sqm) at The Prince Albert, Stow-cum-Quy (S/1300/09). The proposal relates to extensions in excess of 50% of the original gross internal floor space and was thus deemed to be inappropriate development in the Green Belt. A previous partly implemented planning permission (S/1971/97) allowed a similar extension that could still be implemented. The current proposal is not considered to have a more substantial impact upon the surrounding Green Belt and countryside than this previous permission.
- Planning permission was granted for a replacement glasshouse with coffee shop and toilet facilities, extension to open sided canopies and new balancing pond (A3 use, 252 sqm) at Oakington Garden Centre (S/1503/09). Although the buildings proposed are considered to be inappropriate development, the coffee shop was considered acceptable given that it would preserve the openness of the Green Belt and be a replacement building for a glasshouse of a similar size and the applicant has demonstrated that there are very special circumstances for the extension to the existing canopies in order to protect the plants from adverse weather conditions.
- Planning permission was granted for a link extension (D1 use, 113 sqm) at Babraham Primary School (S/1938/09) as it was accepted that the health, safety and security benefits of the extension cumulatively amount to very special circumstances that outweigh the limited impact on the openness of the Green Belt by closing the gap between the two buildings.
- The Council's planning committee granted planning permission for extensions (C1 use, 283 sqm) at The Hotel Felix, Girton (S/0297/08) as it was considered that collectively the very special circumstances outweighed the harm to the Green Belt. The special circumstances provided by the applicant relate to the proposed benefits to the openness of the site by the removal of the existing extension and dwelling and the construction of carefully designed and sited extensions; and the proposed benefits to residential amenity of neighbouring properties by replacing the use of temporary marquees with a permanent well designed and soundproofed building.
- Planning permission was granted for a first floor rear extension (retrospective) (B1c use, 35 sqm) at Button End Industrial Estate, Harston (S/2209/10). Whilst the development increased the mass of the existing building, the justification and the specific business need presented in this application were considered to represent very special circumstances that outweighed the harm of the development to the openness of the Green Belt. In terms of visual amenity, the extension is no higher than the existing building, uses matching materials and is sited amongst the backdrop of existing industrial units away from the roadside.

5.142 **Indicator LOE2** shows that in the last seven monitoring years no land adjacent to Important Countryside Frontages has been lost to development.

Biodiversity

5.143 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, priority species or habitat, unless the impact can be adequately mitigated or compensated for.

Figure 5.55: Change in areas of biodiversity importance (**Indicator CO-E2**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2009-2010
Change in hectares of sites of biodiversity importance	no change	no change	+ 1.89 ha	+ 0.75 ha	+ 2.24 ha	+ 1.43 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 5.56: Habitats and species affected by new developments (**Indicator LOI2**)

Housing Completions	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
% of planning permissions for housing that are completed and "affect" species records	62.9%	74.0%	81.7%	81.3%	76.5%	72.2%	77.1%	85.7%	82.7%	77.2%
% of species records "affected" by planning permissions for housing that are completed	42.3%	58.6%	54.6%	46.9%	33.6%	22.8%	11.0%	10.2%	15.2%	15.8%

Non-housing Completions \$	South Cambridgeshire BAP Species *					UK NERC s41 Species †				
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
% of planning permissions for non-housing that are completed and "affect" species records	52.9%	79.7%	73.1%	88.4%	86.9%	52.9%	79.7%	73.1%	88.4%	86.9%
% of species records "affected" by planning permissions for non-housing that are completed	4.0%	4.8%	5.4%	2.0%	2.7%	2.7%	4.2%	6.1%	3.3%	6.0%

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

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

\$ Non-housing completions include business uses (B1-B8), retail use (A1), financial & professional services (A2) and leisure uses (D2).

Source: Cambridge & Peterborough Biological Records Centre

- 5.144 In the last monitoring year, a new County Wildlife Site (CWS) at Ashley Farm Orchard, Rampton has been selected (+2.25 ha), the boundary of Woodland Grange CWS has been amended (-0.11 ha), and the Wimpole Road CWS has been deleted (-0.71 ha); this has resulted in an additional 1.43 ha of land in the district being classified as a site of biodiversity importance (see **indicator CO-E2**). The boundary of Woodland Grange CWS has been amended to exclude land used for car parking and amenity grassland, and the Wimpole Road CWS has been deleted as the site has deteriorated significantly and therefore no longer meets the designation criteria.
- 5.145 For **indicator LOI2**, the Cambridgeshire & Peterborough Biological Records Centre (CPBRC) have compared GIS layers of completed developments against layers showing the distribution of sites and species designated for their biodiversity interest. Where a development record and a species record intersect (i.e. overlap), it is considered that there is an affect, and therefore the number of intersections is used to indicate the proportion of species records that are “affected” by development. The data should be treated as an indication only as the species data is recorded in grid squares at various precisions from 100m to 10km; and therefore although a species grid square may intersect with a development, the species may not actually be affected by the development. The data shows that there is no trend in the proportion of developments “affecting” species within the district. Any ‘real’ impacts on species will have been considered as part of the planning permission process and where appropriate conditions will have been attached to the planning permission to mitigate against any impacts on biodiversity.

Listed Buildings

5.146 Listed buildings contribute significantly to the character and history of South Cambridgeshire. When assessing listed building applications, in addition to the legislative provisions to protect the historic and architectural significance of the building, 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 **PPG15: Planning and the Historic Environment**.

Figure 5.57: Number of listed buildings and number that are at risk (**Indicator LOJ1**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Number of listed buildings	2,630	2,633	2,665	2,666	2,666	2,660	2,660
Number at risk	51	50	41	34	29	37	53
% of listed buildings at risk	1.9%	1.9%	1.5%	1.3%	1.1%	1.4%	2.0%

Source: Planning & New Communities – South Cambridgeshire District Council

5.147 The number of listed buildings with statutory protection has remained constant over the year, as there have been no new additions to the statutory list and no applications have been approved for listed buildings to be demolished.

5.148 The number of listed buildings at risk over the last seven monitoring years has been less than 2% of the listed building stock. The actual figures for listed buildings at risk fluctuate, however, during the last year there has been a notable rise, this is partially due to a number of projects on empty properties not being implemented within the approval date, and buildings being allowed to deteriorate. Three buildings/structures were successfully repaired and removed from the list but a number of additional properties have been added as they are giving cause for concern. It is likely that the current economic climate is having an effect on the availability of funding for repair projects. The Council continues to work with owners of listed buildings to offer a way forward and so reduce the number of properties on the Buildings at Risk list.

Flood Risk

5.149 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 is not at risk of flooding and does 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 5.58: Number of planning permissions granted where Environment Agency initially objected on flooding and water quality grounds (**Indicator CO-E1**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Flooding	none	2 *	5 †	9 §	8 #	5 «
Water Quality	none	none	none	none	1 ^	none

* 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.

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

§ S/0376/08, S/0696/08, S/0834/08, S/1211/08, S/1575/08, S/1598/08, S/1624/08, S/1816/08 & S/1834/07 – all these permissions were subject to appropriate conditions or the submission of a satisfactory flood risk assessment and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

S/0339/09, S/0696/08, S/0834/08, S/1575/08, S/1598/08, S/1624/08, S/1702/08 & S/1816/08 – all these permissions were subject to appropriate conditions or the submission of a satisfactory flood risk assessment, and as a result the Environment Agency withdrew their objections.

^ S/0300/10 – the planning permission is for a variation of planning condition, and therefore the Environment Agency withdrew their initial objection following discussions with the case officer and the submission of the required information by the applicant.

« S/0303/10, S/0758/10, S/1778/10, S/1847/10, S/2079/10 – all these permissions were subject to appropriate conditions and as a result the Environment Agency withdrew their objections.

Source: Environment Agency

Figure 5.59: 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	2008-2009	2009-2010	2010-2011
Previously undeveloped functional floodplain land *	none	none	none	none	none	none
Flood risk areas	none	none	none	none	none	none

* The Council has functional floodplain modelling for large areas of the district as a result of the completion of its revised Strategic Flood Risk Assessment, however there are still areas in the north of the district where modelling of functional floodplain is not yet available. Functional floodplain (identified as Flood Zone 3b) is the land where there is the highest level of flood risk and is a subset of the areas of flood risk identified by the Environment Agency.

Source: Planning & New Communities – South Cambridgeshire District Council

5.150 **Indicator CO-E1** shows that in the last four monitoring years, planning permission has been granted or allowed on appeal for 30 planning permissions where the Environment Agency initially objected. However, in all cases these permissions were subject to appropriate conditions, the submission of a satisfactory flood risk assessment, or the submission of the required information by the applicant, and as a result the Environment Agency withdrew their objections, or they were allowed on appeal.

5.151 **Indicator LOG1** shows that in the last four monitoring years no development has been completed in flood risk areas without agreed flood defence measures. The Council has functional floodplain modelling for large areas of the district as a result of the completion of its revised Strategic Flood Risk Assessment, however there are still areas in the north of the district where modelling of functional floodplain is not yet available. Functional floodplain (identified as Flood Zone 3b) is the land where there is the highest level of flood risk and is a subset of the areas of flood risk identified by the Environment Agency. The Environment Agency intend to carry out further modelling in early Spring 2012 and the Council's Strategic Flood Risk Assessment will be updated to include this information.

Reviewing & Monitoring the Statement of Community Involvement

5.152 The Council's Statement of Community Involvement (SCI) was adopted in January 2010, and provides information on how the Council will involve the community and other local and national stakeholders in the planning process. The SCI explains the process and methods for public involvement in the preparation and revision of the development plan and in the determination of planning applications. Minimum requirements for public involvement in the planning process are already set out in various Planning Acts, Regulations and Orders, however the SCI sets out any additional methods and processes that the Council will use.

5.153 In order to monitor the Council's implementation of the SCI, three monitoring indicators are included that cover public satisfaction with the planning application service and plan making consultations, and success in reaching all relevant sections of the community and stakeholders.

Figure 5.60: Equality & Diversity Characteristics of the Council's Plan Making Respondents (Indicator SCI2)

AGE	25-34	35-44	45-54	55-64	65+	Not Stated
Draft SPDs	0%	0%	11%	56%	33%	0%

ETHNICITY	Asian	Black	White	Mixed	Gypsy & Traveller	Not Stated
Draft SPDs	0%	0%	100%	0%	0%	0%

GENDER	Male	Female	Transgender	Not Stated
Draft SPDs	56%	44%	0%	0%

DISABILITY	Yes	No
Draft SPDs	11%	89%

RELIGION	Christian	Hindu	None	Other	Not Stated
Draft SPDs	56%	0%	33%	0%	11%

SEXUAL ORIENTATION	Bisexual	Heterosexual	Homosexual	Not Stated
Draft SPDs	0%	88%	0%	12%

RELATIONSHIP / MARITAL STATUS	Divorced	Married	Single	Other	Not Stated
Draft SPDs	0%	75%	0%	13%	12%

Source: South Cambridgeshire District Council

Figure 5.61: Customer Satisfaction with the Council's Plan Making Consultations (**Indicator SCI3**)

Fen Drayton Former LSA Estate SPD	Strongly Agree	Agree	Neither Agree or Disagree	Disagree	Strongly Disagree
Overall I am satisfied with the service provided by the Planning Policy Team.	50%	50%	0%	0%	0%

Source: South Cambridgeshire District Council

- 5.154 The Development Control Team regularly sends out a questionnaire with its decision notices to collect information on customer satisfaction with their experience of the planning application service. Due to other priorities in the Development Control Team during the last monitoring year, the data on customer satisfaction has not been collated from the individual questionnaires returned. It is anticipated that the data for **Indicator SCI1** will be available for the next Annual Monitoring Report.
- 5.155 To ensure that the Council is reaching all sections of the community when undertaking plan making consultations, a voluntary equalities monitoring form is attached to the Council's plan making response form to seek information on the respondent's age, gender, ethnicity, religion, relationship or marital status, disability and sexual orientation. The data from the equalities monitoring form remains anonymous and is collated by the Equality & Diversity Officer. The Council has recorded data from the joint consultation on the draft Fen Drayton Former LSA Estate SPD and Health Impact Assessment SPD undertaken in October – December 2010.
- 5.156 The equality and diversity monitoring illustrated in **Indicator SCI2** shows that the respondents to the joint consultation on the draft SPDs were limited to a small section of the district's population. This can be attributed to the site specific nature of the Fen Drayton Former LSA Estate SPD and specialist nature of the Health Impact Assessment SPD.
- 5.157 The Planning Policy Team has prepared a customer satisfaction questionnaire to send out at the end of a plan making consultation process for a DPD or when notifying of adoption of an SPD. The questionnaire seeks the respondents' overall satisfaction with the service provided by the Planning Policy Team but also seeks the respondents' satisfaction with individual elements of the Team's service e.g. the website, consultation materials. The first questionnaire was attached to the letters and emails notifying of the adoption of the Fen Drayton Former LSA Estate SPD, and the Council has received 6 responses, which are summarised in **Indicator SCI3**. In summary, 100% of the respondents that completed the questionnaire strongly agreed or agreed that they were satisfied with the service provided by the Team.

