



Public Document Pack

Cambridge City Council

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

To: Councillors Nimmo-Smith (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley, Stuart and Znajek

Alternate Councillors: Blencowe and Tunnacliffe

Executive Councillor for Planning and Sustainable Transport: Councillor Ward

Despatched: Monday, 5 December 2011

Date: Tuesday, 13 December 2011

Time: 4.45 pm

Venue: Committee Room 1 & 2 - Guildhall

Contact: James Goddard **Direct Dial:** 01223 457015

AGENDA

4:00 PM MEMBER DEVELOPMENT PROGRAMME - S106 AND CIL

Please note that Development Plan Scrutiny Sub-Committee will be undertaking Member development activity on s106 and CIL in Committee Rooms 1 & 2 from 4:00 pm ahead of the December committee. The DSSC meeting will be held in Committee Rooms as normal at the slightly later start time of 4:45 pm.

1 APOLOGIES

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are asked to declare at this stage any interests, which they may have in any of the following items on the agenda. If any member is unsure whether or not they should declare an interest on a particular matter, they are requested to seek advice from the Head of Legal Services **before** the meeting.

3 MINUTES (Pages 1 - 4)

To approve the minutes of the meeting on 15 November 2011. *(Pages 1 - 4)*

4 PUBLIC QUESTIONS (SEE BELOW)

5 AREA CORRIDOR TRANSPORT PLAN REVIEW *(Pages 5 - 10)*

6 ANNUAL MONITORING REPORT 2011 *(Pages 11 - 118)*

7 COMMUNITY INFRASTRUCTURE LEVY - RESPONSE TO THE DETAILED PROPOSALS AND DRAFT REGULATIONS FOR REFORM *(Pages 119 - 176)*

Information for the Public

QR Codes
(for use with Smart
Phones)

Location The meeting is in the Guildhall on the Market Square (CB2 3QJ).

Between 9 a.m. and 5 p.m. the building is accessible via Peas Hill, Guildhall Street and the Market Square entrances.

After 5 p.m. access is via the Peas Hill entrance.

All the meeting rooms (Committee Room 1, Committee 2 and the Council Chamber) are on the first floor, and are accessible via lifts or stairs.



Public Participation Some meetings may have parts, which will be closed to the public, but the reasons for excluding the press and public will be given.

Most meetings have an opportunity for members of the public to ask questions or make statements.

To ask a question or make a statement please notify the Committee Manager (details listed on the front of the agenda) prior to the deadline.

- For questions and/or statements regarding items on the published agenda, the deadline is the start of the meeting.
- For questions and/or statements regarding items NOT on the published agenda, the deadline is 10 a.m. the day before the meeting.

Speaking on Planning Applications or Licensing Hearings are subject to other rules and guidance on speaking on these issues can be obtained from Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

**Filming,
recording
and
photography**

Filming, recording and photography at council meetings is allowed subject to certain restrictions and prior agreement from the chair of the meeting.

Requests to film, record or photograph, whether from a media organisation or a member of the public, must be made to the democratic services manager at least three working days before the meeting.

The Democratic Services Manager can be contacted on 01223 457013 or democratic.services@cambridge.gov.uk.

Fire Alarm

In the event of the fire alarm sounding please follow the instructions of Cambridge City Council staff.

**Facilities for
disabled
people**

Access for people with mobility difficulties is via the Peas Hill entrance.

A loop system is available in Committee Room 1, Committee Room 2 and the Council Chamber.

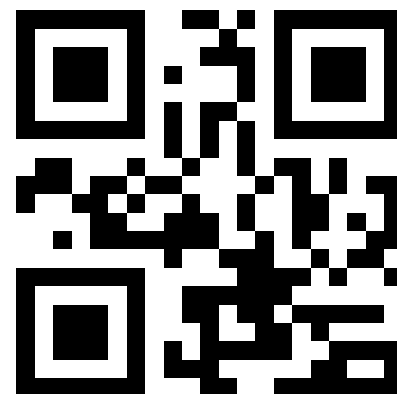
Adapted toilets are available on the ground and first floor.

Meeting papers are available in large print and other formats on request.

For further assistance please contact Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.

Queries on reports

If you have a question or query regarding a committee report please contact the officer listed at the end of relevant report or Democratic Services on 01223 457013 or democratic.services@cambridge.gov.uk.



General Information

Information regarding committees, councilors and the democratic process is available at www.cambridge.gov.uk/democracy.



|

This page is intentionally left blank

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

15 November 2011

4.30 - 5.10 pm

Present: Councillors Nimmo-Smith (Chair), Saunders (Vice-Chair), Herbert, Marchant-Daisley and Znajek

Executive Councillor for Planning and Sustainable Transport: Councillor Ward

Officers: Patsy Dell (Head of Planning Services), James Goddard (Committee Manager), Sara Saunders (Planning Policy Manager)

FOR THE INFORMATION OF THE COUNCIL

11/46/DPSSC Apologies

Councillor Stuart.

11/47/DPSSC Declarations of Interest

None.

11/48/DPSSC Minutes

The minutes of the 18 October 2011 meeting were approved and signed as a correct record.

11/49/DPSSC Public Questions

None.

11/50/DPSSC Cambridge Local Plan - Towards 2031, Consultation and Community Engagement Strategy

Matter for Decision:

The Local Plan is a key document for Cambridge, setting out policies and proposals to guide the future planning and development of the City. The review of the Local Plan goes through a number of key stages, effective consultation and community engagement was at the heart of this process. A Consultation and Community Engagement Strategy was available in Appendix A of the Officer's report.

Decision of Executive Councillor for Planning and Sustainable Transport:
Approved the Consultation and Community Engagement Strategy for the Cambridge Local Plan – Towards 2031.

Reason for the Decision:

As set out in the Officer's report.

Any Alternative Options Considered and Rejected:

Not applicable.

Scrutiny Considerations:

The committee received a report from the Planning Policy Manager regarding the Cambridge Local Plan - Towards 2031, Consultation and Community Engagement Strategy.

In response to Member's questions the Executive Councillor for Planning and Sustainable Transport, Head of Planning Services, plus Planning Policy Manager confirmed the following:

- (i) There would be a 2 year transition period between the previous iteration of the Local Plan, and the new one expected to be introduced in 2014. The City would be giving a clear policy steer and any challenges would have to be pursued through the legal system.
- (ii) As the new Local Plan developed, it would gain more weight in planning decisions. The draft document would be something to consider, whereas the final document would be material consideration in decision making. Officers undertook to provide advice notes on weighting to consider in decisions during the Local Plan review process.
- (iii) Details concerning the consultation timetable and forms of engagement to be undertaken would be reported back to DPSSC 13 December 2011.
- (iv) Officers welcomed comments from Councillors on how to develop the Consultation and Community Engagement Strategy to best engage

with the Cambridge community. Officers noted Members specific suggestions concerning:

- Consultees to consider, such as the Local Economic Partnership.
 - The need for imaginative ways to present materials to engage the interest of different groups such as residents (children and adults), professionals and academics. An inclusive consultation would be undertaken to engage all parts of the population regardless of age or ethnicity.
 - Consultation materials should be accessible. It was anticipated that consultation responses and examples of practices/policies from other authorities will be made available on-line as part of the evidence base for Members to consider.
 - Workshops could be provided to discuss the new Local Plan structure. The intention would be to discuss the future vision for Cambridge, ie where it is now and how to move forward. The workshops would consider planning issues and how to address them at a strategic level. Independent facilitators maybe used. Officers highlighted the following future workshops:
 - A stakeholder (eg businesses, residents and developers) workshop would be held 1 December 2011 (8th also considered) to identify broad issues to raise.
 - A Councillor workshop would be held 17 January 2012 (18th and 24th also considered) to report back issues from the previous workshop (as an evidence base for discussion) and options how to address them, plus plan to draw the Strategy together based on December and January workshops.
 - The new Local Plan would need to be future proofed to anticipate risks such as trade offs between local environmental and global sustainability needs.
 - The new Local Plan should set out where and how the policy framework has/not assisted previous decision-making and any unexpected implications from these. The Strategy would explicitly set out where the Council was confident that policies are effective (measured by efficiency rather than popularity) and so would not be amended, and which ones have the option for a review.
- (v) Officers logged the effectiveness of policies in an Annual Monitoring Report that covered a 5 year period. This fed into the Local Plan review and listed the number of times policies are used plus any issues arising.
- (vi) Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council are undertaking a joint review on the

practicalities of setting up a sub-regional planning unit as the authorities face similar issues.

The committee resolved unanimously to adopt the recommendation.

The Executive Councillor approved the recommendation.

Conflicts of interest declared by the Executive Councillor (and any dispensations granted)

Not applicable.

The meeting ended at 5.10 pm

CHAIR



To: Executive Councillor for Planning and Sustainable Transport
Report by: Head of Planning Services
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 13/12/11
Wards affected: All Wards

Area Corridor Transport Plan Review

Non Key Decision

1.0 Executive Summary

- 1.1 The Area Corridor Transport Plans (ACTPs) cover Cambridge and some of the surrounding areas in South Cambridgeshire. They were originally prepared from 2000 onwards and aim to secure s106 developer funding towards transport infrastructure with reference to a formula. The payment is determined by the scale of impact of each development as measured by net generated trips on the transport network.
- 1.2 The plans have been successful in achieving transport related developer contributions over the years of their existence, and have helped to deliver a number of high profile transport schemes. However, prior to the introduction of a formal Community Infrastructure Levy (CIL) approach for Cambridge and South Cambridgeshire, the County Council are proposing an interim update of the ACTPs.
- 1.3 This report sets out the County Council proposals for updating the ACTPs. As the Local Planning Authority, the City Council would be responsible for negotiating ACTP contributions on the advice of the County Council as the Highways Authority

2.0 Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Sustainable Transport.
- 2.2 The Executive Councillor is recommended:

- a) To note and comment on the proposed Area Corridor Transport Plan review.

3.0 Background

- 3.1 The Area Corridor Transport Plans (ACTPs) cover Cambridge and some of the surrounding areas in South Cambridgeshire. They were originally prepared from 2000 onwards and aim to secure s106 developer funding towards transport infrastructure with reference to a formula.
- 3.2 All four ACTPs have been endorsed by appropriate member committees at Cambridgeshire County Council and are material considerations in planning decisions determined by the City Council as the Local Planning Authority. The Northern and Western corridors are also used in a similar way by South Cambridgeshire District Council. As such, they form an integral part of the adopted development management strategies for both Cambridge and South Cambridgeshire.
- 3.3 For information, the Area Corridor Transport Plans can be found online:
<http://www.cambridgeshire.gov.uk/transport/strategies/currenttransportplans/atp.htm>
- 3.4 The purpose of the ACTPs is to:
- identify new transport infrastructure and service provision that is needed to facilitate the development of Local Plan allocations in Cambridge and adjoining parishes in South Cambridgeshire; and
 - identify a fair and robust means of calculating how individual development sites in the area should contribute towards the fulfilment of that transport infrastructure.

The Area Corridor Transport Plan Approach

- 3.5 The ACTP approach is based on the premise that, in the absence of mitigation measures, development will have an unacceptable impact on the transport network.
- 3.6 The transport network across the city is already under substantial pressure and the amount of additional trips generated by planned development in the area will only serve to exacerbate this. The ACTPs

therefore identify a set of schemes that will mitigate the impact of individual sites.

- 3.7 Since Cambridge's transport network is more constrained than when the plans were first devised, the importance of mitigating the impact of planned development is now even more apparent; for example, modeling work carried out by Cambridgeshire County Council predicts that growth in the Cambridge area will result in an increase in travel time of 46% by 2021. This serves to highlight the continuing importance of securing ACTP contributions to ensure the transport impact of new developments are mitigated in an appropriate manner.

Focussed Update of the Area Corridor Transport Plans

- 3.8 Whilst the ACTPs have been successful in achieving transport related planning obligations and have helped to deliver high profile schemes such as the Riverside cycle bridge and the Hills Road Bridge cycle improvements, the age of the plans is a concern.
- 3.9 The ACTP approach is still considered valid, however, to keep the context of the plans up to date, particularly in relation to the statutory S106 tests (necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development) it is recommended the following actions are undertaken for each of the plans where they are used to secure developer contributions under the current S106 regime:
- Produce updated trip rates;
 - Provide evidence of the impact of each development; and
 - Specify schemes which will mitigate the impact of each development.
- 3.10 It is therefore considered that prior to introduction of a formal CIL approach for Cambridge and South Cambridgeshire District Councils, it is necessary to carry out a focused update of each of the ACTPs taking into account the points above. It is anticipated that the relevant committees at each of Cambridgeshire County Council, Cambridge City Council and South Cambridgeshire District Council could approve the updated plans by Summer 2012.
- 3.11 Cambridgeshire County Council will be leading on this update, with input from the City Council and South Cambridgeshire District Council.

3.12 The key actions to update the ACTPs and approximate timescales are given in the table below:

Date	Action
December 2011	* Identify location and scale of planned development in ACTP areas up to 2016 * Produce updated trip rates * Identify in greater detail the impact on the transport network of each planned development in each of the ACTP areas
January 2012	* Identify schemes to mitigate the impact of each planned development in the ACTP areas
February 2012	* Produce draft updated ACTPs * Briefing session(s) with local members from all three authorities
March – April 2012	* Draft ACTPs taken to appropriate committees at all three authorities * 6 week public consultation on the draft plans
May – June 2012	* Analysis of consultation results and appropriate changes made to the plans
July – Aug 2012	* Final plans taken to appropriate committees at all three authorities for adoption

Next Steps

3.13 The County Council plan to undertake the necessary work to update the ACTPs in time to produce a draft by February 2012, where there will be a further briefing with Members of Development Plan Scrutiny Sub Committee in March 2012, prior to a 6 week period of public consultation.

4.0 Implications

(a) Financial Implications

4.1 This are no direct financial implications arising from this report. However, it should be noted that the ACTPs are an established means of seeking planning obligations towards transport infrastructure.

(b) Staffing Implications

4.2 There are no direct staffing implications arising from this report.

(c) Equal Opportunities Implications

4.3 There are no direct equal opportunities impacts arising from this report.

(d) **Environmental Implications**

4.4 There are no direct environmental implications arising from this report.

(e) **Consultation**

4.5 The County Council will lead on 6-week public consultation period on the updated ACTPs in March 2012.

(f) **Community Safety**

4.6 There are no direct community safety implications arising from this report.

6.0 Background papers

6.1 The following background papers were used in the preparation of this report:

- Area Corridor Transport Plans
<http://www.cambridgeshire.gov.uk/transport/strategies/currenttransportplans/atp.htm>

7.0 Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name:	Matthew Bowles
Author's Phone Number:	01223 457172
Author's Email:	Matthew.Bowles@cambridge.gov.uk

This page is intentionally left blank



To: Executive Councillor for Planning and Sustainable Transport

Report by: Head of Planning Services

Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 13/12/2011

Wards affected: All Wards

ANNUAL MONITORING REPORT 2011

1. Executive summary

- 1.1 Monitoring is an important part of the planning process, providing feedback on the performance of policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on an annual basis.
- 1.2 The draft AMR is attached as Appendix A for agreement.

2. Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub Committee for prior consideration and comment before a decision by the Executive Councillor for Planning and Sustainable Transport.
- 2.1 The Executive Councillor is recommended:
- a) To endorse the submission of the AMR (Appendix A) to the Department for Communities and Local Government before 31st December 2011 and if any amendments are necessary that these should be agreed by the Executive Councillor in consultation with the chair and spokes prior to submission.
 - b) To agree the Local Plan Review timetable as detailed in paragraph 3.15 of this report and Figure 9 of the Annual Monitoring Report.

3. Background

- 3.1 The 2004 Planning and Compulsory Purchase Act put monitoring and information gathering at the centre of policy making and its review. Establishing an evidence base and monitoring strategy as part of the tests of soundness are key in producing quality planning policies. Linked to this there is a requirement for local planning authorities to produce and submit an Annual Monitoring Report (AMR).
- 3.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 - was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011. This means that there is no longer a requirement to produce a set of Core Indicators as in previous years AMRs. There is merit in continuing to monitor these as Local Indicators, therefore they can be found in Appendix B of this year's AMR.
- 3.3 The Localism Bill (Now the Localism Act) proposes to remove the requirement to send an Annual Monitoring Report to the Secretary of State. However, this years Annual Monitoring Report will be sent to the Department of Communities and Local Government. There will still be a requirement to produce this report (at least annually), and it will be published on the Council's website in the future.
- 3.4 The AMR should therefore:
- cover the period from 1st April of the previous year to 31st March of the submission year;
 - contain a review of progress for each of the documents in the Council's Local Development Scheme (LDS);
 - identify any policies from Development Plan Documents (DPDs) or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
 - produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
 - provide information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders.
 - make the AMR available on the Council's website as soon as possible following submission.

3.5 This AMR is split into the following chapters:

- Introduction
- Cambridge Today
- Designing Cambridge
- Conserving Cambridge
- Living in Cambridge
- Enjoying Cambridge
- Working and Studying in Cambridge
- Connecting and Servicing Cambridge
- Areas of Major Change
- Implementation
- Local Development Scheme
- Development Monitoring Framework

Key Considerations

Housing Trajectory

- 3.6 As with last year's AMR, Officers have strengthened the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward. This year it also includes further details concerning the availability, suitability and achievability of housing developments. Once the Strategic Housing Land Availability Assessment (SHLAA) has been completed next year, this will also serve to update the 5-year land supply position by identifying new housing allocation sites. Further information regarding Housing and the Housing Trajectory can be found in Chapter 5 of the AMR
- 3.7 The trajectory has been prepared in consultation with developers/ agents/ owners of sites and where possible suggested figures have been used to set out the most likely phasing of development. In the current economic climate some developers have been reluctant to speculate. Assumptions have therefore had to be made in consultation with case officers where appropriate. Small sites under construction have been assumed to complete in the monitoring year. For allocations with no immediate prospect of an application it has been assumed that there will be no completions within the next 5 years.
- 3.8 If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Over the next 5 years (2012/13 to 2016/17) 3,500 will be required. Projected completions over the next

5 years are 6,745 so on this basis the Council currently have 196% of their 5-year supply. Currently the draft National Planning Policy Framework (NPPF) would require Local Planning Authorities to:

“identify and maintain a rolling supply of deliverable sites sufficient to provide five years worth of housing against housing requirements. The Supply should include an additional allowance of at least 20 percent to ensure choice and competition in the market for land”

Given this the Council currently has an excess of 196% of the required supply target, this equates to 9.6 years supply when measured against the five-year supply target of 700 dwellings per year

- 3.9 Further information regarding the Councils progress towards housing targets can be found in Chapter 5 and Appendix D and E of the Annual Monitoring Report.

Progress on Planning Policy Documents

- 3.10 Work on a number of planning policy documents has been ongoing over the last year, including the completion of three documents:
- Eastern Gate Development Framework Supplementary Planning Document (Adopted October 2011);
 - The Open Space and Recreation Strategy (Adopted October 2011)
 - Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge (Adopted March 2011).
- 3.11 In terms of progress with the developments on the urban extensions, the previous 12 months has seen considerable progress on the planning phase of the Southern Fringe and North West Cambridge sites, with reserved matters applications being received for Clay Farm and Trumpington Meadows and Full Application approved for Glebe Farm. Further information can be found in Chapter 9 of the AMR. Work is progressing on the Station Area development with reserved matters applications accepted in 2011 for four buildings accommodating predominately residential accommodation and the conversion of the former Fosters Mill building to 19 flats was submitted in May 2011. The application includes commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units is proposed, including 169 flats of which 63 will be affordable homes. The application also includes part of the Local Park, which is to be

laid out for use an informal open space for public use. This was agreed at Planning Committee on 21st September 2011.

Government Changes

3.12 The Localism Bill was published on 13th December 2010. It set out a series of proposals to shift power away from Central Government and towards local people. In terms of the planning system the Bill contained proposals to make the system clearer, more democratic, and more effective.

3.13 In terms of planning the Bill proposes:

- The abolition of Regional Strategies
- A Duty to Cooperate which requires ongoing constructive and active engagement in the preparation of plans and provision of strategic infrastructure and strategic cross boundary issues between Local Planning Authorities.
- Minor Changes to the Development Plan Framework including:
 - Local Development Schemes (LDS) – Local Planning Authorities will no longer be required to submit Local Development Schemes to the Secretary of State for Approval. Instead, Local Planning Authorities will be required to publish LDS as up to date information for the public on work the authority is going to plan in their area.
 - Removing the requirement to make an annual report to the Secretary of State (see paragraph 3.3 of this report)
 - Changes to the public examination of process for Development Plan Documents (DPD). Inspectors will only be able to suggest changes at the request of the Local Planning Authority and Local Authorities will have greater flexibility to decide whether to accept or reject these amendments
- The Introduction of Neighbourhood Planning:
 - Neighbourhood Development Plans - The intention is that these will set out the community's policies for the development and use of land in a particular neighbourhood area. Neighbourhood Development Plans could be very simple, or go into detail.
 - Neighbourhood Development Orders - The introduction of Neighbourhood Development Orders are intended to enable communities to permit development for a particular neighbourhood area either in full or in outline without the need for planning applications.
 - Neighbourhood Development Plans and orders can be brought forward by Parish Councils or community groups

that have been designated as 'neighbourhood forums'. Local Planning.

- Reforms to the Community Infrastructure Levy relating to passing on a proportion of funds to neighbourhoods.
- Pre-Application Consultation with communities when large-scale major development is planned by developers
- Nationally Significant Infrastructure Project decisions will be taken by Ministers and the examination of applications will be taken over by a new major Infrastructure Planning unit.
- Changes to enforcement – including increasing penalties for non compliance and increasing powers for the removal of illegal advertisements.

3.14 The Localism Act gained Royal Assent in November 2011. Different parts of the Act will come into effect at different times, but current estimates suggest that major measures will come into effect in April 2012. These include:

- The general power of competence for local authorities
- Planning reforms including the changes to planning enforcement rules
- The abolition of Regional Strategies

3.15 On the 25th July 2011, the Government published the draft National Planning Policy Framework for consultation, the draft framework is intended to streamline the national planning policies set out in existing planning policy guidance notes, planning policy statements and a number of related circulars into one single consolidated document. The aim is to provide a clearer, simpler, more coherent framework that is easier to understand and put into practice.

3.16 While the general principle of streamlining the national planning policy framework is welcomed, the Council expressed concern with the balance made in the draft framework between streamlining and providing sufficient certainty for decision making. Other concerns related to the need for transitional arrangements, potential ambiguity of the draft framework and that the presumption in favour of sustainable development may lead to a greater number of planning applications being determined by appeal, which is not consistent with the aims of the localism agenda. The Council's response to the consultation was submitted and agreed at Development Plan Sub Scrutiny Committee on 13th September 2011 and subsequently submitted to CLG.