6. Significant Effects Indicators

Land and Water Resources

- 6.1. South Cambridgeshire is a rural district with significant areas of high quality agricultural land, mineral resources and sand and gravel aggregates that require protection, and a limited supply of previously developed land available for development. The district is also in one of the driest areas in the country leading to water supply issues and is identified as an area of Serious Water Stress. It is therefore important that any proposed development makes the most efficient use of land while protecting the district's land and water resources. 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.

Sustainability Appraisal Objectives: Land and Water Resources

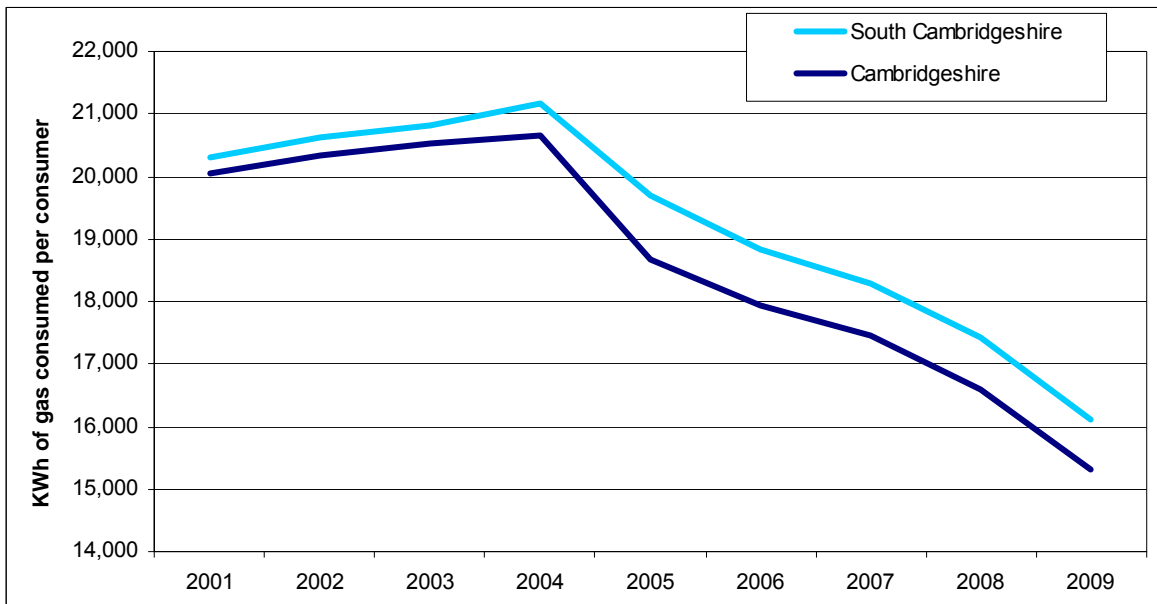
- *Minimise the irreversible loss of undeveloped land and productive agricultural holdings.*
- *Reduce the use of non-renewable resources, including energy sources.*
- *Limit water consumption to levels supportable by natural processes and storage systems.*

Land

- 6.2. The Council's adopted Local Development Framework documents promote the creation of sustainable mixed-use developments, through the allocation of land in sustainable locations using PDL (where possible) and through policies requiring that developments include renewable energy sources and high levels of water and energy efficiency.
- 6.3. Over the last 12 years there has been a general upward trend in the percentage of dwellings completed on PDL (see ***indicator CO-H3***) and in the last monitoring year business floorspace completed on PDL reached a peak of 61%, a rise of over 20% compared to the start of the plan period (see ***indicator CO-BD2***). The average net density of new housing developments of 9 or more dwellings has also generally increased over the last 12 years (see ***indicator LOB3***). This suggests that new development is increasingly making efficient use of land.

Renewable & Non-Renewable Energy Sources

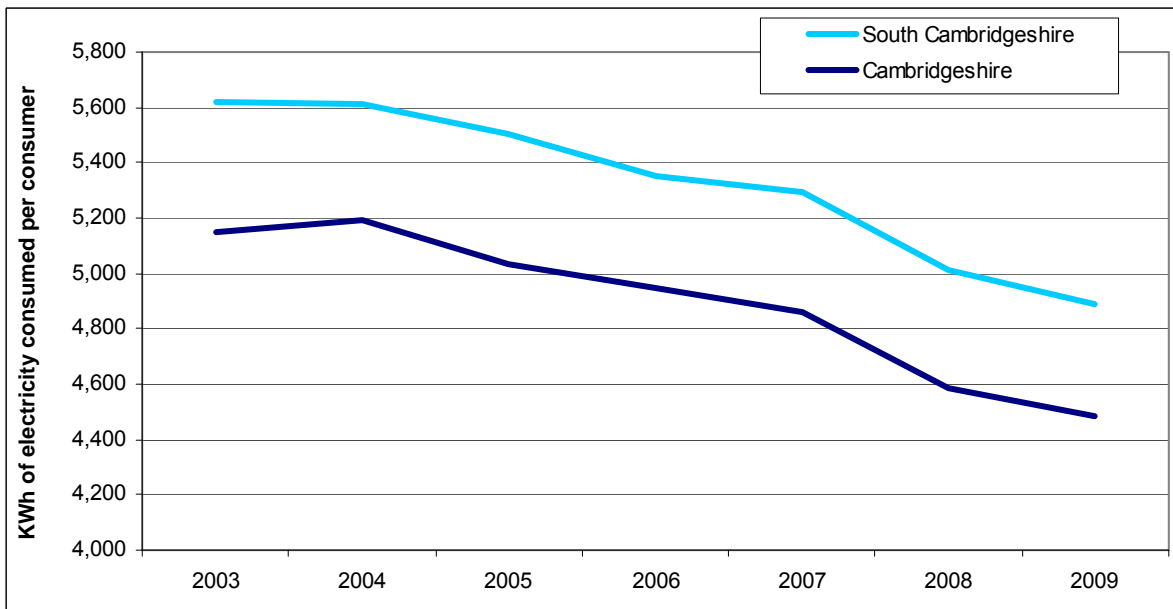
Figure 6.1: KWh (kilowatt hours) of gas consumed per consumer per year (**Indicator SE3i**)



[For full data, see figure A.15, appendix 3]

Source: Department for Energy & Climate Change

Figure 6.2: KWh (kilowatt hours) of electricity consumed per consumer per year (**Indicator SE3ii**)



[For full data, see figure A.16, appendix 3]

NOTE: Electricity consumption statistics for 2003 and 2004 are an experimental series.

Source: Department for Energy & Climate Change

Figure 6.3: Generating potential of renewable energy sources (GWh, gigawatt hours) (Indicator SE4)

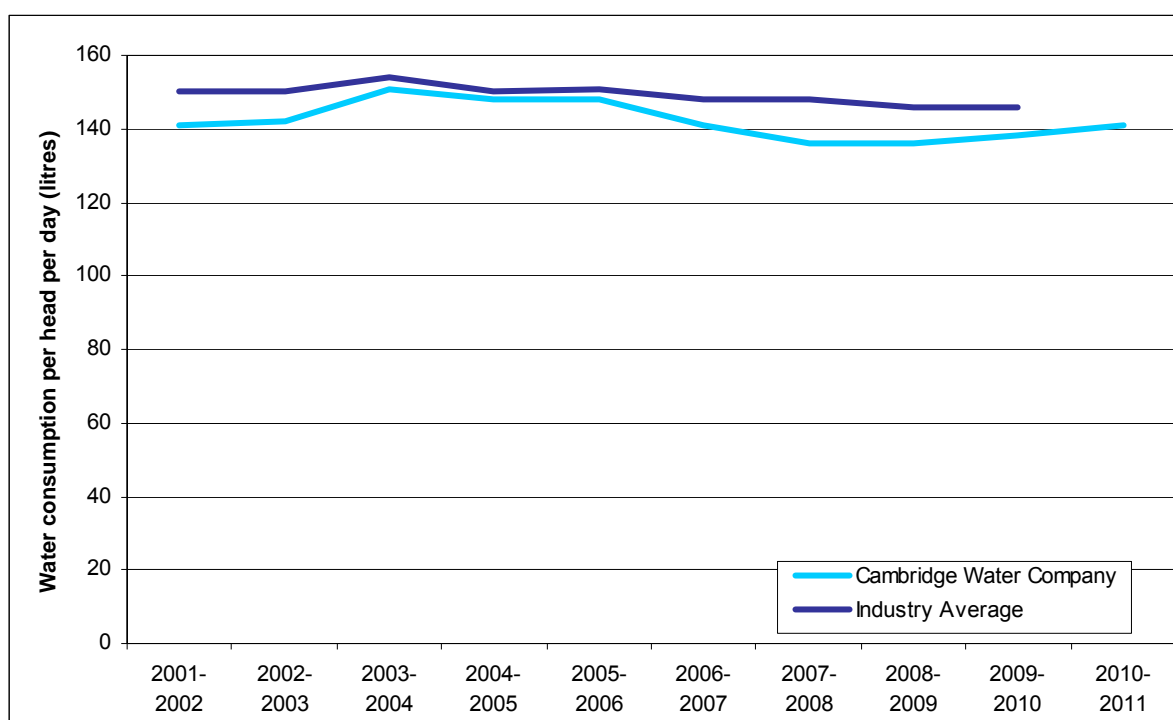
As at...												
1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
16.84	16.84	16.84	16.85	16.85	16.85	33.64	33.65	33.66	33.67	39.45	42.85	42.85

Source: Cambridgeshire County Council

6.4. Within the district, consumption of gas and electricity has fallen over the last few years, while the generating potential of renewable energy has increased. This can be attributed to the growing awareness of climate change and the need to reduce greenhouse gas emissions, more energy efficient equipment, and the general trend of rising energy costs.

Water

Figure 6.4: Water consumption per head per day (in litres) (Indicator SE5)



[For full data, see figure A.17, appendix 3]

Source: Ofwat

		2007-2008	2008-2009	2009-2010	2010-2011
Cambridge Water Company	Unmeasured	143	146	150	154
	Measured	130	128	129	131
	Average *	136	136	138	141
Anglian Water	Unmeasured	158	158	163	165
	Measured	142	139	133	135
	Average *	150	147	145	146

* Average water consumption is calculated based on the number of properties in each of the unmeasured and measured categories, rather than simply dividing by two.

Source: Anglian Water & Cambridge Water Company

- 6.5. OFWAT no longer publish statistics on individual water companies performance, instead the individual water companies are required to publish their own statistics. OFWAT are therefore unable to produce an industry average for water consumption per head per day (in litres) after 2009-2010. The graph in figure 6.4 illustrates data collected and included in past Annual Monitoring Reports, and compares the performance of the Cambridge Water Company, which supplies the majority of the district, with the industry average up to 2009-2010. The table in figure 6.4 shows water consumption per head per day according to whether the property has a water meter ('measured') or not ('unmeasured'). A comparison with Anglian Water is included, as they supply the surrounding districts and much of the east of England.
- 6.6. Water consumption by Cambridge Water Company customers has increased slightly over the last three years from a low of 136 litres per head per day in 2007-2008; this is compared to a downward trend in water consumption over the preceding four years. Cambridge Water Company has attributed the increase in water consumption in the last few monitoring years to the drier weather conditions (in particular a long dry summer in 2010) which resulted in higher water consumption by metered and non-metered properties and also to low use unmetered properties installing water meters, therefore increasing the average water consumption of unmetered properties. It is anticipated that water consumption will fall again in future years as water companies encourage the installation of water-efficient appliances and water meters, and to achieve the higher levels of the Code for Sustainable Homes standard new developments must include greywater and rainwater recycling systems.

Biodiversity

6.7. South Cambridgeshire includes five different National Character Areas each with a unique combination of physical attributes, such as geology, plant and animal species, land use and culture, which combine to create a distinctive biodiversity for each area. The district also has a variety of sites of international, national and local importance for nature conservation such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI) and County Wildlife Sites. It is therefore important that any proposed development maintains or enhances the biodiversity of the area, or any adverse impact can be adequately mitigated or compensated for.