Other Consultations

3.17 The Government also issues the following consultations:

3.18 *“How change of use is handled in the planning system – tell us what you think”* - The Government wanted to hear from anyone with an interest in how change of use is currently handled through the planning system and areas for possible changes. The consultation was published in June 2011 and closed on 1st September 2011. Any changes by the Government to the Use Classes Order is not expected until 2012 at the earliest. The Council submitted an Officer response, the main points of which are in Chapter 11 paragraph 11.21.

3.19 *“Relaxation of Planning Rules for Change of Use from Commercial to Residential”* – The Government consultation paper was issued in April 2011 and the deadline for responses was 30th June 2011. The document consults on potential relaxation of the planning system to allow for changes of use from commercial uses (B1 use class) to residential uses (C3 use class) without the need to apply for planning permission. The Government also detailed that it believed there is a strong case for making changes of use from B2 (General Industrial) and B8 (Storage and Distribution) to C3 dwelling houses permitted development and contains proposals to extend the existing permitted development rights to allow more than one flat above a shop to be converted without the need for planning permission. The Council submitted an Officer response, the main points of which are in Chapter 11, paragraph 11.21.

Local Plan Review

3.20 At Development Plan Sub Scrutiny Committee (DPSSC) in March 2011 the Council agreed to push forward with the Local Plan Review and revised LDS Timetable. The revised LDS timetable and progress on the Local Development Scheme can be viewed in Chapter 11 of the AMR. The revised timetable is as follows:

Stage	Timescales
Preparation & completion of evidence base	Spring 2011 – June 2012
Issues & Options consultation	June 2012- July 2012
Draft Submission Plan Consultation	February 2013-April 2013
Submission	July 2013
Examination	November 2013-January 2014
Adoption	April 2014

- 3.21 Work is currently underway preparing the evidence base for the Local Plan Review along with a series of member and stakeholder workshops, which will be held between December 2011 and January 2012. Consultation on Issues and Options for the Review of the Local Plan will commence for 6 weeks in June 2012.
- 3.22 It was also agreed at DPSSC in March 2011 that work on the Community Infrastructure Levy would be carried forward in parallel with the Local Plan Review. A Joint Infrastructure Study has been commissioned by Cambridge City Council and South Cambridgeshire District Council, which is due to be completed in 2012 and will inform work on the Community Infrastructure Levy.

4. Implications

Financial/Procurement Implications

- 4.1 There are no direct financial or procurement implications arising from this report, although the Government will take account of housing completions in the calculation of any New Homes Bonus money the Council receives.

Staffing Implications

- 4.2 There are no direct staffing implications arising from this report.

Equal Opportunities Implications

- 4.3 There are no direct equal opportunities implications arising from this report.

Environmental Implications

- 4.4 The climate change rating of the recommendation to endorse the submission of the AMR and agree the changes to the LDF timetable is NIL, as the AMR is a monitoring document.

Community Safety Implications

- 4.5 There are no direct community safety implications arising from this report.

5. Background papers

- 5.1 The following background papers were used in the preparation of this report:

- Cambridge Local Plan 2006
- Draft National Planning policy Framework
- The Localism Act 2011

- Further Documents can be found in the Bibliography of the AMR.

6. Appendices

6.1 Appendix A – Draft Annual Monitoring Report -2011

7. Inspection of papers

7.1 To inspect the background papers or if you have a query on the report please contact:

Author's Name:	Frances Schulz
Author's Phone Number:	01223 – 457175
Author's Email:	frances.schulz@cambridge.gov.uk

This page is intentionally left blank

Annual Monitoring Report

December 2011



Cambridge City Council

Annual Monitoring Report

December 2011

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

Contents

	Page
List of Abbreviations	i
Executive Summary	iii

Main Report		Page
1	Introduction	1
2	Cambridge Today	4
3	Designing Cambridge	8
4	Conserving Cambridge	11
5	Living in Cambridge	15
6	Enjoying Cambridge	26
7	Working and Studying in Cambridge	28
8	Connecting and Servicing Cambridge	32
9	Areas of Major Change	35
10	Implementation	39
11	Local Development Scheme	41
12	Development Monitoring Framework	50

Appendices		Page
Appendix A	Contextual Indicators	53
Appendix B	Local Indicators	60
Appendix C	Local Plan Policy Usage	65
Appendix D	Housing Trajectory	68
Appendix E	Housing Summary	75
Appendix F	Hotel Provision	77
Appendix G	Feed in Tariff Installations Statistical Report	79
Appendix H	Cambridge East Indicators	80
Appendix I	North West Cambridge Indicators	81
Appendix J	Advice Note – Deleted Local Plan Policies	83

Figures		Page
Figure 1	Population Forecast to 2031	5
Figure 2	Housing Completions and Projected Completions 1 st April 2001 to 31 st March 2031.	17
Figure 3	Five Year Land Supply Summary Table	19
Figure 4	Cumulative Completions	20
Figure 5	Dwelling Completions 1999 – 2011	22
Figure 6	Dwelling Size Mix 2010/11	24
Figure 7	Proportion of Residents aged 16-64 Claiming Job Seekers Allowance	31
Figure 8	Southern Fringe	35
Figure 9	Local Development Scheme Timetable	46
Figure 10	Evidence Based Work	47
Figure 11	Local Development Framework Documents	49

	Page
Bibliography	87

List of Abbreviations

	Definition
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BREEAM	Building Research Establishment Environmental Assessment Method
CATS	Cambridge Area Transport Strategy
CCC	Cambridge City Council
CHP	Combined Heat & Power
CLG	Department for Communities and Local Government
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CSR	Cambridge Sub-Region
DPD	Development Plan Document
DPH	Density Per Hectare
DPSSC	Development Plan Sub Scrutiny Committee
EEDA	East of England Development Agency
GCP	Greater Cambridge Partnership
GO-EAST	The Government Office for the East of England
Grade I	Listed Buildings of exceptional interest, sometimes considered to be internationally important.
Grade II	Listing Buildings that are nationally important and are of special interest.
Grade II*	Listed Buildings that are particularly important and of more than special interest.
ha	Hectares
HESA	Higher Education Statistics Agency
HMO	Housing in Multiple Occupation
HSSA	Housing Strategy Statistical Appendix
IMD	Index of Multiple Deprivation
IPPG	Informal Planning Policy Guidance
JDCC	Joint Development Control Committee
JSGIC	Joint Strategic Growth Implementation Committee
JTF	Joint Transport Forum
LDF	Local Development Framework
LDS	Local Development Scheme
LEP	Local Enterprise Partnership
Local Plan Review	The <i>Cambridge Local Plan - Towards 2031</i>
LTP3	The 3 rd Local Transport Plan
m ²	Square Metres
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PDL	Previously Developed Land
PPS	Planning Policy Statement
RDA	Regional Development Agency
RGF	Regional Growth Fund

List of Abbreviations

	Definition
RSS	Regional Spatial Strategy (also known as the East of England Plan)
S29	Section 29 Committee
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Drainage Systems
TIF	Transport Innovation Fund
WCS	Water Cycle Strategy

Executive Summary

The Annual Monitoring Report (AMR) provides background information on the City and highlights the issues that need to be considered when developing planning policies. *Cambridge Today* (Chapter 2) and the Contextual and Local Indicators (Appendix A & B) provide a general picture of what the City is like, for example, how many people live in Cambridge, how many students there are, or the unemployment rate.

Key highlights

The Council has been involved in producing a number of new documents over the last year:

Adopted Documents

- Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge (adopted March 2011)
- Eastern Gate Development Framework SPD (adopted October 2011)
- Open Space and Recreation Strategy (adopted October 2011)
- Conservation Area Appraisal - Trumpington (2011)

Emerging Documents

- Infrastructure Study (commissioned by Cambridge City Council and South Cambridgeshire District Council) due in 2012.
- Strategic Housing Land Availability Assessment (scheduled for completion in early 2012)
- Cambridge Skyline Guidance (scheduled for adoption in March 2012)
- Conservation Area Appraisals:
 - Howes Place
 - West Area
 - Mill Road and Romsey
 - New Town & Glisson Road
 - Riverside
 - Castle and Victoria Road
- Suburbs and Approaches Studies
 - Hills Road
 - Long Road
 - Newmarket Road
 - Trumpington Road

Government Legislation

Royal Assent of the Localism Act was announced on 15th November 2011. It sets out a series of proposals to shift power away from central Government and towards local people. In terms of the planning system, the Act contains proposals to make the system clearer, more democratic, and more effective. Different parts of the Act will come into effect at different times, but current estimates suggest that major measures will come into effect in April 2012.

The planning system will have to adapt to a number of issues raised by the Localism Act over the next few years, some of which will be incorporated into the planning, preparation and implementation of the next Local Plan (*Cambridge Local Plan – Towards 2031*). Key considerations are the Duty to Cooperate, Neighbourhood Planning requirements and reforming how Local Plans are prepared.

The draft National Planning Policy Framework (NPPF) aims to introduce Government policy in relation to planning, with which the Local Plan for Cambridge will need to be in

Executive Summary

conformity. The draft NPPF plans to make the planning system less complex and more accessible, and to promote sustainable growth. The draft NPPF sets out to replace Planning Policy Guidance and Planning Policy Statements.

Consultation for the draft NPPF closed on the 17th October 2011. Development Plan Sub Scrutiny Committee agreed the Council's response on the draft NPPF on 13th September 2011. The Department for Communities and Local Government will consider all responses and make amendments where they feel it is appropriate. The draft NPPF is scheduled for adoption in April 2012.

In June 2011 the Government issued a consultation paper on Change of Use entitled *How change of use is handled in the planning system – tell us what you think*. The Government wanted to hear from anyone with an interest in how change of use is currently handled through the planning system and areas for possible changes. The consultation closed on 1st September 2011, any changes by the Government to the Use Classes Order are not expected until 2012 at the earliest. The Council submitted an officer response, the main points of which are listed in Chapter 11.

In April 2011 the Government issued a consultation on *Relaxation of Planning Rules for Change of Use from Commercial to Residential* (CLG, 2011a [online]), the deadline for responses was 30th June 2011. The document consults on potential relaxation of the planning system to allow for changes of use from commercial uses (B1 use class) to residential uses (C3 use class) without the need to apply for planning permission. The Government also detailed that it believed there is a strong case for making changes of use from B2 (General Industrial) and B8 (Storage and Distribution) to C3 dwelling houses permitted development and contains proposals to extend the existing permitted development rights to allow more than one flat above a shop to be converted without the need for planning permission. The Council submitted an officer response, the main points of which are listed in Chapter 11.

Areas of Major Change

There are six areas of major change: East Cambridge, Southern Fringe, Northern Fringe, Madingley Road/Huntingdon Road, Huntingdon Road/Histon Road, Station Area. The previous 12 months has seen considerable progress on the planning phase of a number of the urban extension sites, with reserved matters applications being received for Clay Farm, and Trumpington Meadows and full application approved for Glebe Farm. The Station Area development is underway and two reserved matters applications (10/0810/REM and 11/0633/REM) have been approved. Work is progressing on the Station Area development with reserved matters applications accepted in 2011 for four buildings accommodating predominately residential accommodation and the conversion of the former Fosters Mill building to 19 flats was submitted in May 2011. The application includes commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units is proposed, including 169 flats of which 63 will be affordable homes. The application also includes part of the Local Park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21st September 2011.

Local Plan Review

Progress on developing the Local Development Framework is measured against the timetable in Chapter 11 - Local Development Scheme (LDS). This year saw the City Council review its Local Development Scheme and agree to press ahead with the Local Plan Review. The City Council will be combining 3 Development Plan Documents -

Executive Summary

Development Control Policies, Site Specific Allocations and the Core Strategy - to comprise a new Local Plan due for adoption in 2014. The City Council is currently at evidence base preparation stage with a consultation on Issues and Options due between June and July 2012.

1 - Introduction

Introduction

- 1.1 Comprehensive monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Cambridge. Section 35 of the Planning and Compulsory Purchase Act 2004 established the statutory need for monitoring to be integral to policy-making and introduced the requirement for an Annual Monitoring Report (AMR). Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.
- 1.2 Guidance issued by the Department for Communities and Local Government (CLG) - in March 2005 and updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008a) - was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG, 2011b [online]). This means that there is no longer a requirement to produce a set of Core Indicators as in previous years AMRs. There is merit in continuing to monitor these Local Indicators, therefore they can be found in Appendix B of this year's AMR
- 1.3 The Localism Bill (Now the Localism Act) proposes to remove the requirement to send an Annual Monitoring Report to the Secretary of State. However, this year's Annual Monitoring Report will be sent to the Department of Communities and Local Government. Furthermore, there will still be a requirement to produce this report (at least annually), and will be published on the Council's website in the future.
- 1.4 The AMR should therefore:
 - cover the period from 1st April of the previous year to 31st March of the submission year;
 - contain a review of progress for each of the documents in the Council's Local Development Scheme (LDS);
 - identify any policies from Development Plan Documents (DPDs) or any previous Local Plan policies that are still in place but are not being implemented. As a part of this work, investigation will be carried out to establish why policies are not being implemented, and what steps will be taken to either secure implementation of the policy or replace it;
 - produce a housing trajectory including net annual completions for the relevant AMR period and the net annual completions since the adoption of a housing requirement policy;
 - provide information on Local Development Orders adopted by the authority, reasons for their creation or reasons for the revocation of such orders.
 - make the AMR available on the Council's website as soon as possible following submission.

This AMR meets the requirements as set out above and many of the additional elements as set out in the guidance.

Policy Context

- 1.5 The Cambridge Local Plan was adopted on 20th July 2006. Under the Planning and Compulsory Purchase Act 2004, the Council is required to replace the Cambridge Local Plan 2006 with a Local Development Framework (LDF), and work is

1 - Introduction

progressing in this respect (see Chapter 11). However, until the documents comprising the LDF are prepared and their policies come into force, the Act makes provision for Councils to retain their Local Plan policies by application to the Secretary of State

- 1.6 The Secretary of State issued a formal Direction on 2nd July 2009 saving the majority of policies in the Cambridge Local Plan 2006. The assessment of the policies was based upon the criteria set out in Planning Policy Statement 12: Local Spatial Planning (PPS12). Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006 (See Appendix J for a list of deleted policies).
- 1.7 The City Council's Development Plan Sub Scrutiny Committee agreed (on 22nd March 2011) a new approach and timescales for the review of the Local Plan 2006. The current estimated date for adoption is Spring 2014. This process is referenced throughout this document as the Local Plan Review or the *Cambridge Local Plan - Towards 2031*. Further information on the progress and preparation of the *Cambridge Local Plan - Towards 2031* can be found in Chapter 11.

Building for the Future

- 1.8 As with last year's AMR, the Council has tried to strengthen the housing trajectory in terms of developing a more robust approach to projecting housing completions; considering existing permissions; and estimating when Local Plan allocations might come forward. The Strategic Housing Land Availability Assessment (SHLAA) is due to be completed in early 2012, this will be used in next years AMR to update the 5-year land supply position by identifying new housing allocation sites.

Topic Chapters

- 1.9 The topic chapters of the AMR are structured in the same way as the Local Plan. This makes it easier to select and review an area of interest. In addition, Contextual and Local Indicators can also be found in Appendix A & B respectively to enable quick access to these results.
- 1.10 Each topic chapter has been split into 5 or 6 sections. These sections are explained in more detail in the paragraphs below:
 - Introduction
 - Use of Policies
 - Issues to Consider
 - Target Based Policies and/or Other Indicators
 - Conclusion & Actions
- 1.10.1 The *Introduction* establishes the key issues and information for the City.
- 1.10.2 *Use of policies* in Council decisions concerning planning applications. This involves straightforward recording of the key policies used in planning decision-making. Reasons for policy usage can then be explored if necessary. In many cases, under-usage of policies will occur because there have not been any relevant applications or that the policies have been used only in pre-application discussions by Development Management. Appendix C shows all

1 - Introduction

Local Plan policies and their associated usage over 2010/11 year. This year's policy usage figures are higher than the previous year by 5.6%.

- 1.10.3 *Issues to Consider* - This section considers whether any problems or issues have been identified with particular policies. Discussions with Development Management officers have taken place to highlight where there may be potential problems, explore the nature of the issues and identify potential solutions or opportunities to review policies. Information from annual discussions carried out from the adoption of the Local Plan 2006 and analysis from subsequent Annual Monitoring Reports will help feed into the preparation of the *Cambridge Local Plan - Towards 2031*.
- 1.10.4 *Target based policies and/or Other Indicators* - A number of policies in the Local Plan are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the Council is at implementing these policies or whether there are any issues that need to be addressed.
- 1.10.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.
- 1.11 Some Chapters such as the Local Development Scheme, Areas of Major Change and Living in Cambridge have been laid out differently as more detailed content is required, a change in format helps to ensure ease of reading.

2 – Cambridge Today

- 2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge, which is made up of 31 colleges, and the resulting historic environment that has been created.
- 2.2 The latest population estimates put the population of the City at 121,300 (Cambridgeshire County Council, 2011f [online]). Cambridge is the main settlement within a rapidly growing sub-region. As a county, Cambridgeshire¹ encompasses over 610,000 people living in surrounding villages, new settlements and market towns. It is estimated that 17,600 residents in Cambridge, are children (aged 0-14 years) and 27,500 are young adults (aged 15-24 years) who form a significant proportion of the population. There are 61,800 mature adults aged 25-64 years, and only 14,500 aged over 65 (Cambridgeshire County Council, 2011f [online]). Around 30,311 students study at the two universities in Cambridge².
- 2.3 The City is enclosed by a Green Belt, the boundaries of which have been the subject of recent planned changes to allow for more sustainable growth in the Cambridge area. These developments will provide more homes for key workers and other groups and increase the population of the City further. Between 2011 and 2016, the population is projected to rise to 137,300; an increase of 11% and by 2026 to 148,600 an increase of 18%. By 2031, the population is expected to rise by 20% and reach 151,000.
- 2.4 Figure 1 illustrates the 2010 Mid-Year Population Forecasts produced by the Cambridgeshire County Council Research Group. These forecasts have been split into age groups. Important information to consider when regarding the chart is as follows:

“These forecasts should be considered provisional. The proposed abolition of the RSS and ongoing uncertainty over the future of some developments included here means that there is considerable uncertainty over future housing targets and likely trajectories. In Cambridge, the Cambridge East development at Cambridge Airport is unlikely to proceed in the manner reflected in this forecast. The Government's decision not to fund A14 Ellington to Fen Ditton improvements may also limit the growth planned on the City's north-west fringe. These forecasts do not represent either County Council or District Council plans or policy when they go beyond current approved plans or policy.”

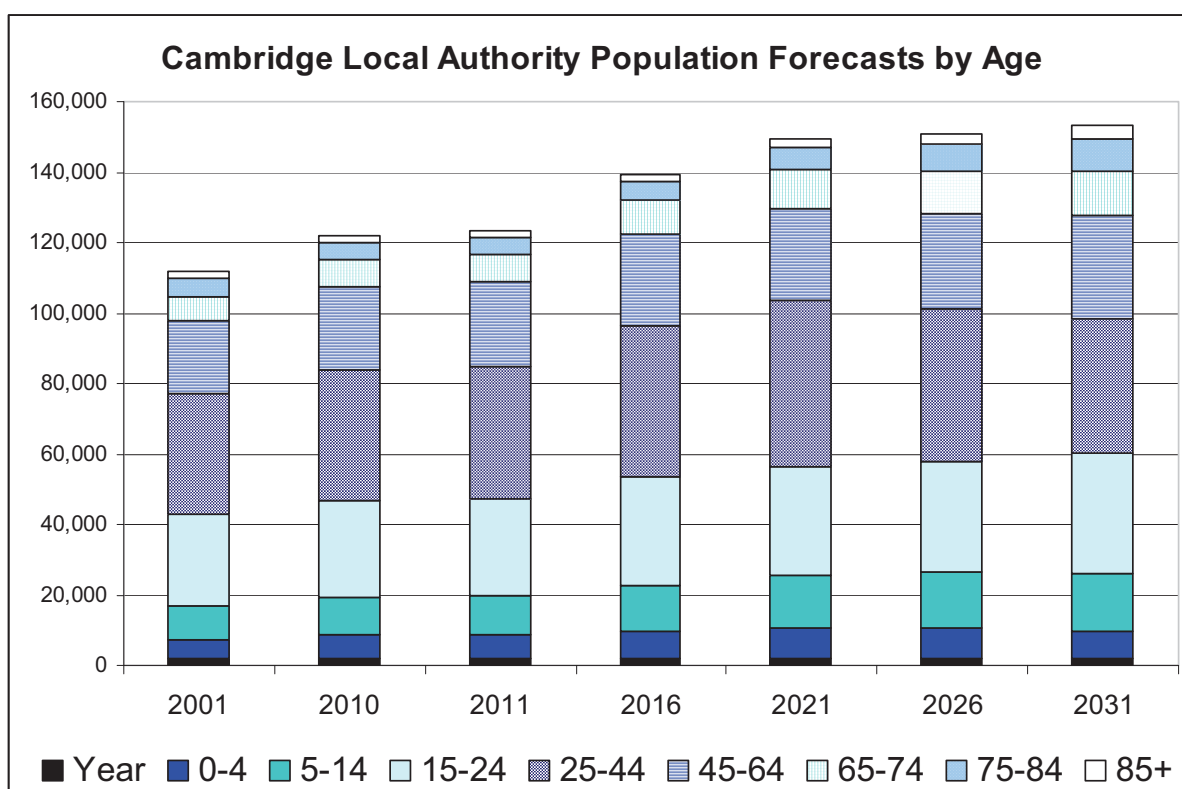
(Cambridgeshire County Council, 2011f [online])

¹ Cambridgeshire consists of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire Local Authorities unless stated otherwise

² See Appendix B Local Indicators for source.

2 – Cambridge Today

Figure 1: Population forecasts to 2031



(Cambridgeshire County Council, 2011f. *Mid-2010 Population Estimates* [online] Cambridge: Cambridgeshire County Council Research Group)

- 2.5 Ethnic minorities constituted around 10.6% of the total population in 2001. People of Asian ethnicity were the next largest group in the city next to those of white ethnicity, followed by those of black ethnicity. 19.1% of students were from ethnic minorities (Office for National Statistics, 2001 [online]).
- 2.6 Cambridge is an internationally renowned historic City attracting over 4.1 million visitors a year (East of England Tourism, 2008). The City has a renowned landscape setting with historic and cultural associations such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 868 listed buildings. 66 are Grade I, 52 Grade II* and 750 Grade II. Some entries such as those for Colleges or terraces of houses include more than one building or property, therefore overall numbers may be considerably higher. The City has 5 Scheduled Monuments and 11 Historic Parks and Gardens, not including The Backs (which is not officially designated). There are 11 Conservation Areas designated in the City totalling 837.99 hectares. This represents 21% of the City area. 1,032 buildings are designated as being of Local Interest. Work is currently being undertaken to consolidate the above figures in order to use the data more effectively, this will be updated in next years AMR.
- 2.7 The City is an acknowledged world leader in higher education, research and knowledge based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area, termed the “Cambridge Phenomenon”, has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major part

2 – Cambridge Today

within the local economy. In early 2006, the City had 16,518 jobs within 461 high technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire County Council, 2006 [online]). Unemployment levels are relatively low at 2.1% in April 2010 below the regional and national averages of 3.2% and 3.9% respectively (ONS: Claimant Count cited in Nomis [online]).

- 2.8 Cambridge and the surrounding rural district of South Cambridgeshire provide over 152,800 employee jobs (ONS: Annual Business Inquiry 2008 cited in Nomis [online]), approximately 88,100 of which are based within the City boundary. Cambridge's total jobs figure is 100,000, which includes the self-employed, Government-supported trainees, HM Forces, and the employee jobs figure mentioned earlier in the paragraph (ONS: Jobs Density 2008 cited in Nomis [online]). Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.13 (ONS: Jobs Density 2008 cited in Nomis [online]).
- 2.9 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads you to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour's drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Marshall Airport Cambridge UK is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond³. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and Kings Lynn are only 40 miles away.
- 2.10 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the City Centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge.
- 2.11 The 'Cambridge Area Transport Strategy' is currently being prepared by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council. The emphasis is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.
- 2.12 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the City's jobs were associated with these firms in 2008.

³ <http://www.marshallairportcambridge.co.uk/>

2 – Cambridge Today

- 2.13 Figures on average house prices and average wage levels suggest that in 2010 the ratio or multiplier of wages to average house prices in the City was around 9.2. The ratio of lower quartile earnings, which is more appropriate for first time buyers, against the cheapest housing available was around 9.5 in 2010 up from 8.2 in 2009, this highlights the continuing issue of affordability for first time buyers in Cambridge. Average (mean) house prices are now around £321,189, an increase of 12% from 2009. (CLG, 2011 [online]).
- 2.14 Gross Median Household Income has decreased from 30,000 in 2009 to 29,800 in 2010. The English Indices of Deprivation 2010 – compiled by the Department for Communities and Local Government (see Appendix A), shows a notable change since it was last compiled in 2007. In 2007 Cambridge had a 'Rank of Average Score' of 236, where a rank of 1 indicates the most deprived Local Authority Area and 326 the least deprived. The 2010 results show Cambridge with a rank of 193. Results also show that in 2007 Cambridge had 11 Super Output Areas (SOA) within 40% of the most deprived SOAs in England, this has now increased to 20.
- 2.15 Over the same period, the Council has achieved decreases in the number of rough sleepers from 2 in 2008/09 to 1 in 2009/10. However, the number of homeless households in priority need has increased slightly from 134 in 2008/09 to 141 in 2009/10 (see Contextual Indicators Appendix A).

3 – Designing Cambridge

Introduction

- 3.1 Promoting sustainable development and design quality is a key overarching theme running throughout Council policy. Policies in this chapter are frequently cited in decisions on planning applications, as they relate to matters of building and site design. The built and natural environments have always been an important consideration in the development of the City. New development is expected to promote high standards of built form and urban and landscape design. The quality of the City's environment plays an important role in the local economy, attracting tourists, employees and residents, who all contribute to the continued success of Cambridge.

Use of policies

- 3.2 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 1021 times. Policy 3/7 Creating Successful Places was used 364 times and Policy 3/14 Extending Buildings was used 557 times. These policies are key to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 490 occasions and requires the submission of a Sustainable Development Checklist with major developments.
- 3.3 Policy 3/7 plays an important role in place-making and the development of the City and its urban extensions. Development Management find it especially useful when dealing with areas where the street scene may be affected through development. Last year a considerable amount of work was undertaken on planning applications for the major growth sites. Much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.
- 3.4 Some policies were used on only a few occasions – Policy 3/2 Setting of the City (10 times), 3/3 Safeguarding Environmental Character (16 times), 3/9 Watercourses and other Bodies of Water (11) and 3/13 Tall Buildings and the Skyline (12). Whilst usage of these policies is low, they all have a part to play, especially in relation to large development sites, sites on the edge of the City (of which Policy 3/2 is very useful) and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year. This year Policy 3/3 was used in the development of sites such as the CB1 development and Glebe Farm.

Issues to Consider

- 3.5 In practice, Policy 3/6 Ensuring Co-ordinated Development has proved challenging to implement if not accompanied by a development brief or vision document. Whilst the Council is not advocating any amendment or deletion of Policy 3/6, it remains difficult to prove if, or how one development may be prejudicial to other developments, especially where the 'larger site' is not defined, or in instances where different parties do not get along. The use of the policy has highlighted the need to consider the re-development of a site or sites in a holistic way, and to provide, in some cases, guidance in the form of development briefs to support future development proposals. This policy will be reviewed as part of the Local Plan Review.

3 – Designing Cambridge

- 3.6 Policy 3/7 Creating Successful Places has been used extensively for pre-application discussion and in processing planning applications for large and small site. Its detailed criteria are particularly effective when considering the impact of a large-scale new development upon a wider neighbourhood and the need for integration. The quality, sustainability, functionality and light penetration of amenity spaces is however absent from this list of criteria. Given the challenges to accommodate maximum numbers of units on sites, many schemes involve small and heavily shaded amenity areas, more often than not above a car park. The sustainability of planting and usefulness of the space in these situations is questionable because of the limited growing medium available. It has been suggested that an additional criterion is added to this list to ensure the development of high quality, functional, attractive and sunlit amenity spaces.
- 3.7 The interpretation of the wording in Policy 3/9 Watercourses and Other Bodies of Water remains an issue. The policy refers to waterside and water-related development. The review of the Local Plan will seek to provide clarity or amend the scope of this policy.
- 3.8 Policy 3/10 Sub-division of Existing Plots has recently been clarified through the creation of an advice note entitled *Advice Note on Development Affecting Private Gardens in Cambridge* (Cambridge City Council 2011c). The advice note sought approval at Planning Committee on 1st June 2011 to agree that the advice note be:
- used for decision making,
 - be circulated to all Members and Officers and put on the City Council web pages as guidance for assessing development in private gardens

The advice note was accepted unanimously and is now used as guidance to help assess development in private gardens. This information will be used to inform future related policies through the Local Plan Review.

- 3.9 The Council is currently in the process of consulting on *Cambridge Skyline Guidance*, which will provide an assessment tool to help reinforce Policy 3/13 Tall Buildings and the Skyline and will deal with the issue of height in context. The guidance is due for adoption in March 2012, and may also include recommendations about specific policy for the location of tall buildings in the Local Plan Review.
- 3.10 Policy 3/15 Shopfronts and Signage is considered a key policy and is relied on by Development Management and Urban Design for adverts and signage. Usage of this policy has increased from 68 (2009/10) to 112 (2010/11) in the determination of planning applications

Target Based Policies

- 3.11 No policies have been identified for target based monitoring at present. However, the supporting text to Policy 3/1 Sustainable Development makes reference to the Cambridge Sustainable Development Guidelines which includes the need to ensure that residential development is proposed at densities of at least 30 Dwellings Per Hectare (DPH).

3 – Designing Cambridge

- 3.12 One hundred and ninety-four completed sites of 9 or above dwellings, were monitored in the 2010/11 year. The average density of these sites was 65.04 DPH, 84% of these sites had a density of 50 DPH or more and 92.2% of permissions had a density of over 30 DPH. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council, 2011d & 2011e [online]).

Building for Life

- 3.13 Local Indicator H6 covers housing quality, measured against Building for Life criteria (BfL). BfL assessments were introduced to the AMR last year and score the design quality of planned or completed housing developments against 20 criteria. Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values⁴.
- 3.14 Government support was offered to local authorities in the form of training for one officer in each Local Authority to enable them to assess developments. Subsequently, this training was rolled out internally to Planning Officers. The Council has developed processes and procedures to ensure BfL is used at both application determination stage and at the stage of substantial completion of development.
- 3.15 The results of the BfL assessments carried out on developments of 10+ units completed in the 2010/11 monitoring year are as follows (to see a list of the assessed sites please refer to Appendix A):
- Very good (16 or more) – 3 developments
 - Good (14 - 15.5) – 2 developments
 - Average (10 - 13.5) – 0 developments
 - Poor (9.5 or less) – 0 developments
- 3.16 The results above show all 5 of the completed schemes assessed achieved a rating of 'good' or above and scored 14 or more positive answers out of the 20 BfL criteria. The two developments which achieved a 'good' rating performed well under the categories relating to Environment and Community, Character, Streets and Parking, but all under achieved in the last category relating to Design and Construction, in particular against questions 19 and 20 which relate to advances in construction technology and the out performance of statutory minima.

Conclusion and Actions

- 3.17 The chapter Designing Cambridge remains an effective and sound section of the Local Plan for assessing new development across the City. The policies are used very frequently, as they were in previous monitoring years. However some of the policies (for example Policy 3/9) will need to be reviewed as the *Cambridge Local Plan - Towards 2031* progresses.
- 3.18 Further discussion on implementing BfL indicators and preparing other documents such as Skyline Guidance will be key tasks for the current year which should help with the application of policy and will be reported on in next year's AMR.

⁴ <http://www.buildingforlife.org/about>

4 - Conserving Cambridge

Introduction

- 4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact City with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.
- 4.2 The Cambridgeshire Green Infrastructure Strategy 2011 was endorsed at Development Plan Scrutiny Sub Committee on 18th October 2011. While it is a County document the Council has been involved with its development and it is a material consideration in the planning process.
- 4.3 The Open Space and Recreation Strategy – a City-wide document – was adopted at Environment Scrutiny Committee on 4th October 2011 as a material consideration and as part of the technical evidence base for the Local Plan Review. The Open Space and Recreation Strategy 2011 supersedes the Open Space and Recreation Strategy 2006. The strategy is important as it seeks to ensure that open space supports the development of sustainable communities, and the enhancement of the health and well-being of residents and the biodiversity of the city. The strategy:
- sets out the protection of existing open spaces;
 - promotes the improvement of and creation of new facilities on existing open spaces;
 - sets out the standards for open space and sports provision in and through new development;
 - supports the implementation of Section 106 monies and future Community Infrastructure Levy monies
- 4.4 Chapter 5 of the strategy sets out new Open Space and Recreation Standards, which update those contained in the Open Space and Recreation Strategy 2006. The adopted standards for the quantity of open space required through new development are set out in the Cambridge Local Plan 2006. Policy 3/8 of the Cambridge Local Plan 2006 requires all residential development to include open space in accordance with the open space standards as included in Appendix A of the Local Plan. As this strategy suggests new standards, the Cambridge Local Plan 2006 standards will stand as the adopted standards for the time-being. However, the strategy's new standards will form part of the evidence base for the review of the Local Plan and support the use of the council's Planning Obligations Strategy Supplementary Planning Document. Following the adoption of the next Local Plan, the strategy will be formally updated and readopted in order to ensure that the standards of the new Local Plan and strategy are aligned.

Use of policies

- 4.5 There are 13 policies in this chapter of the Local Plan. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 107 times; Policy 4/10 Listed Buildings used on 185 occasions; Policy 4/11 Conservation Areas used 455 times; and Policy 4/13 Pollution and Amenity used on 204 occasions.

4 - Conserving Cambridge

- 4.6 Policy 4/8 Local Biodiversity Action Plans was only used twice. The use of the policies in this chapter is highly dependent upon the nature and location of applications submitted within the monitoring year. As such, these policies remain a useful part of the planning policy framework of the City.

Issues to Consider

- 4.7 Concerns still remain as to whether Policy 4/4 Trees is being used consistently by consultees. Development Management believe more clarity should be given to advise consultees how to refer to policies such as these. This is something that will be followed up over the course of the year.
- 4.8 Issues remain concerning Policy 4/12 Buildings of Local Interest. The principal issue in relation to Policy 4/12 is that it only applies when works are proposed which require planning permission. Buildings of Local Interest outside Conservation Areas have no formal protection from demolition and concerns have been expressed regarding the application of this policy. This is an issue which will be picked up as part of the Local Plan Review.
- 4.9 The Trumpington Conservation Area Appraisal was adopted in 2011, further Conservation Area Appraisals are currently being undertaken and expected in 2012:
- Howes Place
 - West Area
 - Mill Road and Romsey
 - New Town & Glisson Road
 - Riverside
 - Castle and Victoria Road

Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of conservation areas means that the development is controlled more strictly than in other areas.

- 4.9 The following Suburbs and Approaches Studies are also underway:
- Hills Road
 - Long Road
 - Newmarket Road
 - Trumpington Road

Suburbs and Approaches Studies have no statutory status but provide assessments of local distinctiveness which can be used as a basis when considering planning proposals

Target based policies

- 4.10 No policies have been identified for target based monitoring at present. However the Cambridge Today chapter gives a useful summary of the number of Listed Buildings, Scheduled Monuments and Historic Parks and Gardens (paragraph 2.6).

4 - Conserving Cambridge

- 4.11 As seen from the table below the City Council did not grant any applications this year contrary to Environment Agency advice.

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds in 2010/11
(i)	0
(ii)	0
E2	Change in areas of biodiversity importance
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit. Totalling 15.03 hectares, In 2009/10 this was recorded as 14.97 hectares. In 2010/11 the boundary of Traveller's Rest Pit SSSI was changed after re-survey, which led to a small increase in its area and the addition of one unit. Traveller's Rest Pit site is a SSSI designated for geological reasons it was re-surveyed due to forthcoming development in the north-western area of Cambridge within which it is located.</p> <p>36.1% of SSSI land area in the City remains in favourable condition; this is an increase of 0.3% on the previous year.</p> <p>57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. Last year (09/10) these figures were 0% and 64.2% respectively. The large change in proportion from <i>Unfavourable No Change</i> to <i>Unfavourable Recovering</i> can be explained by the status Cherry Hinton Pit Unit 1 (a relatively large unit) changing in this way during 2010/11.</p> <p>There is no change in the number of County Wildlife Site and City Wildlife Sites (CiWS) which remain as 15 and 51 respectively.</p> <p>One CiWS site has been affected by development in the 2010/11 year. King's Hedges Triangle/Scrub CiWS. Has now been renamed 'King's Hedges Hedgerow' and it's boundary has been amended to exclude a formerly species rich grassland area which has been lost to development/poor management, 1.34 hectares have been lost.</p> <p>National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 237 out of 416 sites (57%) have shown positive conservation management. This demonstrates a 9.9% increase on last year's figures and demonstrates the Council's positive approach towards conservation management</p>

- 4.12 Table E2 shows that the standard of SSSI land is improving and that positive conservation management techniques are being successfully implemented across the Authority.

4 - Conserving Cambridge

Conclusion and Actions

- 4.13 The chapter Conserving Cambridge remains an effective and sound section of the Local Plan contributing effectively towards the high quality natural and built environment of the City. The policies are used frequently.
- 4.14 Further work on the Conservation Area Appraisals and Suburbs and approaches Studies is scheduled for the coming year.
- 4.15 Some of the policies will need to be reviewed as the *Cambridge Local Plan Towards 2031* progresses.

5 – Living in Cambridge

Introduction

- 5.1 The high cost of housing in Cambridge is a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the City. This also has a knock-on effect as employees have to look further a field for housing and then commute in, which in turn has implications for sustainability issues and congestion on the City's roads. Despite the recession, prices remain high in the City and this issue persists.
- 5.2 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 look to secure new affordable housing to meet local needs in housing developments. The Local Plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.

Use of policies

- 5.3 Development Management have used thirteen policies out of fourteen in this chapter, the most used policies were 5/1 Housing Provision, used 94 times and 5/14 Provision of Community Facilities Through New Development used 70 times. Development Management have indicated that many of the policies in this chapter are also used at the pre-application stage.
- 5.4 Policy 5/8 Travellers was not used this year, and has in fact not been used since the 2007/08 monitoring year. However this policy is still important in order to deal with any planning applications for temporary stopping places that may arise. The policy will be reviewed as part of the Local Plan Review.

Issues to Consider

- 5.5 Policy 5/1 Housing Provision will need to be updated as part of the Local Plan Review. The Local Plan 2006 sites the provision of 12,500 dwellings from 1999 – to 2016. The *Cambridge Local Plan - Towards 2031* will update this figure to cover the years 2011-2031.
- 5.6 Policy 5/11 Protection of Existing Facilities is used frequently during pre-application discussion and planning applications with regard to the loss of community facilities. Development Management consider that more detail could be given to the document in terms of issues that may arise with this policy when faced with temporary changes of use. If a building is changed to temporary house a community facility it is uncertain as to whether this should be classed as a loss of community facility when the building reverts to it's original use. This issue will be considered in the development of future policies.
- 5.7 Policy 5/11 has been the subject of some discussion recently in relation to the loss of public houses in Cambridge. Uses predominantly within the D1 Use Class are the focus of these policies, yet public houses (categorised as A4 Use Class) are not included within the community facilities policies of the Cambridge Local Plan 2006. Whilst there is some national policy coverage of this issue in Policy EC13 of Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), public houses outside local centres are not supported by any planning policy provision.

5 – Living in Cambridge

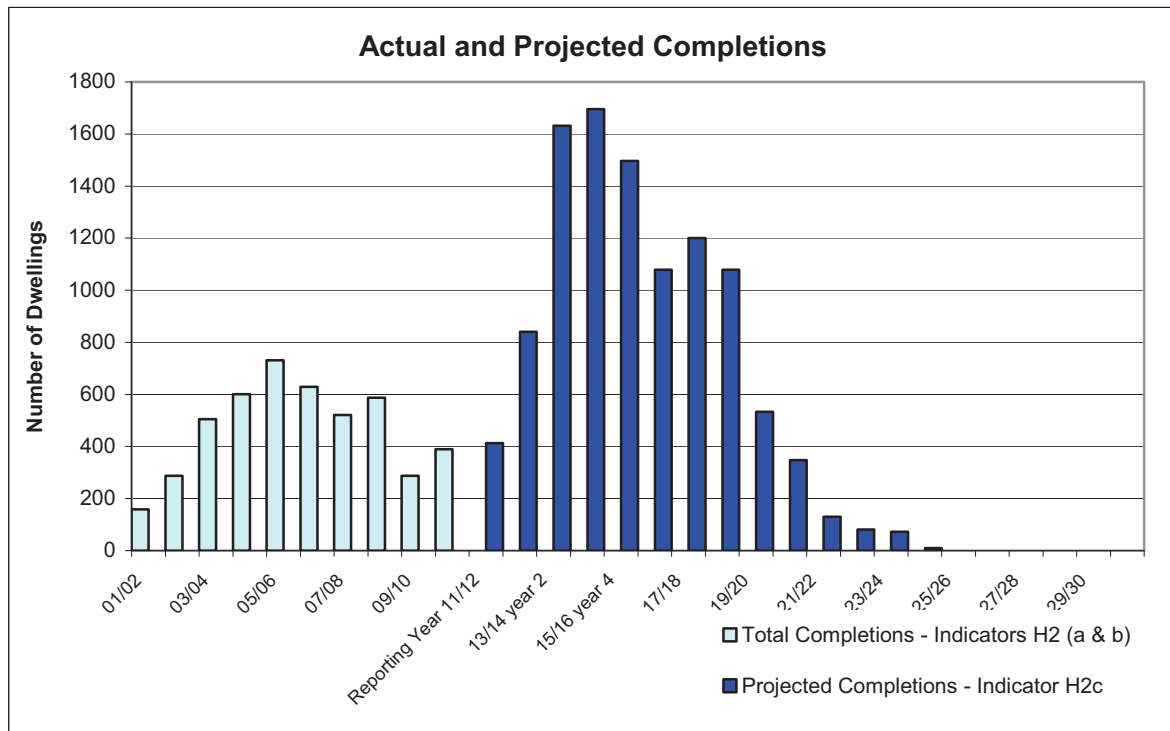
- 5.8 The draft National Planning Policy Framework (NPPF) states that planning policies should plan positively for the provision and integration of community facilities - which include public houses and other local services - to enhance the sustainability of communities. As part of the Local Plan Review. The Council will be undertaking an assessment to determine the extent to which public houses support local communities, for example by hosting local activities. This will help to determine whether or not certain public houses should be classified as a local community facility in order to protect them according to Policy 5/11 and subsequent revisions of the policy. The Council will also consider whether any interim guidance is required prior to the adoption of the Local Plan in 2014.

Housing Supply

H1	Plan period and housing targets
	<ul style="list-style-type: none"> Revised RSS target from 2011 to 2031 – 14,000 dwellings. Local Plan 2006 Target 1999-2016 – 12,500 <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings in previous years
	See Appendix D
H2 (b)	Net additional dwellings – for the reporting year
	390 dwellings
H2(c)	Net additional dwellings – in future years
	See Appendix D
H2 (d)	Managed delivery target
	See Appendix D
H3	New and converted dwellings – on previously developed land (Gross)
	98.6%
H4	Net additional pitches (Gypsy and Traveller)
	0
H5	Gross affordable housing completions
	146
H6	Housing quality – Building for Life Assessments
	3 – Very Good 2 – Good 0 – Poor 0 – Very Poor

5 – Living in Cambridge

Figure 2: Housing Completions and Projected Completions 1st April 2001 to 31st March 2031.



(Cambridgeshire County Council, 2011b [online] & Appendix D)

- 5.9 Figure 2 shows the actual dwelling completion figures for the years 2001/02 to 2010/11 and the projected completions to 2030/31. To date, 4,698 dwellings have been completed between 2001/2-2010/11. This means that 390 dwellings were completed last year (2010/11).