Sustainability Appraisal Objectives: Biodiversity

- *Avoid damage to designated sites and protected species.*
- *Maintain and enhance the range and viability of characteristic habitats and species.*
- *Improve opportunities for people to access and appreciate wildlife and wild places.*

Figure 6.5: Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition (**Indicator SE6**)

	2006	2007	2008	2009	2010	2011
South Cambridgeshire	77	80	91	91	79	83
Cambridgeshire	71	74	69	68	65	72

Source: Cambridge & Peterborough Environmental Records Centre (CPERC)

Figure 6.6: Total area designated as Sites of Special Scientific Interest (SSSIs) (**Indicator SE7**)

	2006	2007	2008	2009	2010	2011
South Cambridgeshire	952 ha	952 ha	952 ha	952 ha	952 ha	952 ha

Source: Cambridge & Peterborough Environmental Records Centre (CPERC)

Figure 6.7: Area of Local Nature Reserves per 1,000 people (**Indicator SE8**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha	0.2 ha

Source: Cambridgeshire County Council and Natural England

Figure 6.8: Percentage of Rights of Way that are easy to use (**Indicator SE10**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
% of Rights of Way that are easy to use (based on the number)	70.3	61.2	75.0	70.3	72.6	87.2	84.3
% of Rights of Way that are easy to use (based on their length)	65.9	56.7	63.1	72.8	80.0	86.5	83.4

Source: Countryside Access – Cambridgeshire County Council

- 6.8. There has been no change in the area of land designated as SSSIs in South Cambridgeshire in the last six monitoring years. Within the district, there are still areas of our SSSIs which are assessed as ‘unfavourable declining’ and ‘unfavourable no change’, suggesting that their unique biodiversity characteristics are under threat. Natural England is working with landowners to improve the management and therefore condition of these areas of the district’s SSSIs.
- 6.9. 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. The Council’s Biodiversity Strategy covers the period 2006-2009. Although the Biodiversity Strategy is now out of date, significant progress continues to be made against the Biodiversity Action Plan (BAP) targets (**Indicator SE9**). The following are some examples of what has been achieved in the last monitoring year:
- Input into the design of the open space including wetlands at the North West Cambridge development which will result in water vole and great crested newt habitat creation.
 - Technical input provided to the Wilbraham River Protection Society on the plans to create a wetland and address low flows within the river.
 - Enhancement and preservation of old orchards delivered through the Council’s Community Orchards programme.
 - Habitat enhancement of the River Granta provided through planning consent to create a farm traffic ford crossing.
 - Approximately 1,000 metres of hedging provided through the Tree and Hedge pack.
 - Support given to Melbourn Parish Council at Stockbridge Meadows on activity days to ensure the grassland, orchards and scrub habitats are properly managed.
 - *Saving the Fulbourn Swifts* won the Institute of Ecology and Environmental Management’s best practice award.
- 6.10. In terms of public access to wildlife and wild places, over the last seven years there has been a general increase in the percentage of Rights of Way that are classified as easy to use and the level of provision of Local Nature Reserves has remained constant, even though the population of the district has risen. In future, public access to wildlife and wild places should be improved through the creation of a new Country Park at Trumpington Meadows and significant areas of open space associated with the other major developments. Additionally, Cambridgeshire Horizons, in partnership with the district councils, published a revised Green Infrastructure Strategy in July

2011, which sets out a vision and strategy for securing green infrastructure over the next thirty years.

Landscape, Townscape and Archaeology

6.11. The villages of South Cambridgeshire vary in size and character, with complex combinations of materials and styles set in different landscapes. The district also contains a great variety of buildings of architectural and historical interest. It is therefore important that any proposed new development: does not harm local amenity, responds to local surroundings; is of high quality design; and brings benefits to the landscapes and townscapes of the area.

Sustainability Appraisal Objectives: Landscape, Townscape and Archaeology

- *Avoid damage to areas and sites designated for their historic interest, and protect their settings.*
- *Maintain and enhance the diversity and distinctiveness of landscape and townscape character.*
- *Create places, spaces and buildings that work well, wear well and look good.*

Figure 6.9: Percentage of the total built-up area falling within Conservation Areas (**Indicator SE12**)

2004	2005	2006	2007	2008	2009	2010
21.2 %	21.6 %	21.9 %	21.8 %	22.4 %	22.4 %	20.2 %

Source: South Cambridgeshire District Council

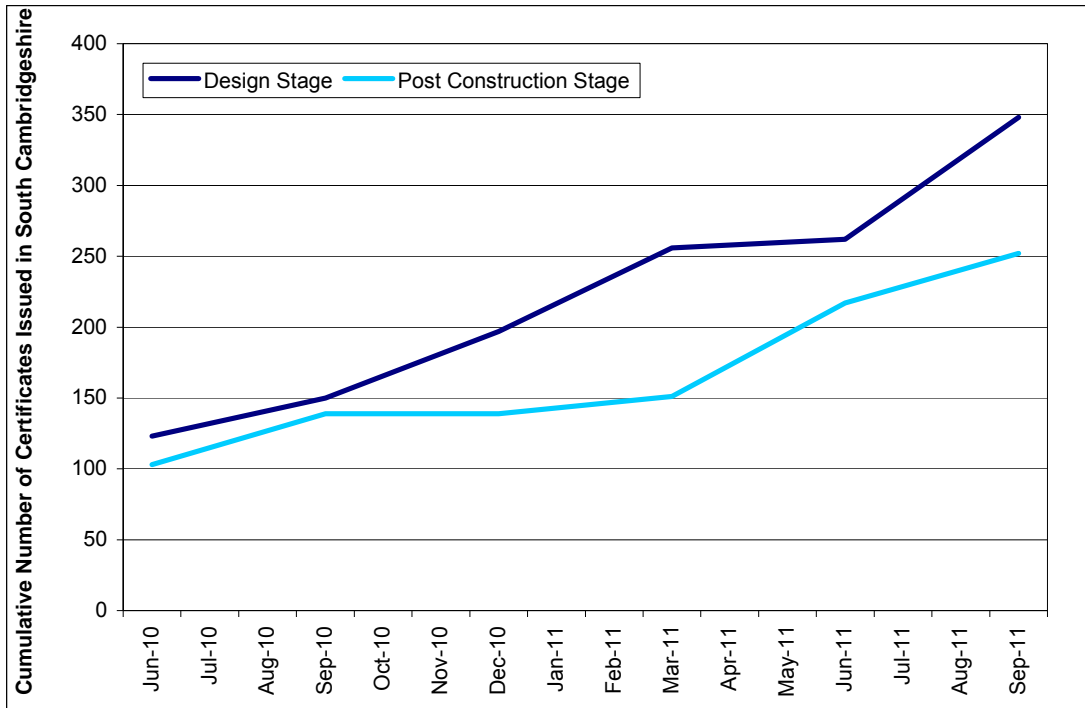
Figure 6.10: (i) Residents' satisfaction with the quality of the built environment and (ii) Percentage of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live (**Indicator SE13**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	57%	47%	91%
Cambridgeshire	50%	43%	86%

Figure 6.11: (i) Percentage of new homes developed to Eco-Homes 'good' or 'excellent' standard and (ii) Cumulative number of Code for Sustainable Homes certificates issued in South Cambridgeshire (**Indicator SE14**)

SE13(i)	2004-2005	2005-2006	2006-2007
% of new homes	1.6%	13.2%	12.9%

Source: BREEAM



Source: Department of Communities & Local Government (CLG)

- 6.12. As a result of the Council's ongoing review of conservation areas in the district, there has been an increase in the amount of land designated as Conservation Areas. Changes in previous monitoring years include extensions to Sawston, Great Shelford and Fulbourn Conservation Areas, and a new designation at Duxford Airfield.
- 6.13. The number of listed buildings at risk is consistently less than 2% of all listed buildings (see *indicator LOJ1*). The actual number of listed buildings at risk fluctuates each year as some are either repaired or demolished whilst new ones are added if they are giving cause for concern. The Council continues to work with owners of listed buildings to offer a way forward and so reduce the number of properties on the Buildings at Risk list.
- 6.14. *Indicator SE13* (as included in the Sustainability Appraisal Scoping Report) was proposed to monitor the percentage of new homes developed to Eco-Homes 'good' or 'excellent' standard. The Eco-Homes accreditation was replaced in April 2007 by the Code for Sustainable Homes (CfSH). CLG publish data on the number of CfSH certificates that have been issued by local authority; however for data protection reasons, they do not publish the specific number of certificates achieving the different CfSH levels by district.
- 6.15. The Building for Life assessment data (see *indicator CO-H6*) suggests that there are developments in the district that create places, spaces and buildings that maintain and enhance the diversity and distinctiveness of landscape and townscape character, and work well, wear well and look good.

Climate Change and Pollution

6.16. South Cambridgeshire is a rural district with large areas of high quality agricultural land and large areas of land within the floodplain; therefore the key issues for the district relating to climate change are fluvial flooding and changes in the soil characteristics. The rural nature of the district also increases dependency on car travel, and road transport is a significant source of pollution in the district. Waste is a big environmental issue and it is thought that up to 90% of household waste could be recycled.

Sustainability Appraisal Objectives: Climate Change and Pollution

- Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise vibration and light).
- Minimise waste production and support the recycling of waste products.
- Limit or reduce vulnerability to the effects of climate change (including flooding).

Pollution

Figure 6.12: Carbon Dioxide emissions (**Indicator SE15**)

	Carbon dioxide emissions from domestic sources (kilo tonnes)				
	2005	2006	2007	2008	2009
South Cambridgeshire	338	350	345	343	313

	Carbon dioxide emissions per domestic capita (tonnes)				
	2005	2006	2007	2008	2009
South Cambridgeshire	2.5	2.5	2.5	2.4	2.2

Source: Department for Energy & Climate Change

Figure 6.13: Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (**Indicator SE16i**)

	2004	2005	2006	2007	2008	2009	2010
Bar Hill	49.7	42.0	43.0	34.0	42.0	39.0	30.0
Impington	52.2	31.0	30.0	41.0	35.0	33.0	30.0
Orchard Park School	n/a	n/a	n/a	n/a	n/a	20.0	28.0

Source: South Cambridgeshire District Council

Figure 6.14: Annual mean number of days when PM₁₀ levels exceeded a daily mean of 50ug/m³ (Indicator SE16ii)

	2004	2005	2006	2007	2008	2009	2010
Bar Hill	40 days	25 days	51 days	49 days	52 days	48 days	37 days
Impington	72 days	37 days	42 days	34 days	43 days	55 days	36 days
Orchard Park School	n/a	n/a	n/a	n/a	n/a	0 days	0 days

Source: South Cambridgeshire District Council

Figure 6.15: Vehicle flows across the South Cambridgeshire – Cambridge City boundary over a 12-hour period (Indicator SE17)

2001	2003	2004	2005	2006	2007	2008	2009	2010
172,926	170,036	183,596	185,908	183,850	188,684	187,153	184,962	183,123

Source: Cambridgeshire County Council

Figure 6.16: (i) Percentage of main rivers of 'good' or 'fair' quality and (ii) Ecological Status of Main Rivers (Indicator SE18)

SE18(i)	1990	1995	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Biological	100%	100%	100%	n/a	100%	100%	100%	100%	100%	100%	100%	100%
Chemical	99%	100%	94%	100%	100%	100%	100%	100%	100%	100%	100%	100%

SE18(ii)	2009	2010
High	0%	0%
Good	7%	7%
Moderate	72%	55%
Poor	20%	36%
Bad	0%	2%

Source: Environment Agency

6.17. The rate of carbon dioxide emissions per person from domestic sources has remained fairly consistent over the last five years but has shown a reduction in the last monitoring year. Annual average nitrogen dioxide levels are now recorded at three automatic monitoring stations alongside the A14, with a new third automatic

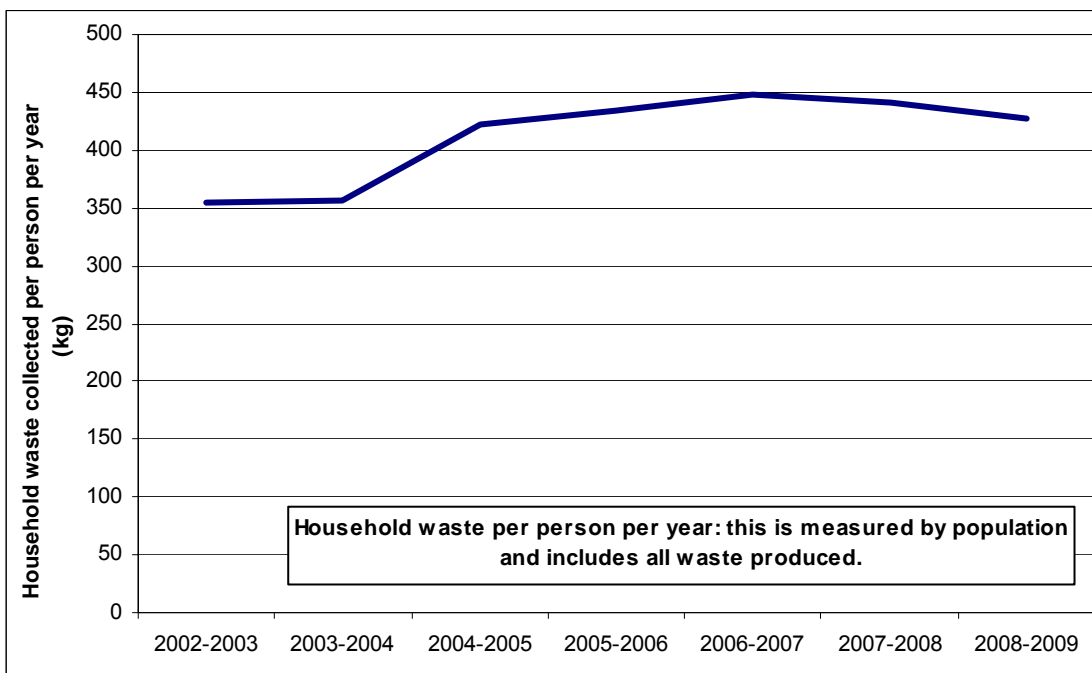
monitoring station placed at Orchard Park Primary School in 2009, now providing data for the first time.

- 6.18. Air quality data is compared to national objectives. If exceedences of the objectives are identified, an Air Quality Management Area (AQMA) must be declared for the pollutant of concern. South Cambridgeshire District Council declared an AQMA in July 2008 due to exceedences of the annual mean objective for Nitrogen Dioxide ($40\mu\text{g}/\text{m}^3$ not to be exceeded in any year) and the 24-hour mean objective for PM_{10} ($50\mu\text{g}/\text{m}^3$ not to be exceeded more than 35 times per year).
- 6.19. These objectives are primarily related to any place where a member of the public may be exposed to potentially harmful levels of Nitrogen Dioxide over a year and PM_{10} over a duration of 24 hours. Given that these are longer-term objectives, this is primarily related to residential premises (including gardens). The shorter (hourly) objective for Nitrogen Dioxide ($200\mu\text{g}/\text{m}^3$ not to be exceeded more than 18 times per year) has not been exceeded since monitoring began in 2000.
- 6.20. The air quality monitoring stations adjacent to the A14 are showing a slight fall in nitrogen dioxide levels compared to 2004, although they remain close to the annual mean objective of $40\mu\text{g}/\text{m}^3$. An Air Quality Management Area (AQMA) for nitrogen dioxide was declared in July 2007 and amended in July 2008 to include PM_{10} . The AQMA covers the stretch of the A14 between Milton and Bar Hill. Figures 6.13 and 6.14 are designed to track progress towards achieving the national air quality objectives within the Council's AQMA.
- 6.21. The Orchard Park station has shown good compliance with the annual mean objective for nitrogen dioxide since it was commissioned in April 2009, recording $20\mu\text{g}/\text{m}^3$ in 2009 and $28\mu\text{g}/\text{m}^3$ in 2010. There have been no exceedences of the daily mean objective for PM_{10} at this location.
- 6.22. Performance at Bar Hill and Impington is less good with a history of exceedences for annual mean Nitrogen Dioxide and daily mean PM_{10} . In 2010, both of these sites achieved the former of these objectives whilst the daily mean objective for PM_{10} ($40\mu\text{g}/\text{m}^3$ not to be exceeded more than 35 times per year) was only exceeded by 1 day and 2 days respectively. Whilst this is an improvement on previous years, the data is treated with caution as data capture for the year was well below the required 90%, mainly due to lengthy equipment faults and repairs. All sites continue to record no exceedences of the objectives for annual mean PM_{10} and hourly mean Nitrogen Dioxide.
- 6.23. The reason for gradual improvements in air quality is unclear. It is possible that it is due to a combination of improvements in cleaner vehicle engine technologies and changing meteorological conditions. Continued monitoring of air quality and monitoring of the impact of development and mitigation measures throughout the AQMA into future years will enable the Council to determine the causes of any improvement.
- 6.24. Vehicle flows from South Cambridgeshire into the City of Cambridge have increased between 2001 and 2008, but there has been a slight decrease in the past three

years, which may also have an impact on air quality. Policies in the Local Development Framework 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 St Ives, should encourage more journeys by public transport rather than by car, both reducing overall trips and therefore emissions on main routes and also assisting in reducing congestion, a contributory factor to poor air quality.

Waste

Figure 6.17: Household waste collected (*Indicator SE19*)



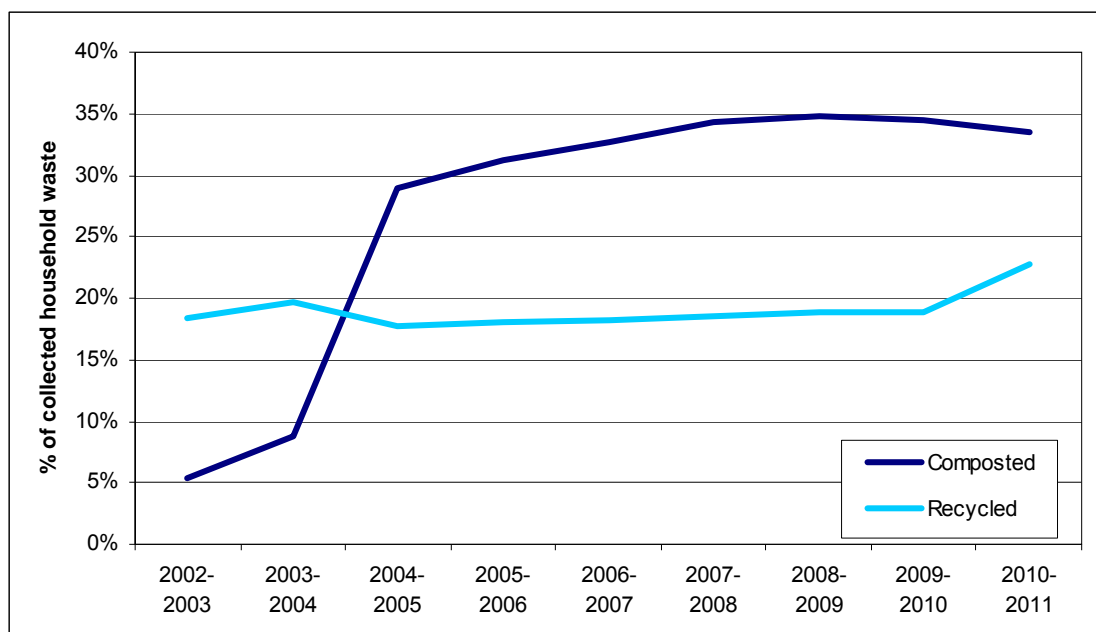
[For full data, see figure A.18, appendix 3]

	2009-2010	2010-2011
Residual waste per household (kg) *	450.71	412.50
Recycled waste per household (kg)	334.20	316.42
Composted waste per household (kg)	183.34	215.76

* **Residual waste per household:** this is measured by household and only includes the 'black bag' waste, therefore excluding any waste recycled, reused or composted.

Source: South Cambridgeshire District Council

Figure 6.18: Percentage of household waste collected which is recycled or composted (Indicator SE20)



[For full data, see figure A.19, appendix 3]

Source: South Cambridgeshire District Council

- 6.25. Over the last nine years there has been a significant increase in the proportion of waste that is recycled and composted in the district. This is the result of the Council's pro-active approach to recycling through the introduction of blue and green bins, which allow the recycling and composting of a significant amount of household waste. It is important that this trend continues to reduce the need for disposal of waste, particularly to landfill, and also to mitigate the possible future rises in waste production as a result of the growth proposed in the district, particularly development of the new town of Northstowe and the sites on the edge of Cambridge.
- 6.26. In October 2010 the Council launched a new blue bin scheme, which replaced the earlier green box scheme. This allows for a greater range of household items to be recycled. The last monitoring year only reflects a period of 6 months since the implementation of the blue bin scheme, but shows the most significant change in the recycling trend with an increase of 4% in recycled household waste.

Climate Change (including flooding)

Figure 6.19: Number of properties at risk to flooding (**Indicator SE21**)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Flood Zone 3 (1 in 100 flood event)	1,736	1,831	1,902	1,873	1,985
Flood Zone 2 (1 in 1000 flood event)	2,901	3,072	3,312	3,154	3,323

Source: Environment Agency

6.27. Whilst there has been a general increase in the number of properties at risk from flooding over recent years, there was a slight decrease in the period 2008-2009. However no new developments have been completed in flood risk areas without agreed flood defence measures (see **indicator LOG1**). The Environment Agency is continually updating its flood maps when new modelling becomes available to provide as accurate data as possible and therefore the figures are assessed against a changing framework.

Healthy Communities

- 6.28. Good health both for individuals and communities is related to good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, and opportunities to experience leisure and cultural services activities and green and open space.

Sustainability Appraisal Objectives: Healthy Communities

- *Maintain and enhance human health.*
- *Reduce and prevent crime, and reduce the fear of crime.*
- *Improve the quantity and quality of publicly accessible open space.*

Figure 6.20: Life expectancy at birth (in years) (**Indicator SE22**)

		1999-2001	2000-2002	2001-2003	2002-2004	2003-2005	2004-2006	2005-2007	2006-2008	2007-2009	2008-2010
Males	South Cambridgeshire	79.0	79.0	79.4	79.1	79.3	79.4	80.6	81.3	81.6	81.3
	England	75.7	76.0	76.2	76.5	76.9	77.3	77.7	77.9	78.3	78.6
Females	South Cambridgeshire	82.6	83.0	83.1	83.3	84.0	84.3	84.5	84.6	84.5	85.1
	England	80.4	80.7	80.7	80.9	81.1	81.6	81.8	82.0	82.3	82.6

Source: Office for National Statistics

- 6.29. Within South Cambridgeshire, 13% of residents have a limiting long-term illness (**Indicator SE23**).

Figure 6.21: Number of recorded crimes per 1,000 people (**Indicator SE24**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
South Cambridgeshire	59.2	57.0	48.5	43.6	49.9	49.2	45.5	41.4	35.3
Cambridgeshire	90.9	93.6	79.2	73.5	74.9	72.8	71.5	65.5	62.3

Source: Cambridgeshire Constabulary

Figure 6.22: Percentage of residents feeling safe after dark (**Indicator SE25**)

	Quality of Life Survey		Place Survey
	2003	2006	2008
Cambridge	45%	45%	53%
East Cambridgeshire	57%	56%	64%
Fenland	47%	43%	46%
Huntingdonshire	59%	58%	60%
South Cambridgeshire	69%	64%	71%

Figure 6.23: Hectares of strategic open space per 1,000 people (**Indicator SE26**)

	2004	2006	2007	2008	2009	2010	2011
South Cambridgeshire	4.30	4.67	7.34	7.30	7.20	7.15	7.03
Cambridgeshire	5.50	5.14	5.86	5.80	5.73	5.68	5.60

Source: Cambridgeshire County Council

- 6.30. The district has both healthy communities and healthy individuals. The life expectancies of its male and female residents are higher than the national averages and are increasing gradually over time. Also, the health of the residents in the district is good, with a lower proportion of residents with a limiting long-term illness than the national average. Residents have access to more strategic open space than residents in Cambridgeshire as a whole, and the crime rate in the district is below that for the county. Residents in the district also feel increasingly safe after dark.
- 6.31. The Council adopted a Health Impact Assessment SPD in March 2011, to provide advice and guidance to developers on how to carry out a Health Impact Assessment. The Health Impact Assessment aims to identify any effects of the development on health in order to enhance the benefits for health and minimise any risks to health. It specifically considers the differential impacts on different groups in the population, because certain groups are potentially more vulnerable such as those on a low income, people involved in the criminal justice system, minority ethnic groups, young, disabled (physically and learning) and elderly people.
- 6.32. In South Cambridgeshire there are 1.33 sports pitches available for public use per 1,000 people; this information is from the South Cambridgeshire Recreation Study 2005 (**Indicator SE27**). An update to the study will be prepared as part of the evidence base for the new Local Plan.

Inclusive Communities

6.33. It is crucial that new sustainable communities are vibrant and thriving places for everyone irrespective of their age, race, faith, gender, disability or income. The role of planning in developing inclusive communities goes beyond the design of the built environment. It requires thought about the location of accessible and affordable housing and its proximity to community, employment, shopping and leisure facilities as well as providing opportunities for people to play an active role in the place where they live.