Five Year Land Supply

- 5.10 Projected figures (featured in this chapter and Appendix D) are based on the Council's Housing Trajectory. This is a requirement of Planning Policy Statement 12: Local Spatial Planning (PPS12) and is intended to track the housing supply provision over the lifespan of the Local Plan and any subsequent development plan documents as well as identifying housing land likely to come forward in the first 5 years as required by PPS3. The Government also require the trajectory to cover at least 15 years after the adoption of a Core Strategy or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and South Cambridgeshire District Council and also from discussions with Development Management Officers where owners could not be found. For more site-by-site details, please see the main Housing Trajectory in Appendix D.
- 5.11 Work undertaken in 2009 in connection with updating the Regional Spatial Strategy (RSS) housing targets concluded that a lower target would be more realistic. The County Council commissioned consultants to produce the Cambridge Development Study, which formed part of a joint Local Authority response to the East of England Regional Assembly's (EERA) consultation on the Review of the RSS in 2009. Cambridgeshire County Council and its Districts formed a member group CReSSP (Cambridgeshire Regional Spatial Strategy Panel) to agree a joint

5 – Living in Cambridge

response to the EERA consultation. This response was agreed in a report to the City Council's Development Plan Steering Group on 17th November 2009. This proposed a figure of 14,000 dwellings to be built in Cambridge (700 dwellings per year) and 21,000 in South Cambridgeshire (1175 dwellings per year) between 2011 and 2031. This level of provision is one which is much more realistic than the adopted RSS target of 19,000 to 2021. It is also supported by the findings of the 2009 Cambridgeshire Development Study.

- 5.12 The draft revision to the Regional Spatial Strategy for the East of England (to 2031), which was published in March 2010, was consistent with this approach and outlined a target of 14,000 for Cambridge to 2031. In the light of the Government's intention to abolish Regional Spatial Strategies, the Cambridgeshire Authorities agreed a joint position statement setting out the development strategy for Cambridgeshire. The Council agreed this statement in October 2010. For Cambridge this statement was consistent with the previous work, with 14,000 dwellings for the period 2011 to 2031. Appendix E sets out further background information to this. The adopted RSS target is technically still a material consideration until it is abolished by the Localism Act 2011. This will be undertaken on a region-by-region basis. Local Authorities will then be responsible for establishing the right level of local housing in their areas. The Local Plan Review will set out the appropriate level of future provision in Cambridge to 2031. For the purposes of the AMR this figure has been adopted in this year's Housing Trajectory as being a more realistic estimate and target of the likely level of future housing delivery. This is consistent with the approach taken in the 2010 AMR.
- 5.13 If 14,000 dwellings are to be provided between April 2011 and the end of March 2031, the annualised projected requirement would be 700 dwellings per annum. Over the next 5 years (2012/13 to 2016/17), 3,500 will be required. Projected completions over the next 5 years are 6,745 so on this basis the Council currently has a generous five-year supply of 196%. Currently the draft National Planning Policy Framework would require Local Planning Authorities to:

“identify and maintain a rolling supply of deliverable sites sufficient to provide five years worth of housing against housing requirements. The supply should include an additional allowance of at least 20 percent to ensure choice and competition in the market for land”

Given this the Council currently has an excess of 196% of the required supply target, this equates to 9.6 years supply when measured against the five-year supply target of 700 dwellings per year. This is illustrated in the table below.

5 – Living in Cambridge

Figure 3: Five Year Land Supply Summary Table

	2012/13	2013/14	2014/15	2015/16	2016/17
Housing Trajectory Total	841	1632	1696	1497	1079
Revised RSS Target Year on Year from April 2011 to March 2031 (14,000 divided by 20 years = 700pa) Draft East Of England Plan 2010	700	700	700	700	700
Under/Over Supply in relation to RRS Target	141	932	996	797	379
Total Five Year Under/Over Supply 2012/13 - 16/17	3245 (196%)				

- 5.14 It is difficult to project forward completions in such times of economic uncertainty. To an extent, development predictions in the longer term are based on a return to normal market conditions, as there is no way of knowing how long a recession will last. The housing trajectory will be reviewed next year, again in consultation with developers to ascertain how things have changed. Once the SHLAA has been completed next year, this will serve to update the 5-year land supply position and housing trajectory.

Housing Trajectory

- 5.15 The economic downturn will inevitably have an effect on housing delivery in the next few years. Information from developers suggests that, generally speaking, they expect developments to start one or two years later than planned. This is especially so for developments thought likely to start within the next year or two. In addition, larger developments are likely to be spread over a longer time period. It should be noted the effects of the recession relate to the timing of development rather than its extent, or location.
- 5.16 Developers' reasons for other possible delays in housing developments also include: market conditions, site preparation costs, infrastructure costs, and planning obligations. All these cost factors have the potential to affect delivery of housing on this site.
- 5.17 In last year's AMR, it was projected that 447 dwellings would be completed in 2010/11 and actual completions were 390. The Council predicted that 50 dwellings would be built in Clay Farm during this time period however development was delayed. This could account for the discrepancy between actual and predicted figures.
- 5.18 Factors that will affect the capacity and timing of specific sites include:
- Cambridge East – under the Cambridge East AAP this site was to deliver significant levels of housing in the City and South Cambs. Marshall announced in April 2010 that they have been unable to find an alternative site and that they do not envisage relocating by 2031. No allowance is therefore made in the trajectory for the main airport site. Some residual

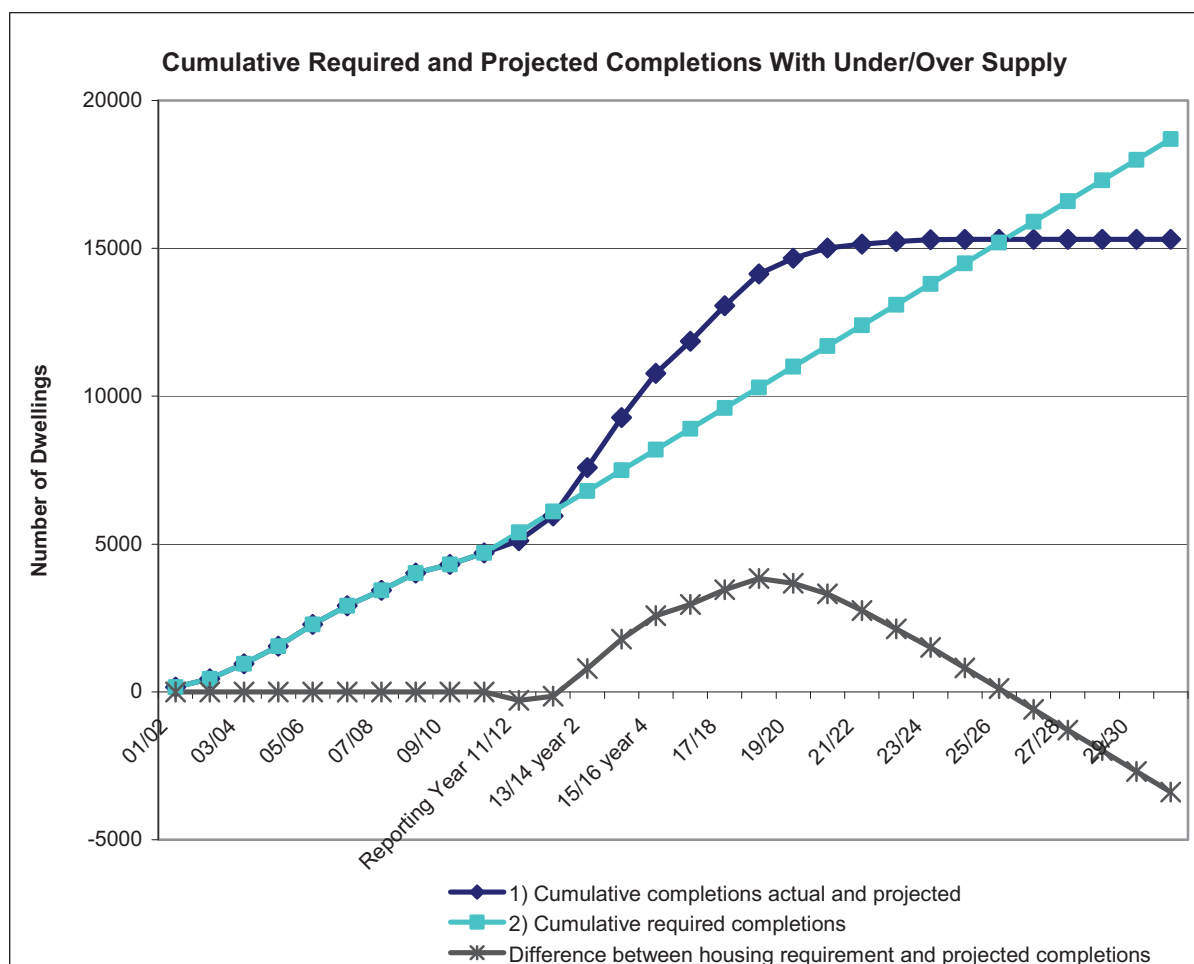
5 – Living in Cambridge

capacity exists however on other sites within the Cambridge East AAP area which may become available in the 2016 to 2031 period.

5.19 The Capacity and availability of some Local Plan allocated sites has also been raised by landowners, the following allocations will need to be reviewed as part of the Local Plan Review and through the Strategic Housing Land Availability Assessment (SHLAA) as they have been highlighted as unlikely to provide further residential development in the future:

- The Territorial Army Centre on Cherry Hinton Road (site 5.08),
- The Nuffield Hospital (site 5.10),
- Caravan Park – Fen Road (site 5.11),
- Milton Infant and Junior School (site 5.13),

Figure 4: Cumulative completions (1) Projected, (2) Required to meet the current implied RSS target and (3) showing the difference between the two



5 – Living in Cambridge

Trajectory only identifies potential new developments over 10 dwellings and therefore it is also expected that smaller developments will also help to meet future housing completions.

- 5.22 Further work is currently underway through the SHLAA to identify the realistic potential for new residential development in Cambridge to 2031.
- 5.23 The adoption of the Council's Strategic Housing Land Availability Assessment is planned for early 2012. This document will inform the Local Plan Review along with next years housing trajectory.
- 5.24 Density of new development

Density	Percentage
<30DPH	7.7%
30 – 50DPH	8.2%
>50DPH	84%

- 5.25 These results show that the majority of new dwellings in Cambridge are being developed at a density above 50 DPH. One hundred and ninety-four completed sites of 9 or above dwellings, were monitored in the 2010/11 year. The average density of these sites was 65.04 DPH, 84% of these sites had a density of 50 DPH or more with 92.2% of permissions being developed at a density of over 30 DPH. (Cambridgeshire County Council, 2011d [online] & 2011e [online]). Despite the deletion of the minimum density requirement from PPS3, the Cambridge Local Plan seeks to achieve sustainable development and land in Cambridge is still being developed efficiently. The average density has, however dropped by 29.9 DPH from the year before.

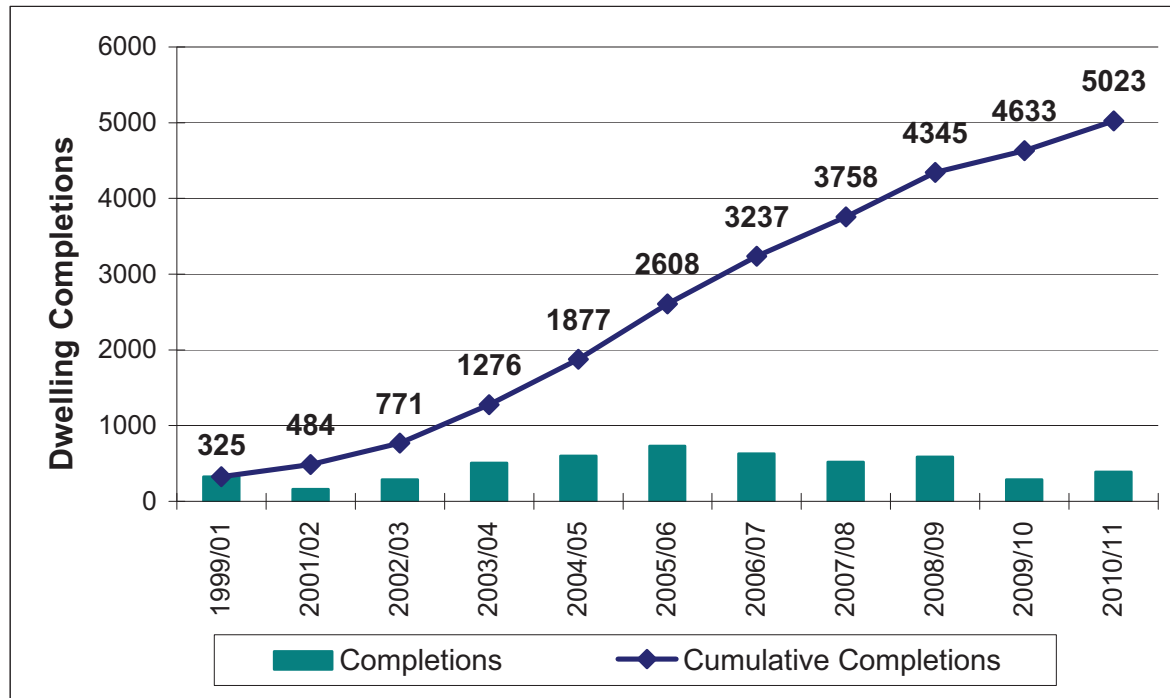
Target based policies

- 5.26 Three policies in this topic area have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities) as following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation, which requires disabled access to all properties.
- 5.27 *Policy 5/1 Housing Provision* - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999 – 2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan.

5 – Living in Cambridge

- 5.28 Figure 5: Dwelling completions 1999-2010 show that to date some 5,023 dwellings have been completed leaving 7,477 dwellings to be completed in the remaining five years to 2016.

Figure 5: Dwelling Completions 1999 – 2011 -



(Cambridgeshire County Council, 2011b)

- 5.29 *Policy 5/5 Meeting Housing Needs* - twelve planning applications were submitted relating to Policy 5/5 this year: four of these applications were refused and so were not evaluated. Two sites were also eliminated from the monitoring process as they were used to justify that the site did not meet the requirement of the Policy. This left eight sites to be assessed under this policy. The sites assessed were the: Land between 25 & 26 Greenlands and Land to the South of Greenlands (known as the Bell School Site), Land between Long Road and Shelford Road (Known as Clay Farm), the Station Area, Land to the East of Hauxton Road (Known as Glebe Farm), Betjeman House (104 Hills Road), La Mimosa Restaurant, Thompsons Lane, and Land between 20-24 Cambridge Place. The results are as follows:

- Land between 25 & 26 Greenlands - This application does not include housing and therefore cannot be assessed against the criteria of Policy 5/5
- Land to the South of Greenlands - although only outline permission the proposal sites the creation of 40% affordable homes, the mix between social rented and key worker housing will be discussed through Section 106 discussions.
- Land between Long Road and Shelford Road – This is an outline planning permission, but is expected that the site will provide 40% affordable housing, more details will become available at the reserved matters stage.
- Cambridge Station Area – Although only at outline planning application stage the proposal states that the development will include 40% affordable housing

5 – Living in Cambridge

- Land to the East of Hauxton Road - Following the receipt of the appeal decision, the applicants agreed to provide 40% affordable housing and, subject to grant, at an agreed mix of 75% social rented and 25% intermediate. This is secured through the S106 agreement.
- Betjeman House (104 Hills Road) – This application was to extend the time limit of a previous housing scheme. Previous applications relating to this site have proposed 40% affordable housing.

5.30 These results show that the policy is working in relation to meeting housing needs, with all applications providing 40% affordable housing.

5.31 *Policy 5/10 Dwelling Mix* - This policy sets out that on sites of 0.5 ha or more or 15 dwellings or more will be expected to provide a mix of dwelling sizes based on the number of bedrooms. The policy does not set any proportions for mix, however, Annex 2 to the Affordable Housing SPD includes key findings from the SHMA, which sets out a guide for new affordable housing provision. It goes on to note that the guidance "...will also be a material consideration in the determination of planning applications for the market housing element..." (Cambridge City Council, 2008, p5).

5.32 The guidance sets out the following mix: 50% 1 and 2 bedroom dwellings, but with no more than 10% 1 bed dwellings, 50% 3 bedroom or larger dwellings, but with no less than 20% 3 bed dwellings. Annex 2 of the SPD is caveated by reference to the site size, location and previous decisions.

5.33 There were ten sites that related to Policy 5/10. Of these ten sites, 2 were refused permission and so were not monitored, this left 8 sites to evaluate. The sites that have been assessed are: Land between 25 & 26 Greenlands and Land to the South of Greenlands (known as the Bell School Site), Land between Long Road and Shelford Road (Known as Clay Farm), the Station Area, Land to the East of Hauxton Road (Known as Glebe Farm), Betjeman House (104 Hills Road), 45 Burleigh St and Block 9 of the Accordia development on Brooklands Avenue. The results are as follows:

- Land between 25 & 26 Greenlands - This application does not include housing and therefore cannot be assessed against the criteria of Policy 5/5
- Land to the South of Greenlands – As this is only outline planning permission the dwelling mix will be determined at a later stage in the planning process/
- Land between Long Road and Shelford Road - The application gives an indicative housing mix of 60% houses and 40% flats. The mix is 8% 1 bedroom, 49% 2 bed, 30% 3 bed, 11%.4 bed and 2% 5 bed. This is considered an appropriate balance. Further details of how this will be provided within the different phases will be required through the Phasing Plan.
- The Station Area – Although only at outline planning application stage the council will work to ensure a dwelling mix in line the policy
- Land to the East of Hauxton Road – The application sites a dwelling mix in line with The Affordable Housing SPD and the Cambridge Sub-Region Strategic Housing Market Assessment.

5 – Living in Cambridge

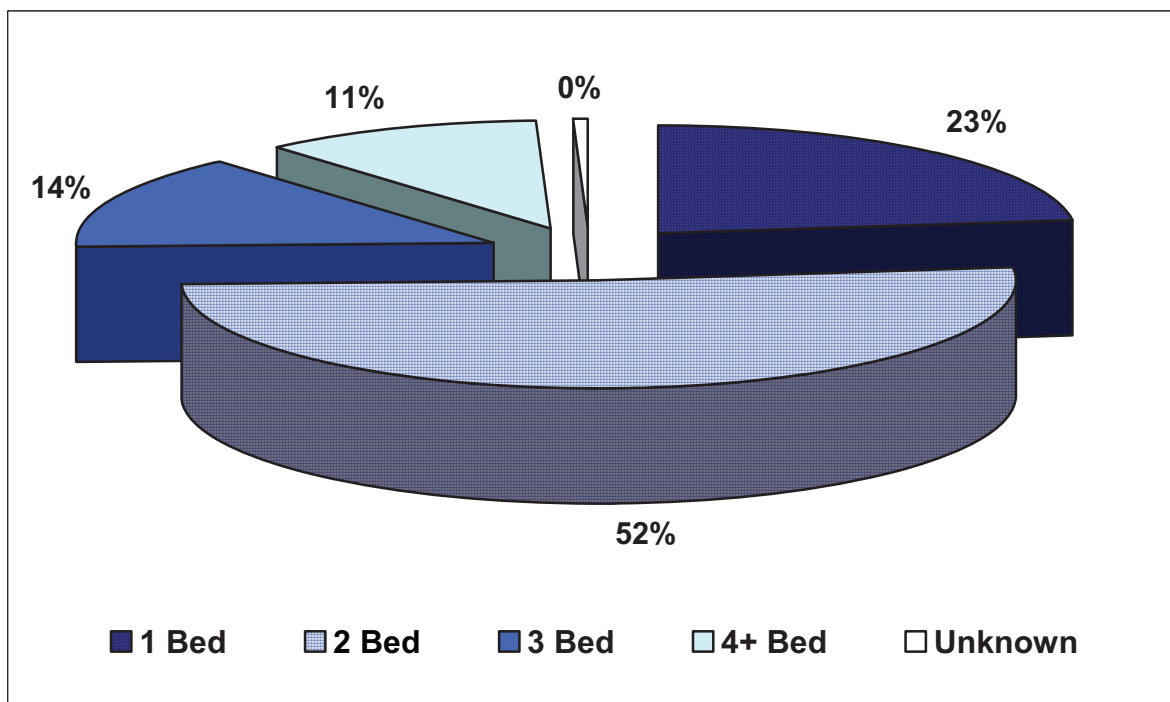
The application includes mix of 1 to 4 bedroom properties for both market and affordable housing totalling 45% 1 to 2 bed properties and 55% 3-4 bed properties.

- Betjeman House (104 Hills Road) – The application sites the development will be mixed-use and proposes an split of 40% 1 bed units, 44% 2 bed units, 16% 3 bed units.
- 45 Burleigh St – The first floor would contain four one-bedroom flats, the second floor two one-bedroom flats and a two-bedroom unit and include a retail unit on the ground floor.
- Block 9 of the Accordia development (Brooklands Avenue) – The application was for the conversion of four two-bedroom units to eight one-bedroom units in part of the Accordia development. The assessment of this would have taken into consideration the wider development and dwelling mix.

5.34 These results show that the policy is working in relation to providing for a range of sizes (apart from the specialist housing). Substantive increases in family accommodation (3 and 4 bed plus) are not likely to be noticeable until the Council start to get completions in the urban extensions.

5.35 Figure 6 shows the dwelling size mix of completed new dwellings in 2010/11.

Figure 6: Dwelling Size Mix 2010/11



(Cambridgeshire County Council, 2011c)

Conclusions and Actions

5.36 Housing is a key issue in Cambridge, especially in terms of affordability. The Council is making progress in this area and is using Policy 5/5 Meeting Housing Needs which seeks the provision of at least 40% affordable housing on sites to meet the threshold, however, it takes a number of years for this policy to be fully

5 – Living in Cambridge

reflected in the monitoring as affordable housing has to be secured in the legal agreement usually at the outline stage.

- 5.37 Some of the policies in the chapter will need to be reviewed when the *Cambridge Local Plan Towards 2031* is progressed. The Local Plan will also need to confirm the appropriate level of future housing provision to 2031.
- 5.38 The Council currently has a predicted 196% of its five-year supply target (see paragraph 5.11 to 5.15), this equates to 9.6 years supply when measured against the five-year supply target of 700 dwellings per year. New housing allocations will need to be identified to cover the level of provision after 2026/27 (see Figure 4) as part of the Local Plan Review.

6 – Enjoying Cambridge

Introduction

- 6.1 Shopping, leisure and tourist attractions all have an important part to play in serving those who live, work and study in Cambridge and those visiting the world renowned City.
- 6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street which contains The Grafton. The historic centre has undergone considerable redevelopment over recent years with the construction and opening of Christ's Lane and the Grand Arcade. The recession did have some impact on retailers in Cambridge, with a higher number of unit vacancies than usual. However, the situation this year has improved with most previously empty shops reoccupied and few vacancies.
- 6.3 Cambridge's retail ranking rose from 22nd place to 16th in the National Retail Index of top places to shop (GCP Quarterly Economic Review Oct-Dec 2009 [online]). The 2011 CACI Retail Footprint, which compares the consumer expenditure of city retail areas, ranked Cambridge as 38th nationally, showing consumer expenditure as £610m. Peterborough – the nearest major city to Cambridge – showed consumer expenditure at £440m
- 6.4 The City is also a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the Cambridge Folk Festival, Pop in the Park and Summer in the City events are hosted on the open spaces throughout the City.
- 6.5 Tourism plays a key role in the City's economy. However, the Council has a policy of managing rather than promoting tourism. Cambridge has a lot to offer visitors, but as well as bringing economic benefits, they also contribute to existing pressures, such as increasing the level of traffic congestion.