Sustainability Appraisal Objectives: Inclusive Communities

- *Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities).*
- *Redress inequalities related to age, gender, disability, race, faith, location and income.*
- *Ensure all groups have access to decent, appropriate and affordable housing.*
- *Encourage and enable the active involvement of local people in community activities.*

Figure 6.24: Percentage of the district's population within each settlement category (**Revised Indicator SE28**)

	Edge of Cambridge	Rural Centre	Minor Rural Centre	Group Village	Infill Village
2001	0.0	19.9	24.6	42.6	12.9
2002	0.0	19.7	24.6	42.6	13.1
2003	0.0	21.0	24.7	41.5	12.8
2004	0.0	21.4	24.6	41.4	12.7
2005	0.0	21.7	24.5	41.2	12.6
2006	0.0	22.0	24.3	41.2	12.5
2007	0.0	22.5	24.2	41.0	12.3
2008	0.6	22.4	24.1	40.7	12.2
2009	0.8	22.5	23.9	40.6	12.2

Note: The parish of Orchard Park was created under section 4 of the South Cambridgeshire District Council (Reorganisation of Community Governance Order) 2009. It formally came into existence on 1st April 2009.

6.34. **Indicator SE28** as originally set out in the Council's Sustainability Appraisal assumed the use of data collected by the County Council and published in their Structure Plan Annual Monitoring Report. The indicator recorded the percentage of the district's population in each village category; where each village was allocated a category based on the availability of services such as a primary school, food shop, post office and public transport service, with category 1 being the most sustainable settlements. Based on the population in mid 2001, 83% of the population of South

Cambridgeshire lived in village categories 1-3 with access to a primary school, food shop, post office and public transport.

- 6.35. The County Council have not updated the data since 2001, and the village categories assigned to the settlements in South Cambridgeshire do not reflect the settlement categories as agreed through the adoption of the **Core Strategy**. A **Revised Indicator SE28** has been created based on the **Core Strategy** settlement categories of: edge of Cambridge, Rural Centre, Minor Rural Centre, Group Village and Infill Village.

Figure 6.25: (i) Percentage of residents who feel their local area is harmonious and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together (**Indicator SE29**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
Cambridge	63%	59%	86%
East Cambridgeshire	60%	50%	79%
Fenland	46%	37%	62%
Huntingdonshire	58%	50%	80%
South Cambridgeshire	67%	57%	82%

Figure 6.26: Indices of Multiple Deprivation (**Indicator SE30**)

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

Defined by super output area and provides the position of the district out of 354 local authorities where 1 is the most deprived and 354 is the least deprived.

Source: Department for Communities & Local Government

Figure 6.27: House price: earnings ratio (**Indicator SE31**)

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
South Cambridgeshire	4.9	5.8	5.9	6.5	6.9	6.8	7.4	7.0	8.2	7.9	6.4	7.4
Cambridgeshire	4.2	4.7	4.9	5.7	6.3	6.6	7.2	7.1	7.6	7.6	6.5	7.4

Source: Department for Communities & Local Government

Figure 6.28: Median gross household income (**Indicator SE32**)

	2005	2006	2007	2008	2009	2010	2011
South Cambridgeshire	£33,500	£33,300	n/a	£35,400	£36,000	n/a	£37,200
Cambridgeshire	£29,400	£30,000	n/a	£31,900	£32,500	n/a	£32,900

Source: Research Group – Cambridgeshire County Council

Figure 6.29: (i) Percentage of adults who feel they can influence decisions affecting their local area and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area (**Indicator SE34**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
Cambridge	22%	23%	39%
East Cambridgeshire	16%	14%	28%
Fenland	12%	10%	24%
Huntingdonshire	17%	15%	28%
South Cambridgeshire	19%	17%	34%

Figure 6.30: (i) Percentage of adults who have provided support* to others and (ii) Percentage of people who have participated in regular formal volunteering in last twelve months (**Indicator SE35**)

	Quality of Life Survey (i)		Place Survey (ii)
	2003	2006	2008
South Cambridgeshire	81%	82%	33%

* Support is defined as unpaid activities such as: looking after property or pets whilst someone is away, babysitting, household jobs for someone else, or providing transport.

- 6.36. South Cambridgeshire is one of the least deprived districts in the country. The house price to earnings ratio in the district has increased considerably since the start of the plan period, although it is notable that the ratio has fallen to the County average for the last two years. Whilst the median gross household income of the district's population remains higher than that for Cambridgeshire as a whole, the ratio compared with house prices is such that there are still significant problems in the affordability of housing. The Council's adopted planning policies are intended to ensure that all groups have access to decent, appropriate and affordable housing and in the last 12 years there has been a general upward trend in the proportion of new housing that is affordable (see *Indicator CO-H5*).
- 6.37. Over the last six years, less than 20% of new residential developments completed in each year were within 30 minutes public transport time of all six key services: doctors, hospital, primary school, secondary school, employment, and major retail centre (see *indicator LOB4*). However, the Council's adopted development strategy seeks to ensure that new development is provided in the most sustainable locations, and therefore it is anticipated that in future years there will be a significant increase in the proportion of the district's population that live on the edge of Cambridge.
- 6.38. 33% of people regularly participate in formal volunteering, however it is likely that many more provide voluntary services on a more informal basis to neighbours, family and friends.

Economic Activity

6.39. The economy of the district is driven by the Cambridge Phenomenon, which is the clustering of hi tech, biotech and research and development industries within the district due to its proximity to Cambridge University and Addenbrooke's Hospital.

Sustainability Appraisal Objectives: Economic Activity

- *Help people gain access to satisfying work appropriate to their skills, potential and place of residence.*
- *Support appropriate investment in people, places, communications and other infrastructure.*
- *Improve the efficiency, competitiveness, vitality and adaptability of the local economy.*

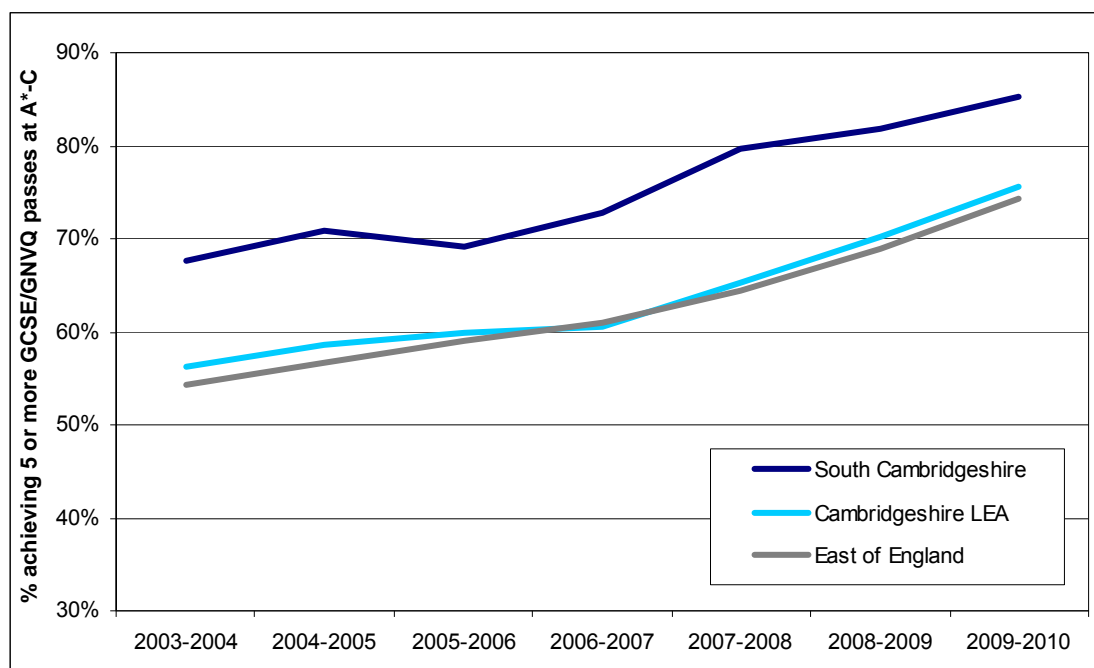
Figure 6.31: Number of people unemployed claiming Job Seekers Allowance (**Indicator SE36**)

2003	2004	2005	2006	2007	2008	2009	2010	2011
771	720	749	764	737	636	1,508	1,573	1,333

Source: NOMIS

6.40. 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**).

Figure 6.32: % of all 15/16 year olds achieving 5 or more GCSE / GNVQ passes at A*-C grade (**Indicator SE38**)



[For full data, see figure A.20, appendix 3]

Source: Department for Children, Schools & Families

Figure 6.33: % of primary school pupils achieving Level 4 or higher in English, Maths and Science (**Indicator SE39**)

		2005	2006	2007	2008	2009	2010
English	South Cambridgeshire	88%	85%	87%	89%	87%	84%
	Cambridgeshire LEA	82%	82%	83%	84%	81%	83%
	East of England	79%	80%	80%	80%	80%	81%

		2005	2006	2007	2008	2009	2010
Maths	South Cambridgeshire	84%	84%	86%	85%	84%	83%
	Cambridgeshire LEA	78%	79%	79%	79%	79%	83%
	East of England	75%	76%	77%	78%	78%	81%

		2005	2006	2007	2008	2009	2010
Science	South Cambridgeshire	93%	92%	93%	95%	92%	n/a*
	Cambridgeshire LEA	90%	88%	89%	89%	88%	86%
	East of England	87%	87%	88%	87%	88%	85%

* The Key Stage 2 results for Science from 2010 onwards at a sub-national level are not available. This is because from 2010 onwards science at Key Stage 2 was no longer assessed through whole cohort testing.

Source: Department for Children, Schools & Families

Figure 6.34: Average point score per student entered into GCE / VCE / Applied A / AS and equivalent examinations (**Indicator SE40**)

(i) by pupil residence

	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire	812.1	841.2	842.9	807.6
Cambridgeshire LEA	755.7	780.5	756.7	749.7
East of England	723.0	739.8	733.3	739.8

Source: Office for National Statistics & Department for Education

(ii) by location of educational institution

	2006-2007	2007-2008	2008-2009	2009-2010
South Cambridgeshire	558.5	692.6	602.7	669.2
Cambridgeshire LEA	766.0	797.6	763.2	764.0
East of England	722.6	736.1	731.5	737.2

Source: Office for National Statistics & Department for Education

Figure 6.35: % of resident population with NVQ level 1 (or equivalent) and above (**Indicator SE41**)

	2005	2006	2007	2008	2009	2010
South Cambridgeshire	85.2%	85.4%	84.7%	85.0%	78.6%	88.7%
Cambridgeshire	81.0%	80.0%	80.8%	80.8%	80.8%	82.9%
Great Britain	77.2%	77.6%	79.9%	77.7%	78.9%	80.2%

Source: NOMIS

Figure 6.36: Annual net change in VAT and/or PAYE registered firms (**Indicator SE43**)

	2004	2005	2006	2007	2008	2009	2010
Enterprise births	780	725	685	835	710	675	640
Enterprise deaths	590	560	535	590	540	760	730
Active enterprises	6,560	6,670	6,800	7,085	7,235	7,345	7,225

Source: Office for National Statistics

Figure 6.37: Economic Activity Rate (**Indicator SE44**)

	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
South Cambridgeshire	83.7%	85.1%	83.8%	81.5%	84.9%	82.5%	83.2%
Cambridgeshire	82.0%	79.4%	79.2%	81.1%	81.1%	79.8%	79.2%

Source: NOMIS

Figure 6.38: Number of people in employment (*Indicator SE45*)

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Employed Residents	74,500	74,300	74,000	76,500	73,400	75,000
Workplace Population	66,200	61,900	51,400	48,900	53,900	59,000

Source: Research Group – Cambridgeshire County Council

Figure 6.39: Industrial composition of employee jobs (*Indicator SE46*)

Industry Sector	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Manufacturing	23.5%	23.6%	23.3%	22.6%	20.6%	20.0%	19.9%	17.2%	17.7%	17.1%
Construction	5.3%	3.8%	3.9%	4.2%	3.7%	3.7%	4.7%	5.2%	5.5%	5.2%
Services	68.1%	70.0%	70.1%	70.3%	73.1%	73.5%	72.8%	75.2%	74.1%	75.1%
- Distribution, Hotels & Restaurants	19.5%	18.0%	16.1%	18.8%	20.2%	21.6%	18.5%	17.3%	16.9%	22.5%
- Transport & Communications	3.5%	4.0%	4.5%	3.5%	3.4%	4.0%	3.4%	2.5%	2.0%	1.9%
- Banking, Finance & Insurance	22.5%	24.2%	26.3%	25.3%	27.0%	26.9%	25.4%	27.9%	27.9%	27.1%
- Public Admin, Education & Health	19.1%	19.9%	19.6%	18.1%	18.5%	17.3%	21.3%	23.1%	23.0%	20.1%
Other	3.6%	3.9%	3.6%	4.6%	4.0%	3.7%	4.2%	4.4%	4.3%	3.5%

Source: NOMIS

Industry Sector	2008	2009	2010
Mining, Quarrying & Utilities	0.6%	0.8%	0.8%
Manufacturing	16.4%	14.3%	14.0%
Construction	5.6%	5.3%	4.6%
Services	77.1%	79.6%	80.6%
- Distribution, Hotels & Restaurants	22.6%	22.9%	24.6%
- Transport, IT & Communications	7.4%	7.5%	7.0%
- Finance & Other Business Activities	24.1%	25.6%	26.1%
- Public Admin, Education & Health	19.8%	20.4%	19.1%
Other Services	3.2%	3.2%	3.8%
Tourism-Related (extract)	5.9%	4.7%	5.6%

Source: Business Register and Employment Survey

- 6.41. Primary and secondary schools within the district are performing well, achieving results above those for Cambridgeshire and the East of England at Key Stage 2 and GCSEs. South Cambridgeshire young people are achieving A / AS Level (or equivalent) results above those for Cambridgeshire and the East of England, although results are lower for those few educational institutions located in South Cambridgeshire that offer A / AS Level courses.
- 6.42. Planning permissions granted since 2004 have secured nearly £6m to spend on educational facilities in the district (see *indicator LOF1*) and the development at Trumpington Meadows has secured an additional £13.9m to be spent on educational facilities within Cambridge City and South Cambridgeshire for the residents of the new development and existing surrounding residents.
- 6.43. The recession has had an impact on the vitality of local economy with the number of people claiming job seekers allowance doubling in 2009. The figure for 2011 is the first to show an improvement in the number of claims.
- 6.44. The industrial composition of employee jobs also illustrates the impact of the recession, showing a decline in manufacturing and construction between 2008 and 2010, a sign of the reduction in house building.

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	64 + 65
	CO-BD2	CO1c	Amount and type of completed employment floorspace on previously developed land	66
	CO-BD3	CO1d	Amount and type of employment land available	69 + 70
	CO-BD4	CO4a & CO4b	Amount of completed floorspace for retail, office and leisure uses and financial & professional services	73 + 74
Housing	CO-H1	CO2a	Plan periods and housing targets	33
	CO-H2(a)	CO2a	Net additional dwellings completed in previous years	24
	CO-H2(b)	CO2a	Net additional dwellings completed in the reporting year	24
	CO-H2(c)	CO2a	Net additional dwellings in future years	36, 37 + 39
	CO-H2(d)	CO2a	Managed delivery target	36 + 37
	CO-H3	CO2b	Percentage of new and converted dwellings completed on previously developed land	43
	CO-H4	-	Gypsy & Traveller pitches completed	53
	CO-H5	CO2d	Gross affordable housing completions	48
	CO-H6	-	Quality of new housing developments	61
Environmental Quality	CO-E1	CO7	Number of planning permissions where the Environment Agency initially objected on flooding and water quality grounds	95
	CO-E2	CO8(ii)	Change in areas of biodiversity importance	92
	CO-E3	CO9	(i) Renewable energy capacity installed by type; and (ii) Renewable energy capacity with planning permission by type	85 + 86

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	59
	LOA2	Affordable housing completions by tenure	49
	LOA3	Affordable housing completions on rural exception sites	50
	LOA4	Number of caravans on unauthorised Gypsy & Traveller sites	54
	LOA5	Market housing completions on developments of up to 10 dwellings by number of bedrooms	60
	LOA6	Cumulative percentage of dwellings completed on previously developed land	42
	LOA7	Affordable housing completions as a percentage of all housing completions on sites of 2 or more dwellings	n/a *
	LOA8	Affordable dwellings permitted as a percentage of all dwellings permitted on sites of 2 or more dwellings where Policy HG/3 applies	50
	LOA14	Travelling Showpeople plots completed	53
	CO2c → LOB2	Net density of completed new housing developments on sites of 9 or more dwellings	45
	LOB3	Average net density of completed new housing developments on sites of 9 or more dwellings	46
	LOE1	(i) Average size of housing developments split by settlement category; (ii) Largest housing development in each settlement category; and (iii) Total dwellings built by settlement category.	56 + 57
Employment, Community Facilities & Local Services	LOA9	Amount of committed floorspace for retail, office and leisure uses and financial & professional services	75
	LOA10	Amount and type of completed employment land	65 + 66
	LOF1	Investment secured for infrastructure and community facilities through developer contributions	80
	CO1b → LOA11	Amount of completed employment floorspace on allocated land	67
	CO1e → LOA12	Amount of employment land lost on allocated land and in South Cambridgeshire	71
	CO1f → LOA13	Amount of employment land lost to residential development within village development frameworks and in South Cambridgeshire	71
	CO3b → LOB4	Amount of new residential development within 30 minutes public transport journey time of key services	79

* The Council does not feel that it is necessary to continue monitoring **indicator LOA7** as **indicator LOA8** more effectively monitors the implementation of the Council's policy for the provision of affordable housing.

	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	84
	LOE2	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	88
	LOG1	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	96
	LOG2	Proportion of development proposals greater than 1,000 sqm or 10 dwellings including renewable energy technologies providing at least 10% of their predicted energy requirements	86
	LOI1	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	88
	CO8i → LOI2	Habitats and species affected by new developments	92
	LOJ1	Number of listed buildings and number that are at risk	94
	LOK1	Amount of inappropriate development completed in the Green Belt	89

Site Specific Indicators

	Ref	Indicator Description	Page
Site Specific Policies DPD	SSLO1	Residential densities at Cambourne	46
	SSLO2	Dwelling completions at North of Impington Lane, Impington	26
	SSLO3	Dwelling completions at Powell's Garage, Woollards Lane, Great Shelford	26
	SSLO4	Dwelling completions at Fulbourn & Ida Darwin Hospitals	26 + 77
	SSLO5	Development at sites allocated for B1 employment use	67
	SSLO6	Development at sites allocated for B1 / B2 / B8 employment use	67
	SSLO7	Development at Cambridge Northern Fringe West (Orchard Park)	25 + 77
	SSLO8	Development at North West Cambridge Huntingdon Road to Histon Road	77
	SSLO9	Development at Bayer CropScience, Hauxton	77
	SSLO10	Papworth Everard Village Development	77
	SSLO11	Progress of open space allocations	83
	SSLO12	Green separation at Northstowe	n/a ^

^ Monitoring of this indicator can only be done when the masterplan for the new settlement of Northstowe has been approved and planning permission has been granted.

Statement of Community Involvement Indicators

Ref	Indicator Description	Page
SCI1	Customer Satisfaction with the Council's Planning Application Service	98
SCI2	Equality & Diversity Characteristics of the Council's Plan Making Respondents	97
SCI3	Customer Satisfaction with the Council's Plan Making Consultations	98

Area Action Plan Output Indicators

Until detailed planning permissions are approved for these areas, it is not possible to include data on these indicators in the AMR.

	Ref	Indicator Description	Page
Northstowe	NS01	Total housing completions	77
	NS02	Housing density	n/a
	NS03	Housing mix: completions by number of bedrooms	n/a
	NS04	Employment land supply by type	77
	NS05	Distance to public transport	n/a
	NS06	Distance to public open space	n/a
Cambridge East	CE01	Total housing completions	77
	CE02	Housing density	n/a
	CE03	Housing mix: completions by number of bedrooms	n/a
	CE04	Employment land supply by type	77
	CE05	Distance to public transport	n/a
	CE06	Distance to public open space	n/a
	CE07	Renewable energy installed by type	n/a
	CE08	Investment secured for infrastructure and community facilities through developer contributions	n/a
Cambridge Southern Fringe	CSF01	Total housing completions	77
	CSF02	Housing density	n/a
	CSF03	Housing mix: completions by number of bedrooms	n/a
	CSF04	Employment land supply by type	77
	CSF05	Distance to public transport	n/a
	CSF06	Distance to public open space	n/a

	Ref	Indicator Description	Page
North West Cambridge	NWC01	Total number of: (i) units of student accommodation completed (ii) housing completions / annual rate	77
	NWC02	Housing density	n/a
	NWC03	Percentage of housing which is affordable	n/a
	NWC04	Employment land supply by type	77
	NWC05	Employment uses in the local centre	77
	NWC06	Distance to public transport	n/a
	NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	n/a
	NWC08	Public open space and recreation facilities	n/a
	NWC09	Sustainable development: (i) amount of residential development designed in line with the Code for Sustainable Homes (ii) amount of non-residential development designed in line with BREEAM	n/a
	NWC10	Renewable energy installed by type	n/a
	NWC11	Water conservation	n/a
	NWC12	Investment secured for infrastructure and community facilities through developer contributions	n/a

Significant Effect Indicators

	Ref	Indicator Description	Page
Land and Water Resources	SE1	Percentage of new and converted dwellings completed on previously developed land [see Core Indicator CO-H3]	43
	SE2	Average net density of new dwellings completed [see Local Indicator LOB3]	46
	SE3	KWh of gas and electricity consumed per consumer per year	100
	SE4	Generating potential of renewable energy sources	101
	SE5	Water consumption per head per day	101
Biodiversity	SE6	Percentage of Sites of Special Scientific Interest (SSSIs) in 'favourable' or 'unfavourable recovering' condition	103
	SE7	Total area designated as Sites of Special Scientific Interest (SSSIs)	103
	SE8	Area of Local Nature Reserves per 1,000 people	103
	SE9	Progress in achieving priority BAP targets	104
	SE10	Percentage of Rights of Way that are easy to use	104
Landscape, Townscape and Archaeology	SE11	Percentage of Listed Buildings classified as being at risk [see Local Indicator LOJ1]	94
	SE12	Percentage of the total built-up area falling within Conservation Areas	106
	SE13	(i) Residents' satisfaction with the quality of the built environment; and (ii) Percentage of residents 'very satisfied' or 'fairly satisfied' with their local area as a place to live	106
	SE14	(i) Percentage of new homes developed to Ecohomes 'good' or 'excellent' standard; and (ii) Cumulative number of Code for Sustainable Homes certificates issued in South Cambridgeshire	106
Climate Change and Pollution	SE15	Carbon dioxide emissions	107
	SE16	(i) Annual average concentration of nitrogen dioxide; and (ii) Annual mean number of days when PM ₁₀ levels exceeded a daily mean of 50 µg/m ³	108 + 109
	SE17	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over a 12 hour period	109
	SE18	(i) Percentage of main rivers of 'good' or 'fair' quality; and (ii) Ecological status of main rivers	109
	SE19	Household waste collected	111
	SE20	Percentage of household waste collected which is recycled or composted	112
	SE21	Number of properties at risk to flooding	113

Healthy Communities	SE22	Life expectancy at birth	114
	SE23	Percentage of residents with a limiting long-term illness	114
	SE24	Number of recorded crimes per 1,000 people	114
	SE25	Percentage of residents feeling safe after dark	115
	SE26	Hectares of strategic open space per 1,000 people	115
	SE27	Number of sports pitches available for public use per 1,000 people	115
Inclusive Communities	SE28	Percentage of the district's population with each settlement category	116
	SE29	(i) Percentage of residents who feel their local area is harmonious; and (ii) Percentage of residents that 'definitely agree' and 'tend to agree' that their local area is a place where people from different backgrounds get on well together	117
	SE30	Indices of multiple deprivation	117
	SE31	House price: earnings ratio	118
	SE32	Median gross household income	118
	SE33	% of all dwellings completed that are affordable [see Core Indicator CO-H5]	48
	SE34	(i) % of adults who feel they can influence decisions affecting their local area; and (ii) % of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	118
	SE35	(i) % of adults who have provided support to others; and (ii) % of people who have participated in regular formal volunteering in last twelve months	118
Economic Activity	SE36	Number of people unemployed claiming Job Seekers Allowance	120
	SE37	% of residents aged 16-74 in employment and working within 5km of home or at home	120
	SE38	% of all 15/16 year olds achieving 5 or more GCSE / GNVQ passes at A*-C grade	120
	SE39	% of primary school pupils achieving Level 4 or higher in English, Maths and Science	121
	SE40	Average point score per student entered into GCE / VCE / Applied A/AS and equivalent examinations	121
	SE41	% of resident population with NVQ level 1 (or equivalent) and above	122
	SE42	Infrastructure investment [see Local Indicator LOF1]	80
	SE43	Annual net change in VAT and / or PAYE registered firms	122
	SE44	Economic Activity Rate	122
	SE45	Number of people in employment	123
	SE46	Industrial composition of employee jobs	123

Appendix 2: Assessment of Land Supply Sites

a. Allocations without Planning Permission

Cambridge East

- A.1. Cambridge East is allocated for 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 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- A.2. The main landowner, Marshall of Cambridge, has stated that it is not currently anticipated that the relocation of Cambridge Airport will happen before 2031. As such, no allowance is made for housing on the Airport part of the Cambridge East site in the housing trajectory. However, the site remains allocated for a major urban extension and the future of the allocation will be considered by both Councils as they review their plans.
- A.3. Discussions are in progress with Marshall to explore the scope of bringing forward an early phase of development North of Newmarket Road; these discussions are considering compatibility with the Area Action Plan, achieving an appropriate form of development, and the scale and timing of residential development. It is anticipated that a planning application for this phase will be submitted in 2012 with housing completions starting to come forward in 2014-2015.
- A.4. Marshall has also indicated that it currently does not intend developing its land North of Cherry Hinton while the Airport remains operational. Some land North of Cherry Hinton is in separate ownership and the landowners have not responded to the Council's housing trajectory consultation. Therefore it has been assumed they are not pursuing this land for development at the current time. As such, no allowance is made for housing on the Airport part of the Cambridge East site in the housing trajectory.