Use of policies

- 6.6 Policy 6/10 Food and Drink Outlets, was the most used policy (31 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. In many cases this policy was used where there was a change of use application to an A3 (restaurant and café) or an A5 (hot food take-away) use. Policy 6/6 Change of Use in the City Centre was used 13 times and Policy 6/7 Shopping Development and Change of Use in District and Local Centres was used 6 times.

Issues to Consider

- 6.7 Retail diversity has been an issue, particularly in the Mill Road District Centres, which are known for their independent traders. An amendment was proposed to the Localism Bill, known as the 'Cambridge Amendment'. This asked for a requirement to assess the vitality and diversity of shopping areas and potentially include policies within local planning documents setting out the desired retail mix for retail centres in order to promote sustainability and diversity. This amendment was not taken through into the final Localism Act. However, the same comments were made in relation to the consultation on the National Planning Policy Framework and it is hoped that this will be taken through into the final document.

6 – Enjoying Cambridge

Other Indicators

BD4		Amount of completed floorspace (m ²) 2010/11 in Cambridge			
		A1	A2	B1 (a)	D2
Town Centre	Gains	0	0	368	0
	Losses	-1,586	-487	-299	0
	Net	-1,586	-487	69	0
Local Authority Area	Gross	1,124	748	-1,172	363
	Losses	-2,079	-731	-9,854	-100
	Net	-955	17	-8,682	263

- 6.8 A1 figures are for net tradable floorspace (sales space). Floorspace for the rest of the use classes is gross. The table shows losses of floorspace in A1 and A2 uses, however these are mostly changes of use to other A classes such as food and drink establishments (particularly A3 and A5).
- 6.9 Last years Hotel Provision table has been updated and can be found in Appendix F. There have been a number of planning permissions granted in the past year including new permissions for hotel provision on Station Road and Newmarket Road.

Conclusion and Actions

- 6.10 Early consideration needs to be given to commissioning an up-to-date reassessment of the demand for new hotel accommodation including budget provision for the City and its fringes.
- 6.11 Work has begun on updating the shopping survey and collecting data on the condition of the District and Local Centres. This information will be used as an evidence base in developing policies in the Cambridge Local Plan Review. In particular this survey work will highlight the proportion of different uses within the centres and will identify if A1 retail is still the predominant use and whether there are any issues with the level of food and drink uses (A3 and A5).
- 6.12 No other particular issues or problems have been identified, however, consideration should be given to monitoring policies at a more detailed level to better understand policy usage and to feed into the Local Plan Review.

7 – Working & Studying in Cambridge

Introduction

- 7.1 The Working & Studying chapter of the Local Plan relates to the key areas of the City's economy. The policies in this chapter allow the City to develop and be shaped in a way that will provide a sustainable and future-proofed economy.
- 7.2 The City is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of The Open University. Around 29,928 students study at the two universities in Cambridge (See Appendix A).
- 7.3 Language schools also make an important contribution to the City's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50 million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2010).

Use of policies

- 7.4 All policies within the Working and Studying chapter have seen infrequent usage by Development Management during the year. The Selective Management of the Economy - Policy 7/2 was used on 16 occasions. Policy 7/6 West Cambridge South of Maddingley Road has been used 11 times and Policy 7/3 Protection of Industrial Storage Space, 10 times.
- 7.5 Policies 7/5 Faculty development in the Central Area, University of Cambridge and Policy 7/8 Anglia Ruskin East Road Campus were both used once.

Issues to Consider

- 7.6 Discussions with Development Management indicate that many of the policies in this chapter are key at the pre-application stage.
- 7.7 Clarity is still required in the application of Policy 7/2 Selective Management of the Economy - to social firms. Officers have had some minor issues with this within the essential service definition of the policy. Development Management is often challenged by applicants in relation to the evidence base that supports this policy. The evidence base and policy will be updated and re-examined as part of the Local Plan Review, in light of PPS4 and the emerging Draft National Planning Policy Framework.
- 7.8 Policy 7/10 Speculative Student Hostel Accommodation – More recently there has been a decrease in interest to develop purpose-built student hostel accommodation. Anglia Ruskin University are currently in the process of developing hostels in conjunction with private developers on the Brunswick site and the CB1 development. This will help the University to meet some of their future needs. The University of Cambridge and its Colleges are generally in a good position to provide their own undergraduate accommodation when needed. Recent growth in postgraduate numbers puts more pressure on the Colleges and the University to provide different types of accommodation for postgraduates and key workers. The North West AAP makes provision for significant university growth along with further college student accommodation and provision for key workers. As part of the Local Plan Review the requirement for further student accommodation will need assessing along with any adjustment that may be needed to Policy 7/10.

7 – Working & Studying in Cambridge

7.9 The Cambridge Cluster Study was endorsed by DPSSC in June 2011. The report notes that:

- Cambridge's high-tech and research communities will continue to play an important role in the Cambridge economy;
- the City Centre will continue to capture an increasing proportion of retail spend;
- planned public spending cuts will result in the loss of between 2% and 4% of all employee jobs in Cambridge and South Cambridgeshire;
- that tourism plays an important role in the local economy and that the conference market is under provided for.

The Study forms part of the evidence base that will inform the Local Plan Review

7.10 The Greater Cambridge Greater Peterborough Local Enterprise Partnership (LEP) was endorsed by Government on the 26th October 2010. It has been created to help drive forward sustainable economic growth in the area - with local business, education providers, the third sector and the public sector working together. The LEP will have a strategic focus, targeting the following four priorities:

- Skills and Employment
- Strategic economic vision, infrastructure, housing and planning
- Economic development and support for high growth business
- Funding, including EU funding, regional growth funding and private sector funding

Target based policies

7.11 No policies have been identified for target based monitoring at present. The RSS introduced new targets for employment growth in Cambridgeshire with 75,000 new jobs proposed to 2021 in Cambridgeshire and Peterborough. Within Cambridge and South Cambridgeshire, around 49,390 jobs are forecast of these 31,780 are anticipated in the City. The joint Employment Land Review reviewed the portfolio of sites in both Districts available to meet this target. This Study will form part of the evidence base into the new development plan, which will replace the 2006 Local Plan. When the RSS is revoked, these targets will no longer be applicable for Cambridge.

7 – Working & Studying in Cambridge

Other Indicators

Business Completions						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	0	0.00	0	0.00	0	N/A
B1a	1,172	0.14	-9,854	-2.58	1,172	100%
B1b	0	0.00	-285	-0.06	0	0%
B1c	309	0.06	-8,878	-1.40	309	100%
B2	648	0.27	-2,497	-2.57	648	100%
B8	0	0.00	-6,457	-0.96	0	0%
Total	2,129	0.48	-27,971	-7.56	2,129	100%

Employment land lost to residential B1-B8 (ha)	-0.89
Land lost in Employment/Regeneration areas B1-B8 (ha)	-4.72

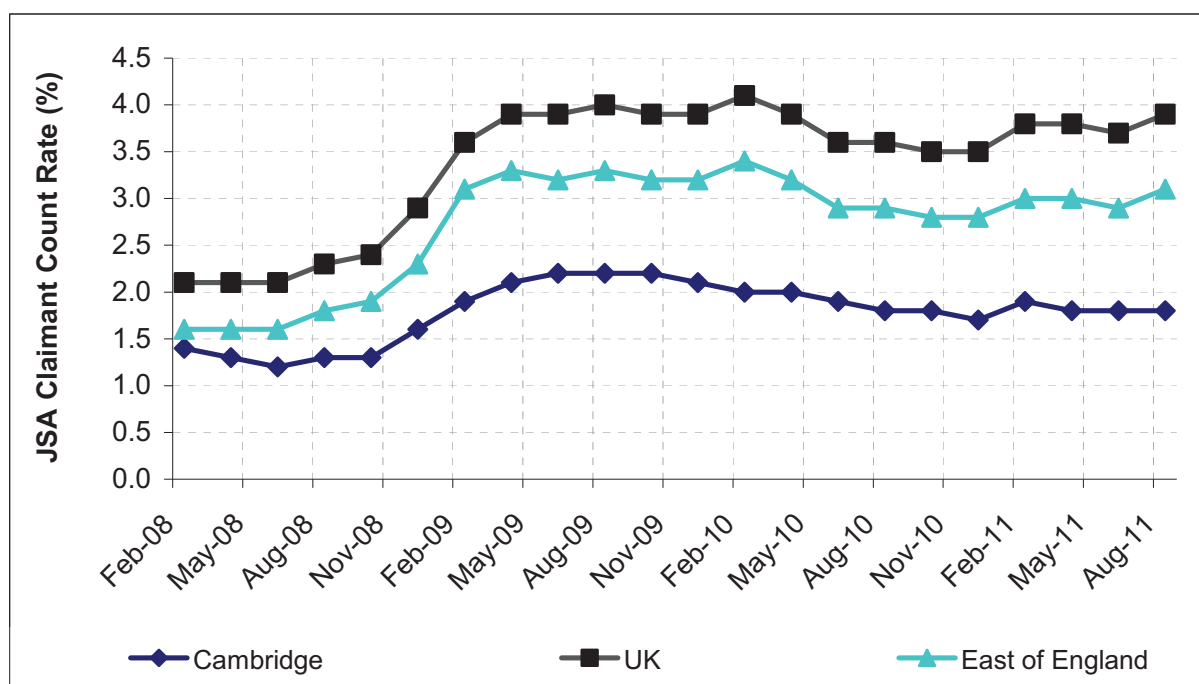
Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total Amount of Additional employment floorspace (sqm)
BD2 = Additional Employment Floorspace on PDL (Sqm)
Data spans 01/04/2010 to 31/03/2011

(Cambridgeshire County Council – Business completions 2011g[online])

- 7.12 There has been a net loss of employment floorspace from all B use classes. Losses in B1a, office use, will be redressed by completions close to the Station in the short-term, however in the medium to long term the evidence points towards a shortage of office floorspace. Losses of B1b Research & Development use are marginal and the evidence points towards a sufficient supply of such land in Cambridge & South Cambridgeshire. Losses of B1c, B2 & B8, light industrial, industrial & Storage uses are part of a long-term trend of such losses, which have not been prevented by policy despite the evidence of need for such land. These losses are primarily down to the great difference in land values between industrial uses and other uses, principally residential. These issues will have to be addressed through the review of evidence base and the review of the Local Plan.

7 – Working & Studying in Cambridge

Figure 7: Proportion of Residents aged 16-64 Claiming Job Seekers Allowance



(Official Labour Market Statistics cited in Nomis [online])

- 7.13 Important note - Percentages in Figure 7 have changed and now shows claimants as a proportion of the resident population of the same age. Previously it showed claimants as a percentage of all claimants

Conclusion and Actions

- 7.14 The saved policies in the Working & Studying chapter remain sound and effective for assessing development proposals in Cambridge. The policies were not used frequently in the monitoring year 2010/11, this is because many are site-specific, or linked to specific types of development. Furthermore, many of the policies in this chapter are key at the pre-application stage. However, there is the need to review policies 7/2 and 7/10.
- 7.15 Consideration of the need for student accommodation is necessary to ensure that speculative development does not lead to an oversupply. Any revisions to Policy 7/10 (Speculative Student Accommodation) should look to consider the inclusion of a needs clause to address this.
- 7.16 Business Completions data highlights the loss of employment floorspace. The Local Plan Review will work towards a strategy where better matches between homes and jobs can be achieved.

8 – Connecting & Servicing Cambridge

Introduction

- 8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are key in making development in the City more sustainable.
- 8.2 The Local Transport Plan 3 - covering the period 2011 to 2026 was adopted by the Council in March 2011. The document was compiled by Cambridgeshire County Council, in agreement with all Local Authorities.

Use of policies

- 8.3 Three policies were identified by Development Management as being key policies: Policy 8/2 Transport Impact (142 uses), Policy 8/6 Cycle Parking (155 uses) and Policy 8/10 Off Street Parking (145 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.

Issues to Consider

- 8.4 It has been suggested that a more specific policy relating to highway safety should be developed when dealing with new developments. At the moment Policy 8/2 is used for this but the issue of highway safety should be discussed as part of the Local Plan Review.
- 8.5 The Cycle Parking Guide for New Residential Developments was adopted in February 2010, to help inform Policy 8/8 Land for Public Transport. However more work could be undertaken to educate developers and planning officers with regard to this Policy.
- 8.6 Policy 8/17 Renewable Energy is a policy that may see an increase in usage over the following years. At the moment Development Management Officers can find it tricky to strike the right balance between visual impact and personal benefit. This is made more complicated when Officers have to also take into consideration the payback to the energy company. The increase in interest and production of renewable energy solutions over the past years may see a need for investigation into a more comprehensive and up-to-date policy, specific to the nature of Cambridge. These issues will also be taken into consideration during the Local Plan Review and take into account the impact that the future National Planning Policy Framework may have on the development of renewable energy policies.
- 8.7 In 2010, Cambridge City, South Cambridgeshire District and Cambridgeshire County Councils' Joint Transport Forum (JTF) held a number of stakeholder workshops to identify solutions for Cambridge and the sub-region's transport problems. These workshops have taken place with a view to identifying and providing firm schemes and their supporting studies that can be implemented as part of both the LTP3 process, and through other transport initiatives. The identified studies will provide an evidence base with specific data collected for the City and wider sub-region. The work undertaken by the JTF is known as the Cambridge Area Transport Strategy (CATS) and will feed into the Local Plan Review.

8 – Connecting & Servicing Cambridge

- 8.8 The Cambridgeshire Guided Busway Opened in August 2011. It connects the population centres of Cambridge, Huntingdon and St Ives. The scheme aims to reduce traffic on the A14 and Cambridge City.
- 8.9 The A14 Ellington to Fen Ditton (A14efd) scheme was withdrawn during the 2010 Spending Review. The Highways Agency and the Department had gathered a large amount of information to support decision making about the scheme, and is making this available to interested parties. The Department for Transport is currently undertaking a joint study with local partners on alternatives to the withdrawn scheme. The Study is due to be published in June 2012.

Target based policies

- 8.10 Policy 8/16 Renewable Energy in New Developments dictates that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources. The policy was used 27 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions to planning permissions. However, there needs to be further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives. At present it is unclear whether schemes being implemented are generating the levels of renewable energy that were modelled at the planning application stage, and there can be a considerable difference between predicted generation and installed generation.
- 8.11 Given the issues surrounding the monitoring of Policy 8/16, Cambridgeshire County Council have submitted a bid to the Climate Skills Fund to help deliver the effective monitoring and enforcement of renewable energy planning policy requirements in the construction of new developments. This could include a database of all planning applications permitted across Cambridgeshire over the last 3 years that include a Merton rule style planning condition as well as research to find out the extent to which 10% renewable energy requirements are actually being implemented and targets met.

Other Indicators

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2010/11	Potential Sites - Installed capacity (MW) 2010/11
Wind	0	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0	0.2967
Hydro	0	0

8 – Connecting & Servicing Cambridge

- 8.12 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge. While this monitoring is helpful in tracking renewable installations in Cambridge, it does not capture all information about the installed renewable energy capacity of the City. It is also not clear whether this captures information regarding the renewable technologies being installed to meet the requirements of Policy 8/16 of the Local Plan, or those installations that do not require planning consent. For example many householder installations will not require planning consent, and since the introduction of the Feed in Tariff, installation rates have increased. Data from the Feed in Tariff Statistical Report for 2010/2011 (see Appendix G), shows that between April 2010 and March 2011, there was 1 Micro CHP installation in Cambridge and 87 PV installations. The introduction of the Renewable Heat Incentive in April 2012 may have a similar impact on the update of renewable heat generation.

Conclusion and Actions

- 8.13 Monitoring processes need to be developed in this topic area to better meet the Local Indicators. For example, Policy 8/16 Renewable Energy in New Developments needs further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives.

9 – Areas of Major Change

Introduction

- 9.1 A number of urban extensions have been allocated around Cambridge and sites such as the Station Area have been earmarked for redevelopment. These areas will be the focus of substantial development over the next 10–20 years. As well as providing residential accommodation, the development of these communities will need to provide a mix of uses appropriate to their scale to ensure the most sustainable development possible.
- 9.2 The vision for the urban extensions is to provide high quality, sustainable design, housing people can afford, thriving local neighbourhoods with good local facilities, green open spaces and the priority of travel by non-car modes.
- 9.3 There are six Areas of Major Change:
- Cambridge East
 - Southern Fringe
 - Northern Fringe East
 - Maddingley Road/Huntingdon Road
 - Huntingdon Road/Histon Road
 - Station Area

Updates on the progress of these areas can be seen below.

Cambridge East

- 9.4 The 2008 Cambridge East Area Action Plan identified this site as a new urban quarter of approximately 10,000 to 12,000 dwellings and associated infrastructure. Most of this site is unlikely to come forward before 2031 as the airport operators have decided not to relocate in the airfield in the immediate future. However, some development is possible on the edges of the airfield north of Cherry Hinton – 406 dwellings (see two site entries against site number 9.01 in the Housing Trajectory Appendix D) and north of Newmarket Road (1,750 dwellings in South Cambridgeshire).

Southern Fringe

- 9.5 The Southern Fringe is split into the following:

Figure 8: Southern Fringe

Site	Description	Progress
Addenbrooke's Hospital	Clinical/biomedical uses/research and development	reserved matters application for a multi-storey car park – the first Biomedical Campus RM has been received
Clay Farm	Up to 2,300 dwellings	Two reserved matters Applications approved - 10/1296/REM for 306 dwellings and

9 – Areas of Major Change

Site	Description	Progress
		11/0698/REM for 128 dwellings
Trumpington Meadows (Monsanto)	Approximately 1,200 dwellings (split between Cambridge and South Cambridgeshire District Council)	Phase 1 reserved matters approved - 11/0075/REM & S/0160/11/RM for 353 dwellings
Bell School	347 dwellings and 100 Student rooms	06/0795/OUT approved June 2008. reserved matters access application at appeal
Glebe Farm	Up to 286 dwellings	09/1140/FUL approved, S106 signed August 2010.

- 9.6 The applications at Clay and Glebe Farm were the subject of a public inquiry held in October 2009. The Secretary of State dismissed the appeals by Countryside Properties on viability grounds, ruling that the Council's adopted policy of 40% affordable housing must be provided on the two sites. Since the appeal decision the outline application and S106 has been agreed on Clay Farm and two reserved matters applications have been approved. Glebe Farm gained full planning permission in August 2010.
- 9.7 The Clay Farm Spine Road commenced construction in 2011, the southern phase of this linking to the Addenbrookes Access Road is largely complete and phase two between the Cambridgeshire Guided Busway and Long Road is expected to be finished in early 2012. Residential construction of application 10/1296/REM for 306 dwellings by Countryside Properties will commence in Autumn 2011. At the same time residential construction will commence at Glebe Farm.
- 9.8 Construction on phase 1 of the residential development at Trumpington Meadows has commenced with work on the northern access point to Hauxton Road and the spine road within the site. Building work on the housing part of the scheme will start before the end of 2011. The majority of the 353 houses are within the boundary of Cambridge City Council, with only a small part of phase 1 being in South Cambridgeshire.

Northern Fringe East

- 9.8 No further progress has been made as yet on this site. The site will be taken forward through the Local Plan Review and will focus on employment led uses around the Chesterton Station development.

Madingley Road/Huntingdon Road (North West Cambridge)

- 9.9 The 2009 North West Cambridge Area Action Plan identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of Cambridge University. It establishes an overall vision and objectives to

9 – Areas of Major Change

achieve this. It also sets out policies and proposals to guide the development as a whole.

- 9.10 The outline application for the development of up to 3,000 dwellings, 2,000 student units and academic and commercial space was received and validated in September 2011. The application is likely to be determined in 2011, subject to the completion of a Section 106 agreement.

Land Between Huntingdon Road and Histon Road (NIAB)

- 9.11 *Land between Huntingdon Road & Histon Road (NIAB)* – the outline application for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement, which is anticipated to take place before the end of 2011..
- 9.12 *NIAB Frontage* – The reserved matters application was approved by the JDCC in May 2008. Construction on the frontage site commenced in 2010 and the initial phase of 42 homes is nearing completion, with some of the dwellings now occupied.

Station Area

- 9.13 The major redevelopment of Cambridge's station area, reported to be worth £850 million, has received outline approval. Details of the application include a new public square, a new transport interchange, new cycle parking and 1,250 student units as well as 331 residential units (including 40% affordable housing).
- 9.14 In April 2010 outline planning permission was granted for the comprehensive redevelopment of the Station Area. The City Council's Planning Committee considered the application (08/0266/OUT) at a special meeting in October 2008 and reviewed the legal agreement, which is associated with the approval at the meetings in November 2009 and March 2010. The outline planning permission for the CB1 development establishes the principle of development on the site but before works can commence the City Council will need to approve the detailed plans for the buildings and spaces. The appearance, landscaping, layout and scale of buildings and spaces are controlled through the reserved matters submissions.
- 9.15 In August 2010 a reserved matters application (10/0810/REM) was submitted. This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide 511 student units in four blocks, two facing the bus interchange and two close to Hills Road and two shops fronting Hills Road and the bus only link road. In association with the submission, applications were also made to seek non-material amendments to the parameter plans approved under the outline planning permission. These related to the use of the upper floors of 125 Hills Road and the basements and footprints of the buildings. This was approved at Planning Committee in October 2010. Works have commenced on site and the project is due for completion Spring/Summer 2012.
- 9.16 A reserved matters application (11/0633/REM) was also submitted for four buildings accommodating predominately residential accommodation and the conversion of the former Fosters Mill building to 19 flats was submitted in May 2011. Blocks L1 to L4 are on a north/south alignment and will be located between Station Road and Hills Road opposite the Warren Close development. The application includes

9 – Areas of Major Change

commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units is proposed, including 169 flats of which 63 will be affordable homes. The application also includes part of the Local Park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21st September 2011.

Use of policies

- 9.17 All seven of the policies in this chapter have been used in deciding applications for the urban extensions. As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs have been developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.