North West Cambridge (University site - S/1886/11)

- A.5. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.

- A.6. An outline planning application for the whole development was submitted to the two Councils in October 2011. Based on the current masterplan and phasing strategy for the development, it is anticipated that less housing will be provided in South Cambridgeshire than anticipated in the AAP, but that more of district's housing will come forward earlier in the development. It is anticipated that only 1,090 dwellings will now be provided in South Cambridgeshire, but with completions starting to take place a year earlier than anticipated at the time of the AAP, subject to planning permission.

Land between Huntingdon Road, Histon Road & the A14 (NIAB 2)

- A.7. The site was allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD**, adopted in January 2010. The site is adjacent to the Cambridge City Council NIAB allocation (NIAB 1) and has an approximate capacity of 1,100 dwellings. The site will also provide a secondary school to serve development in the whole of the north west part of Cambridge. Development of the site is dependent on sufficient transport capacity on the A14. Pre-application discussions are expected to start shortly and it is anticipated that development could start on site in Autumn 2016.

Orchard Park – 3 additional land parcels

- A.8. The **Site Specific Policies DPD** (adopted in January 2010) allows the potential for additional housing development at Orchard Park in place of other uses. The Plan identified 3 known additional land parcels for housing. The additional parcels could provide in the order of 220 dwellings. Pre-application discussions relating to the south-west corner parcel (parcels Q / HRCC) are in progress. Pre-application discussions are also in progress for a revised planning application for the local centre. These parcels may result in additional dwellings to those suggested in the **Site Specific Policies DPD**. The policy provides for a higher number of dwellings at Orchard Park on the identified or further sites if they meet the other policy requirements. Marketing of parcels L2 and Com 4 is underway to find a potential housebuilder.

Northstowe

- A.9. Northstowe is a planned new settlement of up to 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. Development of the new town is dependent on upgrades to the A14 to increase capacity. Discussions relating to the masterplanning of the site are in progress and an outline planning application for the first phase of development for 1,500 dwellings and employment, which could come forward ahead of improvements to the A14, is expected in early 2012. It is anticipated that development could start on site in 2013.

Cambourne – extra density (S/6438/07)

- A.10. 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 required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** states that it is appropriate that 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 hectare. Outline planning permission to increase the capacity by 950 dwellings was granted in October 2011, and a reserved matters planning application for the first parcel has been received.

Fulbourn & Ida Darwin Hospitals

- A.11. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site could provide up to 275 dwellings. The site will be developed in phases, starting with the relocation of the medical uses to the Fulbourn Hospital site. Discussions relating to the masterplanning of the site are in progress, and the agent acting on behalf of the landowner has suggested that up to 300 dwellings could be provided through the incorporation of the Cook / Chill site (which is within the policy area but was not originally anticipated to be part of the redevelopment of the site). This increase in dwellings would need to be tested through the planning process and therefore has not been included in the housing trajectory.

Papworth Everard West Central

- A.12. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. This is anticipated to take the form of a number of separate developments comprising some individual land parcels within the policy area. Discussions have taken place with landowners and stakeholders regarding the implementation of Policy SP/10(2). It is anticipated that the development could provide approximately 42 dwellings on two sites that have been specifically identified through discussions although other sites could also come forward subject to achieving the other policy objectives for community uses and employment. The larger site could provide approximately 40 dwellings and has been marketed by the landowner as a development opportunity and the landowner of the smaller site, which could provide 2 dwellings, has indicated that development can start as soon as planning permission is granted.

North of Impington Lane, Impington (S/1847/10)

- A.13. The **Site Specific Policies DPD** (adopted in January 2010) allocates land north of Impington Lane for residential development. This carries forward the residue of an earlier allocation. Planning permission for 31 dwellings on the southern part of the site was granted in June 2011, and the developer has indicated that the site will be completed in Autumn 2012. The northern part of the site is in separate ownership and the Council has had no indication from the landowner whether the site is available for development.

b. Existing Permissions

Trumpington Meadows (Cambridge Southern Fringe, S/0054/08 & S/0160/11)

- A.14. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. The s106 agreement was signed and outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge City – South Cambridgeshire boundary with approximately half in South Cambridgeshire. The two Councils granted detailed planning permissions for phase 1, which includes 29 dwellings in South Cambridgeshire, in Summer 2011. Construction of the initial infrastructure required for development of the site has started.

Orchard Park

- A.15. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005. The **Site Specific Policies DPD** (adopted in January 2010) carries forward the allocation, but provides for additional housing in place of other uses if certain criteria are met (see section a: allocations). The majority of the original 900 dwellings have now been built or have detailed planning permission. The outline planning permission for the site has now lapsed and therefore the remainder of the parcels will come forward as full planning applications.

Cambourne

- A.16. 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 majority of the 3,300 dwellings have now been completed or have detailed planning permission. The Site Specific Policies DPD provides for additional dwellings to achieve an average of 30 dwellings per hectare across the site (see section a: allocations).

Former Bayer Cropscience Site (S/2308/06)

- A.17. The former Bayer Cropscience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010. The site is contaminated and remediation work is underway. Pre-application discussions for a reserved matters planning application are in progress. It is anticipated that development could start on site in late 2012, subject to granting detailed planning permission.

Powell's Garage, Great Shelford (S/0790/10)

- A.18. The site is allocated for redevelopment in the **Site Specific Policies DPD** (adopted in January 2010). A detailed planning application for 25 dwellings and a replacement shop was granted in November 2010. The site is under construction and the developer has indicated that it will be completed by Spring 2012.

Historic Rural Allocations with planning permission

- A.19. **Wellbrook Way, Girton (S/2103/06, S/0691/03, S/1932/05, S/2118/08 & S/1381/09)**: the site has detailed planning permission for 222 dwellings. There are 11 dwellings outstanding and a revised planning permission for these 11 dwellings was granted in July 2010. The site also has detailed planning permission for 76 close care flats. The close care flats are under construction and the developer has indicated that they will be completed by March 2012.
- A.20. **North of Over Road, Longstanton (S/1762/03, S/02069/04, S/01875/06, S/01876/06, S/00548/07, S/0625/06, S/1390/07, S/2117/10 & S/0148/11)**: the site has planning permission for 510 dwellings following the demolition of 2 existing dwellings. It was originally allocated under the previous development strategy where development was dispersed around the district through a number of village extensions. Phase 1 (91 dwellings following the demolition of 2 existing dwellings) and phase 2 (173 dwellings) have been completed. Phase 3a (87 dwellings) and phase 3b (159 dwellings) are under construction.
- A.21. **North of Chiswick End, Meldreth (S/1543/02 & S/0233/10)**: detailed planning permission for 20 dwellings was granted in December 2010. The site is under construction and the developer has indicated that it could be completed by March 2013.
- A.22. **West of Ermine Street South, Papworth Everard (S/1688/08, S/01624/08 & S/01424/08)**: the site has detailed planning permission for 365 dwellings following the demolition of 6 existing dwellings. The existing dwellings have been demolished and construction of the initial infrastructure and show homes has started.
- A.23. **North of Ashwell Road, Steeple Morden (S/1133/05, S/1286/06 & S/1966/04)**: the site has planning permission for 12 dwellings. At March 2011, 7 dwellings had been built and 5 dwellings had not been started.
- A.24. **North of Bannold Road, Waterbeach (S/1737/07 & S/1260/09)**: the site has planning permission for 92 dwellings and is under construction. The developer has indicated that the site will be completed by December 2011.

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

- A.25. **Land at Southgate Farm, Chesterton Fen Road, Milton (S/1653/07)**: the site has planning permission for 26 Gypsy and Traveller pitches.

- A.26. **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 an existing dwelling. The development was completed in September 2011.
- A.27. **Land at Moores Farm, Fowlmere Road, Foxton (S/1946/04 & S/1029/10):** the site has outline planning permission for 14 dwellings, and planning permission to extend the time limit for implementation was granted in November 2011. The agent acting on behalf of the landowner has indicated that development could start on site in early 2013, subject to detailed planning permission.
- A.28. **Windmill Estate, Fulbourn (S/0987/07, S/0986/07 & S/0565/10):** the site has planning permission for the demolition of 159 existing dwellings and construction of 257 dwellings. This is a redevelopment of a 1960s Council estate as a partnership between South Cambridgeshire District Council and Accent Nene Housing Society for the provision of new homes for rent, shared ownership and outright sale and a new community centre. At March 2011, 63 dwellings had been demolished and 119 new dwellings on phase 1 had been completed. The demolition of dwellings in preparation for phase 2 is underway. It is anticipated that the redevelopment of the site will be complete by March 2015.
- A.29. **37 Rockmill End, Willingham (S/2196/06):** the site has planning permission for 9 dwellings following the demolition of an existing dwelling. The site is under construction and the dwellings are being marketed.
- A.30. **Land off Spong Drove and Rockmill End, Willingham (S/2125/07):** the site has planning permission for 19 affordable dwellings. The site is an affordable housing exception site. The site is under construction and it is anticipated that it will be completed in February 2012.
- A.31. **Land at The Valley, Comberton (S/1592/08):** the site has planning permission for 11 dwellings. The site is an affordable housing exception site. Work has started on site and it is anticipated that the site will be completed in June 2012.
- A.32. **Former Unwins site, Impington Lane, Impington (S/1356/08 & S/1235/09):** the site has planning permission for 34 dwellings including 13 affordable dwellings. The site was completed in July 2011.
- A.33. **Land to the west of 22a West Road, Gamlingay (S/0261/09):** the site has planning permission for 10 dwellings. The site is under construction and the agent acting on behalf of the landowner has indicated that the development will be completed by March 2012.
- A.34. **Land at 12 Wisbey's Yard and 1 & 3 Fountain Lane, Haslingfield (S/1418/09):** the site has planning permission for 9 affordable dwellings following the demolition of 3 existing dwellings. The site was completed in July 2011.
- A.35. **30 New Road, Haslingfield (S/1901/09):** the site has planning permission for 15 dwellings following the demolition of an existing dwelling. The site is under

construction and the developer has indicated that it will be completed by December 2011.

- A.36. **Land to the west of 33 High Street, Hauxton (S/1465/09)**: the site has planning permission for 16 affordable dwellings. The site was completed in July 2011.
- A.37. **Former EDF Depot & Training Centre, Ely Road, Milton (S/1730/09)**: the site has planning permission for the construction of 100 retirement units, the restoration of North Lodge for use as a retirement unit, a warden's unit, a central facilities building, sports pavilion, football pitches, and landscaping. The Council's planning committee in September 2011 gave officers delegated powers to approve a revised planning application (S/0983/11), subject to the Secretary of State not calling the application in for determination, for the construction of 89 dwellings including 35 affordable dwellings and a sports pavilion, the restoration of North Lodge for use as a dwelling, and the restoration of the Humphrey Repton landscape. The developer has indicated that work could start on site in Spring 2012, subject to planning permission.
- A.38. **Aspinalls Builders Yard, 2 Station Road, Willingham (S/1702/08)**: the site has planning permission for 10 dwellings. The agent acting on behalf of the landowner has indicated that development could start on site in Spring / Summer 2012 following the relocation of the existing business use.
- A.39. **Land north of Challis Green, Barrington (S/0005/07)**: the site has outline planning permission for 39 dwellings, and detailed planning permission for 39 affordable dwellings was granted in May 2011. The site is an affordable housing exception site. The site is under construction and it is anticipated that the site will be completed by March 2012.
- A.40. **Walnut Farm, High Street, Landbeach (S/1174/10)**: the site has detailed planning permission for 10 dwellings. The site was completed in Autumn 2011.
- A.41. **Land between 26 & 58 Meldreth Road, Shepreth (S/0506/10)**: the site has planning permission for 12 affordable dwellings. The site is an affordable housing exception site. At March 2011, no construction had started on site.
- A.42. **Land at 12 Green Street, Willingham (S/2285/10)**: the site has planning permission for 9 dwellings following the demolition of an existing dwelling. At March 2011, no construction had started on site. The agent acting on behalf of the landowner has indicated that the development will be delayed until market conditions have improved.
- A.43. **Land at 155 The Causeway, Kneesworth (S/0457/10)**: the site has planning permission for the erection of 9 dwellings following the demolition of the existing dwelling. The site is under construction and the agent acting on behalf of the landowner has indicated that it will be completed by March 2012.

Small Sites (8 or less dwellings)

- A.44. At March 2011, there were 110 dwellings with planning permission 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 completed within two years.
- A.45. At March 2011, there were 221 dwellings with planning permission 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, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 199 dwellings are anticipated to be completed within 5 years.

c. Planning Applications where Decision to Grant Planning Permission for 9 or more Dwellings Awaiting the Signing of a s106 Agreement or Resolution of Outstanding Issues

- A.46. The Inspectors examining the Council's suite of six DPDs concluded that the Council could not include a windfall allowance in its housing trajectory as a result of the changes to **PPS3: Housing** made after the DPDs had been submitted. The effect of removing the windfall allowance is that all new planning permissions on unidentified development sites count towards housing supply, rather than simply replacing the windfall allowance as time passes. The housing trajectory therefore includes three sites where the Council has resolved to grant planning permission subject to the signing of a s106 agreement or the resolution of outstanding issues. These three sites could provide 131 dwellings.
- A.47. **Land west of Longstanton (S/1970/07)**: the Council's planning committee has approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This will provide an additional 36 dwellings. The agent acting on behalf of the landowner has indicated that development could start on site within one year of planning permission being granted.
- A.48. **Station Road, Gamlingay (S/1771/08)**: the Council's planning committee gave officers delegated powers to approve the application subject to the Secretary of State not calling the application in for determination. The application was not called in. It is currently awaiting the completion of a s106 agreement. The application is for a mixed-use development comprising housing (approximately 85 dwellings), employment and open space. The agent acting on behalf of the landowner has indicated that development could start on site in 2012, subject to planning permission.

- A.49. ***Land at junction of Nelson Crescent & High Street, Longstanton (S/1463/10):*** the Council's planning committee gave officers delegated powers to approve the application subject to a number of safeguarding conditions. The application is for the erection of a convenience store and four commercial units with 6 flats above and the erection of 4 new dwellings. The agent acting on behalf of the landowner has indicated that development could start on site in 2012, subject to planning permission.

Appendix 3: Data for Indicators

a. Core Output Indicators

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

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	650	64,666	63,332	7,135	27,558	4,951	168,292
2002-2003	320	13,561	37,890	2,229	3,950	5,457	63,407
2003-2004	1,328	12,196	17,114	2,030	3,816	4,166	40,650
2004-2005	0	5,543	14,958	3,000	3,274	3,238	30,013
2005-2006	448	9,314	7,356	11,437	5,999	10,027	44,581
2006-2007	0	10,440	5,299	5,646	15,600	1,263	38,248
2007-2008	546	4,767	8,557	4,971	7,937	17,811	44,589
2008-2009	3,808	6,780	57,162	8,282	5,363	8,024	89,419
2009-2010	0	1,502	9,404	1,618	235	1,318	14,077
2010-2011	8,141	1,542	10,891	673	3,247	2,706	27,200
TOTAL	15,241	130,311	231,963	47,021	76,979	58,961	560,476

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.2: Amount and type of completed employment floorspace (sqm) on PDL (*Indicator CO-BD2*)

	1999-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
B1	0	0	0	0	0	0	122	3,808	0	8,141
B1a	16,789	9,843	2,525	3,977	5,488	9,367	1,120	5,865	208	768
B1b	25,278	278	7,678	4,888	2,973	1,045	8,557	24,482	4,285	1,960
B1c	2,361	535	100	1,670	3,578	31	842	485	1,032	673
B2	15,510	2,830	1,550	1,473	3,641	4,471	2,741	1,961	235	2,791
B8	3,000	1,978	2,447	246	3,897	186	4,008	3,340	1,318	2,355
Total on PDL	62,938	15,464	14,300	12,254	19,577	15,100	17,390	39,941	7,078	16,688
% of total floorspace	37%	24%	35%	41%	44%	39%	39%	45%	50%	61%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.3: Gross amount and type of employment land (ha) available with planning permission at 31 March 2011 (**Indicator CO-BD3i**)

	Outline planning permissions	Full & RM planning permissions - not started	Full & RM planning permissions - under construction	Total (with planning permission)
B1	1.00	0.83	0.00	1.83
B1a	6.56	6.77	0.41	13.75
B1b	15.40	4.37	2.83	22.60
B1c	0.57	5.05	0.00	5.62
B2	12.23	8.24	2.05	22.53
B8	0.57	27.50	3.21	31.28
Total	36.33	52.77	8.51	97.61

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.4: 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	2008-2009	2009-2010	2010-2011
26%	22%	28%	26%	33%	29%	24%	40%	28%	51%	44%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.5: Gypsy & Traveller pitches and Travelling Showpeople plots completed (Indicators CO-H4 and LOA14)

	Permanent Gypsy & Traveller Pitches		Gypsy & Traveller Pitches for Emergency Stopping		Permanent Travelling Showpeople Plots	
	Private	Public	Private	Public	Private	Public
1999-2001	18	0	0	0	0	0
2001-2002	19	0	0	0	0	0
2002-2003	17	0	0	0	0	0
2003-2004	7	0	0	0	10	0
2004-2005	8	0	0	0	11	0
2005-2006	3	0	0	0	0	0
2006-2007	1	0	0	0	0	0
2007-2008	4	0	0	1	0	0
2008-2009	8	0	0	0	0	0
2009-2010	1	0	0	0	0	0
2010-2011	0	0	0	0	0	0
Total	86	0	0	1	21	0

At 31 March 2011, a further 66 Gypsy & Traveller pitches had temporary planning permission (time limited) and a further 27 Gypsy & Traveller pitches with permanent planning permission were under construction.

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

Figure A.6: Affordable housing completions (Indicator CO-H5)

	1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Gross	142	38	127	271	115	285	238	463	275	281	205
	9%	7%	19%	26%	18%	30%	23%	35%	39%	41%	29%
Net	142	38	127	259	95	283	169	459	223	245	202
	9%	7%	19%	26%	17%	32%	18%	36%	37%	40%	31%
Acquisitions	u/k	u/k	u/k	u/k	u/k	u/k	u/k	u/k	19	17	1

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

b. Local Output Indicators

Figure A.7: Percentage of housing completions by number of bedrooms (**Indicator LOA1**)

	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	unknown
1999-2001	23%	22%	48%	7%
2001-2002	19%	27%	47%	7%
2002-2003	31%	34%	32%	3%
2003-2004	35%	37%	26%	2%
2004-2005	32%	36%	29%	3%
2005-2006	39%	34%	23%	3%
2006-2007	34%	30%	35%	0%
2007-2008	48%	19%	31%	2%
2008-2009	48%	31%	20%	1%
2009-2010	51%	29%	21%	0%
2010-2011	37%	32%	31%	0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.8: 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%
2008-2009	67%	33%
2009-2010	64%	36%
2010-2011	70%	30%

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

Figure A.9: Market housing completions on developments of up to 10 dwellings by number of bedrooms (**Indicator LOA5**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
1 or 2 bedrooms	29%	27%	36%	37%	37%
3 bedrooms	29%	22%	27%	30%	27%
4 or more bedrooms	42%	49%	36%	33%	36%
unknown	0%	2%	1%	0%	0%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.10: Cumulative percentage of dwellings completed on PDL (**Indicator LOA6**)

1999-2001	1999-2002	1999-2003	1999-2004	1999-2005	1999-2006	1999-2007	1999-2008	1999-2009	1999-2010	1999-2011
26%	25%	25%	26%	27%	27%	27%	29%	29%	30%	31%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.11: Gross amount and type of completed employment land (ha) (**Indicator LOA10i**)

	B1	B1a	B1b	B1c	B2	B8	TOTAL
1999-2002	0.61	18.37	15.61	2.12	6.93	0.99	44.62
2002-2003	0.03	4.73	10.43	1.00	0.64	0.78	17.60
2003-2004	0.33	6.88	2.86	0.75	0.35	0.53	11.70
2004-2005	0.00	2.33	6.35	2.05	0.45	1.70	12.89
2005-2006	0.05	1.92	4.03	3.63	1.13	3.12	13.87
2006-2007	0.00	2.22	0.96	1.81	3.77	1.46	10.22
2007-2008	0.22	1.65	1.92	1.30	2.03	8.80	15.92
2008-2009	0.46	4.58	13.60	2.19	4.75	3.10	28.68
2009-2010	0.00	0.83	1.99	0.51	0.02	0.82	4.18
2010-2011	3.77	0.76	7.43	0.07	1.18	0.71	13.91
TOTAL	5.47	44.27	65.18	15.43	21.25	22.00	173.59

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.12: Net density of completed 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%	23%	8%
2001-2002	49%	51%	0%
2002-2003	85%	11%	5%
2003-2004	42%	34%	24%
2004-2005	52%	46%	2%
2005-2006	43%	36%	21%
2006-2007	27%	63%	10%
2007-2008	32%	41%	26%
2008-2009	8%	63%	29%
2009-2010	22%	32%	46%
2010-2011	34%	42%	25%

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.13: Average net density of completed new housing developments on sites of 9 or more dwellings (in dwellings per hectare, dph) (**Indicator LOB3**)

1999-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
27.6	26.4	23.9	34.1	27.7	30.1	33.8	29.7	37.4	38.7	36.1

Source: Research & Monitoring – Cambridgeshire County Council

Figure A.14: Total dwellings built by settlement category (**Indicator LOE1iii**)

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Edge of Cambridge	100	305	149	100	97
Rural Centres	260	362	214	290	341
Minor Rural Centres	141	164	57	100	71
Group Villages	231	209	72	65	107
Infill Villages	67	60	28	13	15
Outside Village Frameworks	125	174	90	43	28

Source: Research & Monitoring – Cambridgeshire County Council

c. Significant Effects Indicators

Figure A.15: KWh (kilowatt hours) of gas consumed per consumer per year (**Indicator SE3i**)

	2001	2002	2003	2004	2005	2006	2007	2008	2009
South Cambridgeshire	20,291	20,609	20,829	21,163	19,691	18,832	18,290	17,417	16,120
Cambridgeshire	20,043	20,324	20,513	20,643	18,685	17,950	17,445	16,587	15,309

Source: Department for Energy & Climate Change

Figure A.16: KWh (kilowatt hours) of electricity consumed per consumer per year (**Indicator SE3ii**)

	2003	2004	2005	2006	2007	2008	2009
South Cambridgeshire	5,621	5,615	5,503	5,353	5,291	5,015	4,889
Cambridgeshire	5,152	5,191	5,036	4,948	4,860	4,582	4,486

NOTE: Electricity consumption statistics for 2003 and 2004 are an experimental series.

Source: Department for Energy & Climate Change

Figure A.17: Water consumption per head per day (in litres) (**Indicator SE5**)

	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Cambridge Water Company	141	142	151	148	148	141	136	136	138	141
Industry Average	150	150	154	150	151	148	148	146	146	n/a

Source: Ofwat

Figure A.18: Household waste collected per person per year (**Indicator SE19**)

2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009
354 kg	356 kg	422 kg	434 kg	448 kg	442 kg	427 kg

Source: South Cambridgeshire District Council

Figure A.19: % household waste collected which is recycled or composted (**Indicator SE20**)

	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
Composted	5%	9%	29%	31%	33%	34%	35%	35%	33%
Recycled	18%	20%	18%	18%	18%	19%	19%	19%	23%

Source: South Cambridgeshire District Council

Figure A.20: % of all 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A*-C grade (**Indicator SE38**)

	2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2009-2010	2010-2011
South Cambridgeshire	68%	71%	69%	73%	80%	82%	85%
Cambridgeshire LEA	56%	59%	60%	61%	65%	70%	76%
East of England	54%	57%	59%	61%	64%	69%	74%

Source: Department for Children, Schools and Families