Conclusion and Actions

- 9.18 A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.
- 9.19 Construction on phase 1 of the residential development at Trumpington Meadows has commenced with work on the northern access point to Hauxton Road and the spine road within the site. Building work on the housing part of the scheme will start before the end of 2011.
- 9.20 The Clay Farm Spine Road commenced construction in 2011, the southern phase of this linking to the Addenbrookes Access Road is largely complete and phase two between the Cambridge Guided Busway and Long Road is expected to be finished in early 2012. Residential construction for 306 dwellings by Countryside Properties commenced in Autumn 2011.
- 9.21 *NIAB Frontage* – Construction on the frontage site commenced in 2010 and the initial phase of 42 homes is nearing completion, with some of the dwellings now occupied.
- 9.22 Work on the CB1 development (Station Area) is underway and two reserved matters applications (10/0810/REM and 11/0633/REM) have been approved.

10 - Implementation

Introduction

- 10.1 This chapter sets out how the proposals and policies of the Local Plan will be implemented in order to fulfil the objectives of the Plan. It highlights how these proposals and policies will enable development to occur in a way which will benefit residents, businesses, students and tourists, thus supporting the City's role in the sub-region.
- 10.2 The Local Plan sets out a vision for the continued growth and development of Cambridge until 2016, by creating the opportunities and framework for development to take place. Delivery of the vision relies on partnership working and consultation between the Council and a variety of other stakeholders including other local authorities, agencies, landowners, developers and residents

Use of policies

- 10.3 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 76 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is key throughout the progress of a development proposal from pre-applications to permission.

Target based policies

- 10.4 There are no specific target based policies associated with this topic.

Community Infrastructure Levy (CIL)

- 10.5 The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). It allows local authorities to levy a charge on new development in their area. It applies to most new buildings and charges are based on the size and type of the new development. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements and green spaces. From 2014 onwards, Local Planning Authorities will no longer be able to pool over five planning obligations for infrastructure.
- 10.6 The Government considers CIL to be fairer, faster and more certain and transparent than the system of planning obligations, which can give rise to delay as a result of lengthy negotiations. The charging schedule for CIL is set locally and is represented as a standard charge per square metre of development, with the exception of social housing and buildings used by charities. These levy rates will be set in consultation with local communities and developers and will provide developers with much more certainty 'up front' about how much money they will be expected to contribute. Following adoption of the charging schedule, CIL will be applied to all relevant developments and will not be subject to further negotiation or waiving except in very rare circumstances. The process will ensure that the cumulative impact from development will be mitigated more effectively nationwide in

10 - Implementation

comparison to the impacts of the planning obligations system, as all except the lowest impact developments will contribute towards infrastructure. The Government requires charging authorities to allocate a meaningful proportion of levy revenues raised in each neighbourhood back to that neighbourhood to manage the impacts of local development.

- 10.7 The Council, as a charging authority, will impose charges at the point planning permission is granted. Charges would then be payable at the commencement of development. However, in order to implement CIL via a charging schedule, the Council needs to have an adopted Core Strategy and supporting evidence base on infrastructure planning. The Council, working with South Cambridgeshire District Council, has commissioned an Infrastructure Study to support the development of a charging schedule. The completed Infrastructure Study for Cambridge and South Cambridgeshire is expected in late 2011. Once a draft charging schedule is drawn up on the basis of local evidence, public consultation must be undertaken. Following consultation and any subsequent changes, the draft schedule can be submitted for examination by an independent examiner. Following the examination, the examiner can choose to accept, modify or reject the charging schedule. Once a charging schedule is accepted by an examiner, it would need to be formally approved by a resolution of the Full Council of the charging authority.
- 10.8 It is considered appropriate for the Council to take CIL forward at the same time as the Local Plan Review, although it is anticipated that examination of the charging schedule would take place after the examination of the Local Plan Review. It is important that the process for implementing CIL is transparent from the outset and that there are clear opportunities for the charging schedule to be considered by key stakeholders and the public.
- 10.9 The reforms to CIL are set out in clauses 102-103 of the Localism Bill and include:
- a) allowing local authorities to have the final say on how they implement a charge in their area;
 - b) clarifying that CIL can be spent on the ongoing cost of providing infrastructure as well as the initial costs; and
 - c) requiring the charging authority to pass a meaningful proportion of receipts arising from development to local neighbourhoods where development takes place.
- 10.10 DCLG are now consulting on and seeking views on the detailed implementation of the Government's proposals, including the draft regulations. A n Officer report with detailing the Council's response is due to go to DPSSC in December 2011

Conclusion and Actions

- 10.11 It will be important to keep up to date on new issues that arise from the Government's recently published Localism Act 2011 and with developments that arise through the Draft National Planning Policy Framework. Chapter 11 covers such issues in more detail.

11 – Local Development Scheme

Introduction

- 11.1 This chapter is split into the following 5 parts and predominantly focuses on the progress of the Local Plan Review (development of the *Cambridge Local Plan - Towards 2031*):
- 11.2 This years AMR sets out the initial timescale for the Local Plan Review, next years AMR will expand on this and provide updates on the progress and timescales of this.

Government Changes

The Localism Act 2011

- 11.3 The Localism Bill was published on 13th December 2010. It set out a series of proposals to shift power away from Central Government and towards local people. In terms of the planning system the Bill contained proposals to make the system clearer, more democratic, and more effective.
- 11.4 In terms of planning the Bill proposes:
- The abolition of Regional Strategies
 - A Duty to Cooperate which requires ongoing constructive and active engagement in the preparation of plans and provision of strategic infrastructure and strategic cross boundary issues between Local Planning Authorities.
 - Minor Changes to the Development Plan Framework including:
 - Local Development Schemes (LDS) – Local Planning Authorities will no longer be required to submit Local Development Schemes to the Secretary of State for Approval. Instead, Local Planning Authorities will be required to publish LDS as up to date information for the public on work the authority is going to plan in their area.
 - Removing the requirement to make an annual report to the Secretary of State (see paragraph 3.3 of this report)
 - Changes to the public examination of process for Development Plan Documents (DPD). Inspectors will only be able to suggest changes at the request of the Local Planning Authority and Local Authorities will have greater flexibility to decide whether to accept or reject these amendments
 - The Introduction of Neighbourhood Planning:
 - Neighbourhood Development Plans - The intention is that these will set out the community's policies for the development and use of land in a particular neighbourhood area. Neighbourhood Development Plans could be very simple, or go into detail.
 - Neighbourhood Development Orders - The introduction of Neighbourhood Development Orders are intended to enable communities to permit development for a particular neighbourhood area either in full or in outline without the need for planning applications.
 - Neighbourhood Development Plans and orders can be brought forward by Parish Councils or community groups that have been designated as 'neighbourhood forums'. Local Planning.

11 – Local Development Scheme

- Reforms to the Community Infrastructure Levy relating to passing on a proportion of funds to neighbourhoods.
- Pre-Application Consultation with communities when large-scale major development is planned by developers
- Nationally Significant Infrastructure Project decisions will be taken by Ministers and the examination of applications will be taken over by a new major Infrastructure Planning unit.
- Changes to enforcement – including increasing penalties for non compliance and increasing powers for the removal of illegal advertisements

The Duty to Cooperate and Current Joint Working Arrangements

- 11.5 Joint working between the City Council, South Cambridgeshire District Council and the County Council is already well established. In particular, the City Council and South Cambridgeshire jointly commission much of the evidence base to support Local Plan preparation because of the interaction between the two districts and to make best use of limited funding.
- 11.6 At a County level, appropriate arrangements are being put in place to facilitate the duty to co-operate on strategic planning issues across the county. In addition, joint working arrangements are also being developed between the City Council, South Cambridgeshire District Council and the County Council in order to address strategic cross boundary issues as part of the Local Plan review process for each Council as well as addressing transport related issues.
- 11.7 As part of the above, it is anticipated that the Joint Transport and Planning Lead Member meetings as well as the Joint Transport Forum will be reviewed.
- 11.8 The Cambridge City Fringes Joint Committee was the Local Planning Authority for parts of Cambridge and the district of South Cambridgeshire for the purposes of Part 2 (specifically Section 29) of the Planning and Compulsory Purchase Act 2004. It consists of elected members from Cambridge City Council, Cambridgeshire County Council and South Cambridgeshire District Council. This committee fulfilled the Governments requirement for cross boundary working on development that spans Local Authority areas.
- 11.9 At the meeting on 23rd March 2011 it was agreed to abolish the committee as development had progressed to a point where it is no longer needed. Members agreed that the best way of taking this forward would be for the three Councils to send a joint letter to the Secretary of State setting out the request to abolish the Committee and the reasons for it. As the establishment of the Committee was approved by Council resolution, a decision to seek its dissolution would also need be made by resolution of each Council. The Committee resolved by 6 votes to 0 (unanimously) that:
- The future co-ordination and policy development for Cambridge Northern Fringe East is incorporated within each Council's separate Development Plans.
 - The Cambridge City Fringes Joint Committee is no longer required and is abolished.

11 – Local Development Scheme

- The abolition of the Cambridge City Fringes Joint Committee is recommended to each of the three Councils for approval.
- A joint letter from the three Councils is sent to the Secretary of State setting out the request to abolish the Committee and the reasons for it. This would be drafted by the City Council and circulated to all members for approval.

The Council received a letter dated 23rd August 2011 stating that the Secretary of State intends to agree to the Councils request to revoke the Cambridge City Fringes Joint Committee.

The Draft National Planning Policy Framework

- 11.10 On the 25th July 2011, the Government published the draft National Planning Policy Framework for consultation, the draft framework is intended to streamline the national planning policies set out in existing planning policy guidance notes, planning policy statements and a number of related circulars into one single consolidated document. The aim is to provide a clearer, simpler, more coherent framework that is easier to understand and put into practice
- 11.11 Consultation for the NPPF closed on the 17th October 2011. Cambridge City Council submitted representations for the consultation on the National Planning Policy Framework to the Department for Communities and Local Government in October 2011. The Department for Communities and Local Government will consider all responses and make amendments where they feel it is appropriate. The document is scheduled for adoption in April 2012.
- 11.12 While the general principle of streamlining the national planning policy framework is welcomed, the Council expressed concern with the balance made in the draft framework between streamlining and providing sufficient certainty for decision making. Other concerns related to the need for transitional arrangements, potential ambiguity of the draft framework and that the presumption in favour of sustainable development may lead to a greater number of planning applications being determined by appeal, which is not consistent with the aims of the localism agenda. The Councils response to the consultation was submitted and agreed at Development Plan Sub Scrutiny Committee on 13th September 2011 and subsequently submitted to CLG.

Change of Use Consultation

- 11.13 In June 2011 the Government issued a consultation paper on Change of Use entitled *How change of use is handled in the planning system – tell us what you think*. The Government wanted to hear from anyone with an interest in how change of use is currently handled through the planning system and areas for possible changes. The consultation closed on 1st September 2011, any changes by the Government to the Use Classes Order is not expected until 2012 at the earliest. The Council submitted an officer response, the main points of which are listed below.
- The categorisation of use classes could be revised. Some Sui Generis uses could be incorporated into the mainstream use classes, to allow more clarity and speed for developers and planners. However, this does

11 – Local Development Scheme

require careful consideration as Sui Generis uses can often have detrimental effects on neighbouring occupiers.

- Local needs could be met through Local/Neighbourhood Development Orders if required. However, consideration would have to be given by the Local Planning Authority of the benefits to be gained through the use of such orders against the resources used to impose them in the first place.
- Some Use Class Orders require reconsideration especially in relation to foodstores and coffee shops.
- A3 uses that are ancillary to A1 uses can be challenging in terms of enforcement of policies designed to protect retail.
- The suggestion of change of use of buildings to be allowed on a 'temporary' basis without the need for a planning application would lead to subsequent complications. The Local Planning Authority would experience difficulties in working with and supporting the local community in dealing with a problematic temporary use if there were no controls available within the planning system.

Change of Use from Commercial to Residential Consultation

11.14 In April 2011 the Government issued a consultation on *Relaxation of Planning Rules for Change of Use from Commercial to Residential* (CLG, 2011a [online]), the deadline for responses was 30th June 2011. The document consults on potential relaxation of the planning system to allow for changes of use from commercial uses (B1 use class) to residential uses (C3 use class) without the need to apply for planning permission. The Government also detailed that it believed there is a strong case for making changes of use from B2 (General Industrial) and B8 (Storage and Distribution) to C3 dwelling houses permitted development and contains proposals to extend the existing permitted development rights to allow more than one flat above a shop to be converted without the need for planning permission.

11.15 The Council submitted an officer response detailing that the proposals could reduce the ability of the Council to address conflicts between land uses that could arise if the proposals are enacted without modification. The key issues are summarised below:

- Undermine adopted and future policies for employment provision, potentially leading to an undersupply of land and properties for business and pushing out commercial uses from the city centre to more unsustainable and unpopular locations;
- Adversely impact upon the market for new homes in Cambridge by drawing resources away from more difficult schemes;
- Undermine the provision of infrastructure to meet the needs of new development, through reduced s106 payments and complications over monitoring new housing;
- Allow conflicting land uses to be located alongside each other, without an opportunity to assess or mitigate potential problems, in particular issues of noise and odour from adjoining commercial / industrial premises;
- Lead to the creation of potential transportation problems from new development;

11 – Local Development Scheme

- Failure to address risks to human health from contaminated land, air quality and noise;
- Undermine the Local Enterprise Partnership's economic development role.

Local Development Scheme

- 11.16 As required by the Planning and Compulsory Purchase Act 2004, the Council has prepared a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period detailing the timetable required to complete the Local Development Framework. Cambridge City Council is in the process of producing an updated LDS.
- 11.17 The main documents of the current Development Plan for Cambridge are the East of England Plan 2008 (note this will be deleted from the development plan hierarchy through the Localism Act), saved policies from the Cambridgeshire & Peterborough Structure Plan 2003, the saved Cambridgeshire & Peterborough Waste Local Plan 2003, the saved Cambridgeshire Aggregates (Minerals) Local Plan 1991, the Cambridge Local Plan 2006, the Cambridge East Area Action Plan (2008) and the North West Cambridge Action Area Plan October 2009.
- 11.18 The LDS sets out the timetable for the review of the Cambridge Local Plan 2006. It lists current planning policy and guidance documents applicable to development in Cambridge, and what new local development documents are to be produced and when. The intention is that it will be clear to the reader what policy documents are in force at any particular time. The LDS also sets out the evidence base that either has been or will be produced to support the development of the Cambridge Local Plan - Towards 2031 and other local development documents.
- 11.19 On completion of the review of the current Local Plan, the development plan for Cambridge will comprise the following documents:
- The "Cambridge Local Plan - Towards 2031" – which will combine the Core Strategy, Site Specific Allocations and Generic Development Control Policies;
 - The Minerals and Waste Local Development Framework (being prepared by Cambridgeshire County Council and due to be adopted later this year);
 - The North West Cambridge Area Action Plan; and
 - The Cambridge East Area Action Plan.

Local Plan Review

- 11.20 The development of the Cambridge Local Plan - Towards 2031 (otherwise known as the Local Plan Review) was agreed at DPSSC in March 2011 and will include the following stages:
- Preparation of Evidence Base – preparation and completion of various studies which will be used to inform issues and options and policy development;

11 – Local Development Scheme

- Consultation on Issues and Options – Identification of relevant Issues and Options. Consultation with relevant stakeholder groups and with the wider public where appropriate;
- Submission Draft Consultation - Consultation on the revised document taking into account comments from the Preferred Options consultation.
- Submission - Submission of the document to the Secretary of State;
- Examination - An independent Government Inspector considers the 'soundness' of the document in a public examination and produces a report;
- Adoption - Formally adopted by the Council.

The main schedule for these stages are as follows:

Figure 9: Local Development Scheme Timetable

Stage	Timescales
Preparation & completion of evidence base	Spring 2011 – June 2012
Issues & Options consultation	June 2012- July 2012
Draft Submission Plan Consultation	February 2013-April 2013
Submission	July 2013
Examination	November 2013-January 2014
Adoption	April 2014

Evidence Base

- 11.21 It is at the pre-production stage that the Council begins to prepare the evidence base that will underpin each component of the Cambridge Local Plan - Towards 2031. The evidence base will consist of existing social, environmental and economic conditions within the City and draw upon existing and new survey data. The survey data utilised will be dependent on the type of document being prepared, but could include surveys of land availability, development densities, need studies, and other environmental factors such as contamination and flood risk.
- 11.22 The evidence base is then used to identify issues and options for future development and leads on to the creation of spatial objectives and a vision for the future development of the City. Feedback from a public consultation and findings from the first stage of a sustainability appraisal will allow for the continued development of the evidence base.
- 11.23 The evidence base will also be used at the informal preferred options stage, in order to set out and appraise the spatial vision, spatial strategy and draft policies. It is at this stage that the proposed monitoring strategy will be developed. Indicators identified at the policy formulation stage will be used in future AMRs to show whether policies are being implemented and what the effects the policies are having – whether expected or unexpected.

11 – Local Development Scheme

11.24 Cambridge City Council is currently at evidence base preparation stage. Evidence base work includes:

Figure 10: Evidence Based Work

Completed Evidence Base (main documents):

Cambridge Sub Region Study 2001
Cambridgeshire Development Study 2009
Inner Green Belt Boundary Study 2001
Green Belt Study 2002
Strategic Housing Market Assessment 2008, with annual updates
Retail Study 2008
Employment Land Review 2008
Strategic Flood Risk Assessment 2010
De-carbonising Cambridge Study 2010
North West Cambridge Supplementary Retail Study 2010
Water Cycle Strategy Phase 1 & 2 2011
Local Economic Assessment 2011
Local Transport Plan 3 2011
Cambridge Cluster Study 2011
Open Space & Recreation Assessment 2011
Green Infrastructure Strategy 2011
Cambridgeshire Gypsy & Traveller Needs Assessment 2011

Evidence base to be completed:

Strategic Housing Land Availability Assessment
Infrastructure Study
Cambridge Area Transport Study
Cambridgeshire Renewable Infrastructure Framework
Carbon Offset Fund
Economic & Population Forecasts Update – run of the East of England Forecasting Model
Local & District Centre Surveys

Other evidence base required:

Viability work
Update to the Employment Land Review
Update to the Retail Study
Hotel Needs Assessment
Language Schools Survey
Assessment of Community Pubs
Garden Grabbing Assessment
Review of Cycle & Car Parking Standards
Faith Survey

Sustainability Appraisal

11.25 All local Development Documents (LDDs) will be subject to a Sustainability Appraisal (SA). This is a process to ensure that emerging policies and proposals reflect sustainable development objectives. It provides an opportunity to consider ways in which the plan can achieve environmental, social and economic objectives.

11 – Local Development Scheme

It is a way of deciding between options, and can identify any adverse effects and ways of mitigating these. The appraisal is an iterative process throughout the production of LDDs. The requirements of the SEA Directive 2001/42/EC⁵ will be incorporated into the sustainability appraisal process, therefore avoiding the need for separate appraisal processes. The sustainability appraisal process and how it has been used in developing LDDs will be documented and will be subject to consultation at the same time as the LDD itself.

- 11.26 Sustainability Appraisal (SA) involves identifying and evaluating the impacts of a plan on the economy, the community (social) and the environment, which are the three dimensions of sustainable development. SA is an integral part of the plan preparation process, informing the decision making process and facilitating the evaluation of alternatives. It aims to avoid or reduce any adverse impacts and maximise any positive impacts in the final plan.
- 11.27 The SA process is underpinned by the requirements of the EU Strategic Environmental Assessment Directive 2001/42/EC (the SEA Directive), which was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations (2004) (the SEA Regulations). Under the Directive an 'environmental report' must be prepared, which in the case of Development Plan Documents, is incorporated within the SA report which accompanies the draft plan.
- 11.28 The SA will inform the preparation of the Review of the Cambridge Local Plan from the outset. The first stage is the scoping of the SA, which identifies relevant policies, plans and programmes, baseline information and identifies sustainability issues and appraisal objectives. This sets the framework for undertaking the appraisal of subsequent stages of the plan. Consultants URS Scott Wilson will be undertaking the SA of the *Cambridge Local Plan – Towards 2031*. They will provide an independent viewpoint, aiding the City Council in producing a sustainable plan.

Habitats Regulations Assessment

- 11.29 All LDDs will also be subject to a Habitats Regulations Assessment (HRA) in order to meet the requirements of the Habitats Directive (92/43/EEC), which has been transposed into UK law as the Conservation (Natural Habitats, &c) Regulations 1994. This Directive provides the legal protection for habitats and species of European Importance, and established a European-wide network of sites of international importance for nature conservation, referred to as Natura 2000 sites. The purpose of Habitats Regulations Assessment of LDDs is to assess the potential effects of the proposed LDD in combination with other plans and projects on one or more Natura 2000 site. It is recommended that this assessment be carried out as early as possible in the preparation of LDDs in order that any significant effects can be identified and the plan either amended or mitigation measures proposed. Natural England is the statutory nature conservation body for HRA, and must be consulted from the beginning of the process, along with any other relevant environmental bodies that the Council deems appropriate. It is the intention that the HRA will, where possible, be made available as a background document during the consultation on LDDs.

⁵ European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (June 2001)

11 – Local Development Scheme

Planning Policy Documents

- 11.30 Progress against evidence base documents can be found above. A list of all other completed planning documents associated with the Local Development Scheme (including Supplementary Planning Documents (SPD)) can be found below. Pending SPDs and their estimated date of completion are also included.

Figure 11: Local Development Framework Documents

Completed Development Plan Documents	
Document Title	Adoption Date
Local Plan 2006	Adopted 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
Statement of Community Involvement: A Consultation Strategy for Cambridge	September 2007
Completed Supplementary Planning Documents	
Sustainable Design and Construction SPD	June 2007
Affordable Housing SPD	January 2008
Old Press/Mill Lane Site SPD	January 2010
Public Art SPD	January 2010
Planning Obligations Strategy	March 2010 (minus Education Section)
Eastern Gate Development Framework SPD	October 2011
Guidance Documents	
Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge	March 2011
Cambridge Skyline Guidance	Scheduled for March 2012

- 11.31 The Council has also produced a Statement of Community Involvement which was adopted in September 2007.

Saving Local Plan Policies

- 11.32 In accordance with the requirements of the Planning and Compulsory Purchase Act 2004, the Council submitted a list of all policies within the Local Plan to the Government Office for the East of England six months before 20 July 2009. This list defined policies to be saved and policies to be deleted. The Secretary of State issued a formal direction on 2nd July 2009 saving the majority of policies in the Local Plan. Eight policies were deleted from the plan, and these expired on 20th July 2009. Further details can be found in Appendix J

- 11.33 These policies will remain in place until superseded by the adoption of the Cambridge Local Plan - Towards 2031

Conclusion and Actions

- 11.34 The Council will follow the Local Development Scheme and an update on progress will be recorded in next years AMR

12 – Development Monitoring Framework

Introduction

- 12.1 The previous chapter explained the City Council's revised Local Development Scheme, new government regulations surrounding the planning policy process and the timescale for the development of the Cambridge Local Plan - Towards 2031. This chapter explains the process and timescales associated with monitoring and evidence gathering, which is used to inform the development of the Local Plan and monitor its effectiveness.
- 12.2 The role and importance of monitoring has long been recognised by the Council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the City.
- 12.3 Monitoring will be crucial to the successful delivery and implementation of the *Cambridge Local Plan – Towards 2031*, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.
- 12.4 Monitoring is a key feature of the planning system and as such is central to the plan-making process. This chapter reviews progress that has been made and also looks at improvements that need to be made in the future. There are five stages that contribute towards the creation of monitoring information, these are:
- Evidence Base
 - Sustainability Appraisal
 - Habitats Regulations Assessment
 - Policy Usage
 - Policy Monitoring

Policy Usage

- 12.5 The use of policies by Development Management is monitored each year through the Annual Monitoring Report. All information gathered over the years will help to inform the creation of new policies in the *Cambridge Local Plan - Towards 2031*.
- 12.6 Policy usage monitoring for the *Cambridge Local Plan - Towards 2031* (once adopted) will also be monitored to analyse the effectiveness of the new policies.

Policy Monitoring

- 12.7 Policy targets linked to output indicators will be developed to provide a benchmark for measuring policy implementation. These targets must reflect real world developments that can be directly influenced by the development plan, for example housing completions and provision of open space.
- 12.8 These targets are reported back through the Council's Annual Monitoring Report

12 – Development Monitoring Framework

- 12.9 The Good Practice Guide developed by CLG⁶ recommends that local authorities apply the objectives-policies-targets-indicators approach in order to facilitate implementation, monitoring and review of the development plan.
- 12.10 Targets must be realistic and achievable within the specified timeframe. In developing targets, CLG recommend that authorities adopt the 'SMART' approach of Specific, Measurable, Achievable, Realistic and Time-bound targets wherever possible.

Final Stage

- 12.11 Responses to the consultations on the Local Plan Review, along with the full sustainability appraisal, will continue to inform all aspects of the development plan. It will also enable the development of clear links between spatial objectives, policy targets and proposed output, significant effects and contextual indicators.
- 12.12 The final stage in integrating the monitoring and review process with the development of the *Cambridge Local Plan - Towards 2031* arises as a result of the examination and publication of the Inspector's Report. The examination looks at the soundness of the document, and this includes an assessment of the evidence base and the appropriateness of the monitoring framework. Modifications may need to be made to the proposed monitoring strategy in light of the Inspector's Report; this may include changes to the output, significant effects and contextual indicators. Once agreed, the monitoring strategy; policy targets; output and contextual indicators; sustainability appraisal targets and significant effects indicators will need to be reported in the AMR.

Linkages with other Authorities

- 12.13 The Council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions , and evidence based work which spans the boundary between the two districts, for example the Employment Land Review and work on both district's Strategic Housing Land Availability Assessment). The two Councils produce separate AMRs which deal with their own Districts.
- 12.14 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, core indicators have been developed for the joint AAPs for Cambridge East and North West Cambridge, drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices G and H).
- 12.15 Policy development for other cross-boundary developments such as the Northern Fringe East also requires partnership working with South Cambridgeshire District Council in a similar way. This work will come forward in line with the Council's LDS.

⁶ Local Development Framework Monitoring: A Good Practice Guide: ODPM (March 2005)

12 – Development Monitoring Framework

Conclusion and Actions

- 12.16 Government guidance notes that monitoring the development plan should be a continuation and development of existing good practice and that authorities should build upon their existing monitoring systems.
- 12.17 As work progresses on the development plan, it will be necessary to develop new indicators to monitor the effectiveness of planning policies and report results in subsequent AMRs. As policies are developed, consideration will need to be given as to how they will be monitored and reported in terms of appropriate targets and indicators and whether these are based on information that the Council already has access to or whether new sources need to be identified.
- 12.18 Significant Effects Indicators will also be developed as part of the development plan process, linked to Sustainability Appraisals. As development plan documents come forward, Significant Effects Indicators will be developed, with similar consideration given to the monitoring of policies and subsequent reporting in the AMR.
- 12.19 Future housing provision will need reviewing over the course of next year and any necessary changes confirmed through the review of the Local Plan. This will be highlighted in next year's AMR.
- 12.20 The Council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Population Characteristics					
Population	Total Population	119,800	Count	Mid -2010	Research Group Cambridgeshire County Council mid-2010 Population Estimate
	Annual Change	+700	Count	2009-2010	
	Average Change Since 2001	+1,100	Count	2001-2010	
Students	Cambridge University	22,745	Count	2009/10	University of Cambridge
	Anglia Ruskin University	7,566	Count	2009/10	Anglia Ruskin University
Ethnicity	White	89.4	%	2001	Census
	Mixed	2.0	%		
	Asian or Asian British	3.8	%		
	Black or Black British	1.3	%		
	Chinese	2.1	%		
	Other Ethnic Group	1.4	%		
	Total	108,861	Count		
Household Characteristics					
	Total Households	42,658	Count	2001	Census
	Average Household Size	2.55	Count		
	Single Adult Households Non Pensioner	21.7	%		
	Single Adult Households Pensioner	14.1	%		
	Couple Households No Children	16.9	%		
	Couple Households With Dependant Children	16.4	%		
	Lone Parents With Dependant Children	4.8	%		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Dwelling Stock	Other Households	26.1	%		
	Local Authority	7,268	Count	1 st April 2011	Housing Strategy Statistical Appendix (HSSA) 2011
	Social Rented Register Social Landlords (RSL) & Other Public Sector	3,922	Count	1 st April 2009	Housing Strategy Statistical Appendix (HSSA) 2009
	Private Sector Non RSL	36,011	Count	1 st April 2009	Housing Strategy Statistical Appendix (HSSA) 2009
	Total Dwellings,	49,415	Count	1 st April 2011	HSSA 2011 & Council Tax
Tenure	Private Sector Rented	8,774	Count	2001	Census
	Local Authority Rented	7,571	Count		
	Housing Association/RSL Rented	2,516	Count		
	Owner Occupied	22,802	Count		
	Others	991	Count		
	Number of Affordable Dwellings	11,231	Count	31 st March 2011	HSSA 2011 (RSL, LA, Other, Public sector)
Average House Price	Terraced	316,902	Price £	Sept 2010 – Feb 2011	Cambridgeshire Research Group/ Hometrack sales & Valuation
	Semi Detached	337,216	Price £		
	Flat/Maisonette	218,440	Price £		
	Detached	604,218	Price £		
Homelessness	Number of Homeless Households in Priority Need	141	Count	2009/10	HSSA 2009/10

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Rough Sleepers	1	Count	1 st April 2009/10	Street Count Results
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment -May 2006
	No of licensed permanent sites within LA	2	Licences	2009	Environment & Planning CCC Both private sites. Not specific for travellers/gypsies.
	Number of Transit Sites	0 ⁷	Count	2011	Need identified in Local Plan for a transit site. ODPM calculation of need 15 pitches
	No of permanent licensed pitches in District	5	Count Licences	July 2011	An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers

⁷ "The evidence from recorded short-term unauthorised encampments and other sources, whilst patchy, demonstrates some demand for transit or emergency stopping places. However, it is not possible to determine a precise amount of demand in any one local authority area. This is because of travel routes through the Cambridge area, where the same caravans may stop in different local authority areas at different times. Therefore, a well-placed transit site within one local authority may serve the needs of two or more local authorities. Travellers Liaison Officers advise that current thinking is towards providing more emergency stopping places rather than transit pitches." - Cambridge Sub-Regional Gypsy and Traveller Accommodation Needs Assessment 2011.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Average Number of Unauthorised Caravans	0	Count	-2008/09	ODPM Jan and July Counts
	Households Living in Local Authority Housing	37	Count	2006	ODPM (Now CLG) Count/CSR Travellers Needs Assessment -May 2006
Building For Life					
Ratings	Rated as Very Good	3	Count		2010/11 BfL Assessment – Cambridge City Council
	Rated as Good	2		2010/11	
	Rated as Average	0			
	Rated as Poor	0			
Sites Assessed	Emfield Close over 55s apartments [08/0111/FUL]	16	Score	2010/11	2010/11 BfL Assessment – Cambridge City Council
	7 Severn Place [09/0292/FUL]	15			
	21/21a Queen Edith's Way [08/0467/REM]	14			
	78-80 Fulbourn Road [05/1368/OUT]	17.5			
	Land at Former Government Buildings, Accordia, Brooklands Avenue [06/0524/REM]	18			
Economic Characteristics					
	Economic Activity Rate – Aged 16-64 yrs	77.1	%	April 2010 – March 2011	Annual Population Survey/NOMIS
	Unemployed (Aged 16-64 yrs)	1, 731	Count		Claimant Count/NOMIS
	Unemployed Rate (as % of resident population aged 16-64 years)	1.8	%	April 2011	

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Business Demography	Number of active VAT and/or PAYE based enterprises	4,655	Count	2009	Business Demography/ONS
	Net Change 2004-2009	315	Count		
	Business Births	445	Count		
	Business Deaths	535	Count		
	Count of Active Enterprises	4,655	Count		
Business Premises Availability Rates	B1a/b Availability (Offices)	16	%	4 th Quarter 2010	Bidwells Data Book – March 2011
	Laboratories Availability	12	%		
	B1c, B2, B8 Availability (Industrial)	7	%		
Earnings	Gross Household Income Median	29,800	Count £	2010	CACI Ltd./Research Group Cambridgeshire County Council
Deprivation	Local Authority Average Score	15.56	Rank	2010	The English Indices of Deprivation 2010 – Department of Communities and Local Government
	Local Authority Rank Of Average Score	193	Rank		
	SOAs in 40% Most Deprived in England	20	Count		
Crime Rates	Crime Rate Per 1,000 Population	114.3	Count per 1,000 population	2010/11	Cambridgeshire Crime Research Team
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2001	Census
	Employed Residents 2001	49,221	Count		
	Live and Work in Cambridge 2001	35,360	Count		

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
	Percent Living & Working in Cambridge	71.8	%		
	Percent Living & Working in Cambridge 1991	79.0	%	1991	
	Live in South Cambs and work in Cambridge 2001	20,727	Count		
	Live in East Cambs and work in Cambridge 2001	6,227	Count		
	Live in Hunts and work in Cambridge 2001	4,248	Count		
	Live in Suffolk and work in Cambridge 2001	4,067	Count	2001	
	Live rest of UK and work in Cambridge	8,048	Count		
Mode of Travel to work	Work From Home	5.4	%		
	Public Transport	9.5	%		
	Car	57.4	%		
	Cycle/Motorcycle/Walk	27.3	%		
	Other	0.5	%		
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent St (exceedences hourly average)	39 (0)	ug/m ³	1 st April 2010 to 31 st March -2011	CCC & Netcen
	Montague Road (exceedences hourly average)	46(2)			
	Gonville Place (exceedences hourly average)	51 (9)			
	Parker St (exceedences hourly average)	45 (0)			
	Newmarket Road (exceedences hourly average)	30 (0)			

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	20 (2)			
	Gonville Place (exceedences daily average)	21 (1)			
	Parker St (exceedences daily average)	25 (2)			
	Newmarket Rd	9			
Annual Average Fine Particles (PM2.5)					
Total Area of Cambridge Local Authority	Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	Area of Public Open Space per 1,000 Population(743.59 ha/119.8)	6.2	ha	2011	Open Space & Recreation Strategy 2011
	Area of total Public Open Space Accessible to the Public per 1,000 population	2.9	ha		
	Area of Semi-Natural Green Spaces Accessible to The Public	88.89	ha		
	Area of Local Nature Reserve per 1,000 Population	0.36	ha	2009	Recalculated from information from Sustainability Appraisal Scoping Report March 07.

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m ²)
BD2	Total amount of employment floorspace on previously developed land - by type (m ²)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (m ²)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – for the reporting year
H2(c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land
H4	Net additional pitches (Gypsy and Traveller)
H5	Gross affordable housing completions
H6	Housing Quality – Building for Life Assessments
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (m ²)
BD2	Total amount of employment floorspace on previously developed land - by type (m ²)
BD3	Employment land available - by type (ha)

(Source: Cambridgeshire County Council Research Group)

Business Completions						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	0	0.00	0	0.00	0	N/A
B1a	1,172	0.14	-9,854	-2.58	1,172	100%
B1b	0	0.00	-285	-0.06	0	0%
B1c	309	0.06	-8,878	-1.40	309	100%
B2	648	0.27	-2,497	-2.57	648	100%
B8	0	0.00	-6,457	-0.96	0	0%
Total	2,129	0.48	-27,971	-7.56	2,129	100%

Employment land lost to residential B1-B8 (ha)	-0.89
Land lost in Employment/Regeneration areas B1-B8 (ha)	-4.72

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total Amount of Additional employment floorspace (sqm)
BD2 = Additional Employment Floorspace on PDL (Sqm)
Data spans 01/04/2010 to 31/03/2011

(Cambridgeshire County Council – Business completions 2011g [online])

BD4	Amount of completed floorspace (m ²) 2010/11 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	0	0	368	0
	Losses	-1,586	-487	-299	0
	Net	-1,586	-487	69	0
Local Authority Area	Gross	1,124	748	-1,172	363
	Losses	-2,079	-731	-9,854	-100
	Net	-955	17	-8,682	263

(Cambridgeshire County Council – Business completions 2011g [online])

Appendix B – Local Indicators

Housing	
H1	Plan period and housing targets
	<ul style="list-style-type: none"> Revised RSS target from 2011 to 2031 – 14,000 dwellings. Local Plan 2006 Target 1999-2016 – 12,500 <p>See Appendix D for an explanation of the approach in this year's trajectory.</p>
H2 (a)	Net additional dwellings – in previous years
	See Appendix D
H2 (b)	Net additional dwellings – for the reporting year
	390 dwellings
H2(c)	Net additional dwellings – in future years
	See Appendix D
H2 (d)	Managed delivery target
	See Appendix
H3	New and converted dwellings – on previously developed land
	98.6%
H4	Net additional pitches (Gypsy and Traveller)
	0
H5	Gross affordable housing completions
	146
H6	Housing Quality – Building for Life Assessments
	<p>3 - Very Good 2 – Good 0 – Poor 0 – Very Poor</p> <p>Source: Cambridge City Council</p>

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
(i)	0
(ii)	0
E2	Change in areas of biodiversity importance
	<p>Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit. Totalling 15.03 hectares, In 2009/10 this was recorded as 14.97 hectares. In 2010/11 the boundary of Traveller's Rest Pit SSSI was changed after re-survey, which led to a small increase in its area and the addition of one unit. Traveller's Rest Pit site is a SSSI designated for geological reasons it was re-surveyed due to forthcoming development in the north-western area of Cambridge within which it is located.</p> <p>36.1% of SSSI land area in the City remains in favourable condition; this is an increase of 0.3% on the previous year.</p>

Appendix B – Local Indicators

	<p>57.4% of SSSI land is classed as <i>Unfavourable Recovering</i> and 6.5% as <i>Unfavourable No Change</i>. Last year (09/10) these figures were 0% and 64.2% respectively. The large change in proportion from <i>Unfavourable No Change</i> to <i>Unfavourable Recovering</i> can be explained by the status Cherry Hinton Pit Unit 1 (a relatively large unit) changing in this way during 2010/11.</p> <p>There is no change in the number of County Wildlife Site and City Wildlife Sites (CiWS) which remain as 15 and 51 respectively.</p> <p>One CiWS site has been affected by development in the 2010/11 year. King's Hedges Triangle/Scrub CiWS. Has now been renamed 'King's Hedges Hedgerow' and it's boundary has been amended to exclude a formerly species rich grassland area which has been lost to development/poor management, 1.34 hectares have been lost.</p> <p>National Indicator 197: Improved Local Biodiversity, looks at the proportion of local sites where positive conservation management has been or is being implemented and shows that 237 out of 416 sites (57%) have shown positive conservation management. This demonstrates a 9.9% increase on last year's figures and demonstrates the Council's positive approach towards conservation management</p> <p style="text-align: right;">Source: CPERC 2011</p>
--	---

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2010/11	Potential Sites - Installed capacity (MW) 2010/11
Wind	0	0
Biomass	0	0
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0	0.2967
Hydro	0	0

(Source: Cambridgeshire County Council Research Group)

Other Indicators
Density range of completed dwellings on sites greater than nine dwellings

Density	Percentage
<30DPH	7.7%
30 – 50DPH	8.2%
>50DPH	84%

(Cambridgeshire County Council, 2011e [online])

Appendix B – Local Indicators

Other Indicators	
Accessibility of Services - Amount of completed new residential development (within the 2010/11 year) within 30 minutes public transport time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.	
Key Service	% of population who are within 30 minutes public transport time of Key services
GP Surgery	100%
Hospital with A & E	100%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded
Designing Cambridge		
3/1	Sustainable Development	490
3/2	Setting of the City	10
3/3	Safeguarding Environmental Character	16
3/4	Responding to Context	1021
3/6	Ensuring Coordinated Development	29
3/7	Creating Successful Places	364
3/8	Open Space and Recreation Provision through New Development	74
3/9	Watercourses and Other bodies of Water	11
3/10	Sub-division of Existing Plots	43
3/11	The Design of External Spaces	151
3/12	The Design of New Buildings	147
3/13	Tall Buildings and the Sky Line	12
3/14	Extending Buildings	557
3/15	Shop fronts and Signage	112
Conserving Cambridge		
4/1	Green Belt	18
4/2	Protection of Open Space	45
4/3	Safeguarding Features of Amenity or Nature Conservation Value	14
4/4	Trees	107
4/6	Protection of Sites of Local Nature Conservation Importance	9
4/8	Local Biodiversity Action Plans	2
4/9	Scheduled Ancient Monuments/Archaeological Areas	11
4/10	Listed Buildings	185
4/11	Conservation Areas	455
4/12	Buildings of Local Interest	27
4/13	Pollution and Amenity	204
4/14	Air Quality Management Areas	19
4/15	Lighting	30
Living in Cambridge		
5/1	Housing Provision	94
5/2	Conversion of Large Properties	15
5/3	Housing Lost to Other Uses	3
5/4	Loss of Housing	13
5/5	Meeting Housing Needs	12
5/7	Supported Housing/Housing in Multiple Occupation	9
5/8	Travellers	0
5/9	Housing for People with Disabilities	7
5/10	Dwelling Mix	10
5/11	Protection of Existing Facilities	6

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded
5/12	New Community Facilities	18
5/13	Community Facilities in the Areas of Major Change	4
5/14	Provision of Community Facilities through New Development	70
5/15	Addenbrooke's	4
Enjoying Cambridge		
6/1	Protection of leisure Facilities	3
6/2	New Leisure Facilities	10
6/3	Tourist Accommodation	5
6/4	Visitor Attractions	3
6/6	Change of Use in the City Centre	13
6/7	Shopping Development and Change of Use in District and Local Centres	6
6/8	Convenience Shopping	5
6/9	Retail Warehouses	2
6/10	Food and Drink Outlets	31
Working and Studying in Cambridge		
7/1	Employment Provision	6
7/2	Selective Management of the Economy	16
7/3	Protection of Industrial and Storage Space	10
7/4	Promotion of Cluster Development	1
7/5	Faculty development in the Central Area, University of Cambridge	1
7/6	West Cambridge, South of Maddingley Road	11
7/7	College and University of Cambridge Staff and Student Housing	5
7/8	Anglia Ruskin University East Road Campus	1
7/9	Student Hostels for Anglia Ruskin University	4
7/10	Speculative Student Hostel Accommodation	6
7/11	Language Schools	7
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	9
8/2	Transport Impact	142
8/3	Mitigating Measures	30
8/4	Walking and Cycling Accessibility	39
8/5	Pedestrian and Cycle Network	9
8/6	Cycle Parking	155
8/7	Public Transport Accessibility	8
8/8	Land for Public Transport	3
8/9	Commercial Vehicles and Servicing	11
8/10	Off-Street Car Parking	145
8/11	New Roads	6
8/12	Cambridge Airport	0
8/13	Cambridge Airport Public Safety Zone	1

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded
8/14	Telecommunications Development	10
8/15	Mullards Radio Astronomy Observatory, Lord's Bridge	1
8/16	Renewable Energy in Major New Developments	27
8/17	Renewable Energy	10
8/18	Water, Sewerage and Drainage Infrastructure	21
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	8
9/2	Phasing of Areas of Major Change	6
9/3	Development in the Urban extensions	8
9/5	Southern Fringe	9
9/6	Northern Fringe	3
9/8	Land between Huntingdon Road and Histon Road	2
9/9	Station Area	10
Implementation		
10/1	Infrastructure Improvements	76

Appendix D – Housing Trajectory

What is a Housing Trajectory?

Appendix D contains the following:

- the Housing Trajectory (with a five year land supply total summary) split into the following categories:
 - Urban Extensions
 - Local Plan Allocations
 - Large Sites Over 50
 - Small Sites 10-49 Dwellings
- Housing Trajectory Summary Tables which includes:
 - A summary of the Housing Trajectory, including the five-year land supply total summary.
 - Previous years completions and predicted totals table. Which tracks the Council's progress against the revised RSS housing delivery target (see Chapter 5 for more detailed information) and includes actual completion figures.

All documents cover the Cambridge City Council Local Authority Area. The documents estimate housing completions and developments over a predetermined time period. The Housing Trajectory covers the time period from 2011/12 to 2030/31.

Method

The Five Year Land Supply Totals and Housing Trajectory takes into account all planning applications for 10 dwellings and above and also housing allocations set out in the Council's Local Plan such as Cambridge East and the North West Cambridge.

The information is gathered by the following means:

- questionnaires to developers, landowners and agents, which includes a survey and a 'best estimate' table of completions.
- talking to the Council's Development Management and Building Control teams to identify progress on sites and completions.
- referencing applications against the County Council's completions data.
- talking to the City Council's Major Growth Team concerning major sites.
- in cases where no information was returned, estimates were made though information obtained from the Development Management and Major Growth teams.
- through information from the SHLAA

In some cases, a site may indicate no development across the whole of the trajectory period. This denotes that the site is no longer available for development, but is still allocated for housing in the Local Plan.

Appendix D – Housing Trajectory

Definitions

- Availability – Identifies the site as being available for development and indicates that there are no legal or ownership problems or that there is current planning permission granted.
- Suitability – Indicates that the site is a suitable location for development and would contribute to the creation of sustainable communities. This includes assessing any policy restrictions, physical limitations and potential impacts and environmental conditions that could be experienced by prospective residents
- Achievability – Indicates that the housing will be delivered on site within 5 years
- Market and Affordable housing – In some cases a site has been split in two with the initials **M**, **A** after the site name. This indicates whether the figures are referring to market or affordable housing provision. **U/K** denotes that the type of housing (Market or Affordable is unknown)

Small Print

The Five Year Land Supply Totals and Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions and economic circumstances and therefore may change over time.

The Future of the Housing Trajectory

Next year's housing trajectory will take into account information gleaned from the Strategic Housing Land Availability Assessment (SHLAA) which is due to be completed in 2012. In future the Housing Trajectory will coincide with the update of SHLAA data.

The Localism Act 2011 will revoke the RSSs. Until this has been undertaken the revised Local Authority housing targets will remain applicable. The Council will be reviewing its housing targets through the Local plan Review which is scheduled for adoption in 2014.

Urban Extensions																																																								
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date	Outstanding dwellings (11/12-30/31)	Reporting Year 11/12	12/13 year 1	13/14 year 2	14/15 year 3	15/16 year 4	16/17 year 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total (12/13-30/31)	Availability	Suitability	Achievability	Comments																								
9.01		Cambridge East Land North of Cherry Hinton	8.38	M	189		0	189	0	0	0	0	0	60	69	60	0	0	0	0	0	0	0	0	0	0	0	0	189				Marshalls have advised that relocation is not anticipated in the period to 2031. However a developer is being sought for the remainder of the site																							
				A	128	0	128	0	0	0	0	0	0	0	0	40	46	40	0	0	0	0	0	0	0	0	0	0	0	128	Y	Y	Y																							
				Total	315	0	315	0	0	0	0	0	0	0	0	100	115	100	0	0	0	0	0	0	0	0	0	0	0	315																										
				M	55	0	55	0	0	0	0	0	0	10	20	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	55																									
9.01		Cambridge East - Land at Colldhams Lane	1.3	A	36	0	36	0	0	0	0	10	46	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Y	Y	Y	Land outside of Marshalls ownership, potential to come forward for housing independent of Cambridge East site (Cambridge East AAP)																							
				Total	31	0	31	0	0	0	0	0	0	10	30	31	20	0	0	0	0	0	0	0	0	0	0	0	0	36	Y	Y	Y																							
				Total - Cambridge East																										406	0	406	0	0	0	10	30	31	120	115	100	0	0	0	0	0	0	0	0	0	0	0	406			
				M	956		956	0	0	0	0	0	0	30	90	180	210	236	0	0	0	0	0	0	0	0	0	0	0	0	0	956																								
9.03	07/0003	NIAB Main	52.87	Total	637	0	637	0	0	20	60	120	140	140	157	0	0	0	0	0	0	0	0	0	0	0	0	0	637	Y	Y	Y	Possible constraints on delivery; Market conditions, infrastructure, site preparation, agreement of planning obligations and Section 106 agreement																							
				M	1593	0	1593	0	0	50	150	300	350	350	393	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1593																										
				A	90	30	60	34	9	7	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26																										
				Total	97	6	91	24	36	7	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	Y	Y	Y																							
9.03	07/1124/REM	NIAB Frontage	See Above A	M	51	0	51	10	16	16	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93				Best Case Scenario - Projections may alter due to market conditions																							
				Total	187	36	151	58	45	14	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	187																										
				Total - NIAB																										1780	36	1744	58	45	14	0	34	350	350	393	0	0	0	0	0	0	0	0	0	0	1686					
				M	184	0	184	62	70	34	4	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	184																								
9.05	10/1296/REM	Clay Farm/Showground - Parcels10, 11, 12b, 12c below	See Above A	A	122	0	122	0	52	48	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Y	Y	Y	Best Case Scenario - Projections may alter due to market conditions																							
				Total	306	0	306	62	122	82	26	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	241																										
				M	77	0	77	20	24	24	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57																										
				Total	51	0	51	10	16	16	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93																									
9.05	11/0698/REM	Clay Farm/Showground - Parcels 19 and 20	See Above A	M	280	0	280	0	20	87	87	86	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	280				Best Case Scenario - Projections may alter due to market conditions																							
				Total	183	0	183	0	30	51	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	183	Y	Y	Y																							
				M	463	0	463	0	50	138	138	137	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	463																										
				Total	110	0	110	0	9	55	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	110	Y	Y	Y																						
9.06	07/0621/OUT & 08/0363/OUT	Clay Farm/Showground - Remaining Parcels of Land	See Above A	M	220	0	220	0	0	16	110	92	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	220				Best Case Scenario - Projections may alter due to market conditions																							
				Total	660	0	660	0	12	30	84	84	84	84	84	84	84	84	84	84	30	0	0	0	0	0	0	0	0	600																										
				M	440	0	440	0	8	20	56	56	56	56	56	56	56	56	56	56	20	0	0	0	0	0	0	0	0	440	Y	Y	Y																							
				Total	1100	0	1100	0	20	58	140	140	140	140	140	140	140	140	140	140	140	50	0	0	0	0	0	0	0	0	1100																									
Previously 9.07/9.11 of the Local Plan	11/1114/OUT	NW - Cambridge University	See Above A	M	830	0	830	0	0	10	60	100	170	210	140	100	40	0	0	0	0	0	0	0	0	0	0	0	830				Outline application due to be determined in 2012																							
				Total	1080	0	1080	0	150	270	90	30	110	150	100	30	0	0	0	0	0	0	0	0	0	0	0	0	0	1080	X	Y	Y																							
				M	132	0	132	0	0	0	48	48	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	132																										
				Total	232	0	232	0	0	0	32	32	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	232																									
9.08	11/0075/REM	Trumpington Meadows - Phase 1	See Above A	M	135	0	135	0	24	36	30	42	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135				Best Case Scenario - Site still awaiting reserved matters applications																							
				Total	130	0	130	0	16	24	20	28	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	130																										
				M	325	0	325	48	60	50	70	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	325																										
				Total	557	0	557	40	60	50	150	185	72	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	517																									
9.08	06/0795	Bell School Site	See Above A	M	209	0	209	0	0	66	66	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	209				Issues regarding detailed access to the site are ongoing. Detailed application expected late 2012																							
				Total	138	0	138	0	0	44	44	50	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	138	Y	Y	Y																							
				M	447	0	447	0	0	110	110	127	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	447																									
				Total	172	0	172	0	30	56	31	55	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	172																									
9.13	08/0361 & 08/0363 or	Glebe Farm	See Above A	M	114	0	114	0	25	15	38	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	114	Y	Y	Y	Construction has commenced																							
				Total	286	0	286	0	55	71	69	91	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	286																										
				Total - Urban Extensions																										7503	36	7467	180	392	783	1251	1326	793	930	952	480	280	80	0	0	0	0	0	0	0	0	0	7277			
				Five Year Supply Total																										4545																										

[illegible]

Local Plan Allocations

Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Outstanding dwellings (11/12/2031)	Reporting Year 11/12	12/13 year 1	13/14 year 2	14/15 year 3	15/16 year 4	16/17 year 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total (12/13-30/31)	Availability	Suitability	Comments																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
5.01	06/0584	CUP Site Clarendon Road	3	M	288	77	209	55	55	44	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	154	Y	Y	Under Construction																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					122	68	54	30	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Y	Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					146	76	58	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Y	Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
					48	74	48	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	24	Y	X	Land not available until current leases expire																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
5.02		The Paddocks Trading Estate, Cherry Hinton Road	2.7	A	74	0	74	0	0	0	0	0	0	0	0	0	0	0	37	37	0	0	0	0	0	0	0	0	48	X	Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					48	0	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	24	0	0	0	0	0	0	0	0	0	0	0	0	48	X	Y																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
					123	0	123	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	62	0	0	0	0	0	0	0	0	0	0	0	0	123	Y	Y	Awaiting decision on Reserved Matters Application																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
					124	0	124	0	0	20	30	30	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124	Y	Y	Application lodged, awaiting decision. Possible constraints: Access restrictions in respect of existing open space. Delicacy of reason for development. Current owner reviewing and considering partial land release as site is underutilised despite recent rationalisation - deliverable																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
5.03	06/0500/OUT	British Telecom, Cromwell Road	1.2	U/K	83	0	83	0	0	0	0	0	0	0	0	0	33	50	0	0	0	0	0	0	0	0	0	83	X	Y	No plans to develop as yet																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					147	0	147	0	0	0	0	0	0	0	0	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	147	Y	Y	Application lodged, awaiting decision. Possible constraints: Access restrictions in respect of existing open space. Delicacy of reason for development. Current owner reviewing and considering partial land release as site is underutilised despite recent rationalisation - deliverable																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
					76	0	76	0	0	0	0	0	0	0	0	26	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	Y	Y	Development - subject to both landowners intentions being established																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
					67	0	67	0	0	0	0	0	0	0	0	0	17	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	X	Y	No intention to pursuing for residential use. However cannot predict what government changes will bring with review of reserved forces over the period of the next review																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
5.04	11/0008/FUL	Cambridge City Football Ground, Milton Road	1.6	U/K	147	0	147	0	0	0	0	50	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	147	Y	Y	Awaiting Application decision - Contamination issues may delay development																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
					76	0	76	0	0	0	0	0	0	0	0	26	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	76	Y	Y	No intention to pursuing for residential use. However cannot predict what government changes will bring with review of reserved forces over the period of the next review																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
					67	0	67	0	0	0	0	0	0	0	0	0	17	50	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	X	Y	No intention to pursuing for residential use. However cannot predict what government changes will bring with review of reserved forces over the period of the next review																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
					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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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	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

Large Sites Over 50																																		
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date	Outstanding dwellings (11/12-30/31)	Reporting Year 11/12	12/13 year 1	13/14 year 2	14/15 year 3	15/16 year 4	16/17 year 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total (12/13-30/31)	Availability	Suitability	Achievability	Comments		
	07/1223/REM & 05/1336/OUT	Cambridge Water Company, Rustat Road	1.2	A	100	0	100	0	0	20	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100		Y	Y		
					43	0	43	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43	Y	Y	Y		
					143	0	143	0	63	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143					
	06/1257	George Nullell Close	2	U/K	182	163	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		Y	Y	Y	Under Construction
	02/0999	Government Offices, Brooklands Avenue	6.35	U/K	229	208	21	21																				0		Y	Y	Y	Under Construction	
	07/1083	Homerton College, Hills Road	1.4	U/K	85	0	85	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Y	Y	Y		
Total - Large Sites Over 50					639	371	268	40	63	65	70	30		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	228				
														Five Year Supply Total																				

Small Sites: 10-49 Dwellings																			
Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date	Outstanding dwellings (11/12-16/17)	Reporting Year 11/12	12/13 year 1	13/14 year 2	14/15 year 3	15/16 year 4	16/17 year 5	Total (12/13-16/17)	Availability	Suitability	Achievability	Comments	
	10/0087/FUL	89a Cherry Hinton Road, CB1 7BS		U/K	14	0	14	0	0	0	0	14	0	14	Y	Y	Y	Appeal in Process for a Hotel Application Number 09/1103/FUL	
	06/0921/FUL, 09/1103/FUL	Red House, Station Road	0.2	U/K	0	0	0	0	0	0	0	0	0	0	X	X	X	Under Construction	
	05/1329	Sorrento Hotel, Cherry Hinton Road	0.2	U/K	16	2	14	2	12	0	0	0	0	12	Y	Y	Y	Site Completed 2010/11	
	09/1058	78-80 Fulbourn Road	0.3	U/K	14	14	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2011/12	
	08/0111	Land at Elmfield Close	0.7	U/K	40	40	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2011/12	
				M	28	0	28	0	28	0	0	0	0	28	Y	Y	Y		
	09/0403	Neath Farm Business Park, Church End	0.9	A	12	12	0	12	0	12	0	0	0	12	Y	Y	Y		
					40	0	40	0	40	0	0	0	0	40	Y	Y	Y		
	00/0257	Stable Industrial Estate	0.3	U/K	19	16	3	3	0	3	0	0	0	3	Y	Y	Y	Site Completed 2011/12	
	08/0982	35 Parkside	0.1	U/K	12	0	12	12	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed	
	07/0025	56 and 58 Ditton Walk	0.2	U/K	10	10	0	0	0	0	0	0	0	0	N/A	N/A	N/A		
	99/0314, 07/1314	Former Rope Works New Street 07/1314	0.03	U/K	32	32	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2010/11	
	08/0084	1 High St, Cherry Hinton	0.01	U/K	10	10	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2010/11	
	05/0967	2 Clare Road	0.1	U/K	10	10	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2009/10	
	06/0732	178 Mill Rd	0.1	U/K	14	14	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2009/10	
	08/0016	Land to the Rear of 99-105 Shelford Road		U/K	14	0	14	0	14	0	0	0	0	14	Y	Y	Y		
	09/0494	Simons House, Rackham House		A	40	0	40	0	40	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2011/12	
	09/0967	13 Chesterton Road		U/K	13	0	13	0	13	0	0	0	0	13	Y	Y	Y	Under Construction	
	09/0292	Land Adjacent to 7 Severn Place		U/K	11	11	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Site Completed 2010/11	
		Land Adjacent to 5 Wellington Court																	
	09/0819	Cambridge		U/K	14	0	14	14	0	0	0	0	0	0	Y	Y	Y	Under Construction	
	09/0931	The Old Mailings, Prospect Row		U/K	11	0	11	0	0	11	0	0	0	11	Y	Y	Y		
Total - Small Sites 10-49 dwellings					334	159	175	68	82	11	14	0	0	107					
					Five Year Supply Total										107				

Appendix E – Housing Summary

Introduction

1. *How many houses were proposed in the Adopted 2008 East Of England Plan (Regional Spatial Strategy)?*

The adopted 2008 Regional Spatial Strategy for the East of England proposed to continue the approach to housing apportionment set out in the Structure Plan. It proposed 19,000 dwellings minimum in Cambridge between 2001-2021. The Council has always objected to this level of provision, as it was unachievable by 2021.

2. *What did preparatory work on the RSS Review 2009 reveal?*

At the start of the RSS review process, EERA asked all the County Councils to test higher levels of growth than in the existing RSS for the period 2011 to 2031 as part of their input to the early stages of the review.

Cambridgeshire County Council invited all the Districts to join with it in preparing its advice to EERA and formed a member group CReSSP to oversee its work.

The Cambridgeshire authorities responded to EERA's request by commissioning consultants to prepare a new Cambridgeshire Development Study. That study, which was completed in the spring of 2009, looked at how well the existing strategy was working and how the strategy could be developed if further growth was needed.

EERA consulted on the RSS Review “East of England Plan > 2031” between 2nd September and 24th November 2009.

Cambridgeshire County Council through CReSSP made a joint response to the EERA consultation.

This response was agreed in a report to a DPSG on 17th November 2009. This proposed a figure of 14,000 dwellings to be built in Cambridge (700 dwellings per year) between 2011 and 2031.

This level of provision is one which is much more realistic than the adopted RSS target of 19,000 to 2021. It is also supported by the findings of the 2009 Cambridgeshire Development Study.

The draft revision to the Regional Spatial Strategy for the East of England (to 2031), which was published in March 2010, was consistent with this approach and outlined a target of 14,000 for Cambridge to 2031. These figures in the draft plan are known as the option 1 target, being targets that have been agreed between individual Local Authorities and the Regional Planning Body and published in the draft RSS.

3. *What is the Cambridgeshire Local Authorities Agreement?*

In May and June 2010, the Government issued statements saying that Regional Spatial Strategies (RSSs) are to be revoked. This is to be implemented through the adoption of the Localism Bill. Government guidance to Local Authorities in the context to abolish Regional Spatial Strategies through the Localism Act is that option 1 figures can be used by Authorities that decide to revise their housing targets.

Appendix E – Housing Summary

In the light of the Governments intention to abolish Regional Spatial Strategies, the Cambridgeshire Authorities agreed a joint position statement setting out the development strategy for Cambridgeshire. The council agreed this statement on October 2010.

For Cambridge this statement was consistent with the previous work with 14,000 dwellings for the period 2011 to 2031. The RSS is technically still in place but our 2010 & 2011 Annual Monitoring Report uses the 14,000 figure as a more realistic assumption of future provision by 2031.

The above figures are a starting point for the Local Plan Review process, which also consider a wide range of other evidence. Evidence from the SHLAA will also inform this.

4. *How many homes does the current Draft Strategic Housing Land Availability Assessment provide?*

The Draft Strategic Housing Land Availability Assessment (SHLAA) for Cambridge is at an early stage and is currently out to public consultation. This will form our key evidence for the amount of housing that can be accommodated in Cambridge.

Initial indications are that these sites could provide potential for around 1,770 dwellings by 2031.

The consultation ran for six weeks from 30th September to 11th November and sought information on any additional provision land owners may wish to draw to our attention and we will rigorously assess any sites put forward as part of finalising the SHLAA which will come back to members in 2012 for final approval.

Appendix F – Hotel Provision

Table 1 Existing Hotel Provision

Existing Hotel's	Quality *	Bedrooms	Comment
City Centre			
De Vere University Arms Hotel	4	119	
Crowne Plaza	4	198	
Doubletree Hilton	4	122	Application to extend by 52 further bedrooms
Hotel Du Vin	4	41	
Varsity Hotel & Spa, Thompsons Lane	4	48	
Royal Cambridge Hotel	3	57	
Regent Hotel	3	22	
Sub Total		607	
Inner City Mid Suburbs			
Moller Centre	4	71	
Best Western Gonville Hotel	3	80	Edge City centre
Lensfield Hotel	3	30	Edge City centre
Arundel House Hotel	3	103	Edge City Centre
Sorrento Hotel	3	30	
Centennial Hotel	2	39	
Helen Hotel	2	19	
Ashley Hotel, 74 Chesterton Rd	2	16	Edge City centre
Holiday Inn Express, Norman Way	Budget	100	
Travelodge Central, Hills Road	Budget	120	Dubai International
Sleeperz/Cityroomz Hotel	Budget	25	
Sub Total		633	
Periphery Fringe of City in SCDC			
Hotel Felix	4	52	
Holiday Inn, Impington	3	161	
Lovell Lodge	2	23	
Premier Inn, North Girton	Budget	20	Whitbread
Premier Inn, Orchard Park	Budget	154	Whitbread
Sub Total		410	
City Total		1650	
Outside City 10 mile radius			
Menzies Hotel, Bar Hill	4	136	
Cambridge Belfry, Cambourne	4	120	
Best Western, Quay Mill	3	49	
Travelodge, Lolworth	Budget	20	Dubai International
Travelodge, Swavesey	Budget	36	Dubai International
Days Inn by Cambridge, Swavesey/Boxworth	Budget	82	Dubai International
Travelodge, Fourwentways	Budget	40	Dubai International
Sub Total		483	
Grand Total		2133	

Appendix F – Hotel Provision

In addition to existing hotels a large number of other sites are either allocated are the subject of applications or have consent for hotel use in the City and Cambridge area generally.

Table 2 Future Supply - Summary Of Future Potential Supply Within and On Fringes Of City

	Quality	Rooms	Status
City Centre			
Mill Lane	N/K	75	Allocated in 2006 Local Plan for mixed use including a hotel Site 7.10
Sub Total		75	
Inner City			
Doubletree Hilton extension	4	52	Pending
27-29 Station Road	3 or 4	157	Consented
Ashley Hotel Extension, Chesterton Rd	2	19	Pending
North West Cambridge	3	130	Pending
Premier Inn, Intercell House	Budget	121	Pending. Allocated in 2006 Local Plan For range of uses including hotel use
Travelodge 180-190, Newmarket Road Eastern Gate	Budget	219	Consented
Sub Total		698	
City Fringes			
Radisson Blu, Cambridge Science Park	3 or 4	296	Consented
Travelodge, Orchard Park	Budget	138	Consented
Addenbrookes	N/K	150	Consented
Sub Total		584	
City Total		1357	
Beyond City			
Cambridge Research Park, Landbeach	N/K	112	
Cambridge Meridian Golf Club, Comberton	N/K	39	
Sub Total		151	
Grand Total		1508	

Source: Cambridge City Council

FIT Installations Statistical Report

This report provides details of the following with regard to the Feed in Tariff (FIT) scheme:-

- Total FIT installations by technology and installation type
- Total installed capacity by technology and installation type

The report details installations on the Register at the time the report was requested and run.

Confirmation dates between 01/04/2010 and 31/03/2011

Tariff Codes Selected : All

Geographical Locations Selected :

Country/s Selected : England
Government Office Regions Selected : East of England
Local Authority/s Selected : Cambridgeshire

Technology Types Selected : All

Technology	Domestic Installations	Domestic Installed Capacity (MW)	Commercial Installations	Commercial Installed Capacity (MW)	Industrial Installations	Industrial Installed Capacity (MW)	Community Installations	Community Installed Capacity (MW)	Total Installations	Total Installed Capacity (MW)
Micro CHP	1	0.001	0	0.000	0	0.000	0	0.000	1	0.001
Photovoltaic	87	0.183	1	0.005	0	0.000	0	0.000	88	0.188
Total Installed Capacity (MW)		0.184		0.005		0.000		0.000		0.189
Total Installations	88		1		0		0		89	

Please note that GB and constituent country/regional/LA totals may not match due to some installation locations not being allocated to postcode areas
Please note that the Central FIT Register is populated with data from FIT licensees and relates to a live scheme. Therefore data is subject to change without notice.
Page 1 of 1 and Printed Date: 28-September-2011 9:40

Appendix H – Cambridge East Indicators (extract from Cambridge East Area Action Plan)

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and non-motorised modes of transport.

Indicator Number	Indicator	Type of Indicator	Related Chapter Objectives	Related Policies	Targets
CE01	Total Housing Completions / Annual Rate	Core	D3/a	CE/7	To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE02	Housing Density	Core	D3/b	CE/7	At least 50 dwellings per hectare
CE03	Housing Mix	Core	D3/c	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.
CE04	Employment Land Supply by type	Core	D4/a, D4/b	CE/8	Equivalent of 20-25 hectares of employment land.
CE05	Distance to Public Transport	Local	D6/d, D7/l	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE06	Distance to public Open Space	Local	D10/b	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.
CE07	Renewable energy installed by type	Core	D13/e	CE/24	Renewable energy to provide at least 10% of predicted energy requirements
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D5/c	CE/35, CE/9	Targets to be detailed through s.46 agreement or planning obligations.

Appendix I – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings. <i>The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each Council's Annual Monitoring Report.</i>
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is Affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College key workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m ² of employment and academic development; (2) Approximately 60,000m ² of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local centre in units not exceeding 300m ² .
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2 of the North West Cambridge AAP.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

Appendix I – North West Cambridge Indicators (extract from North West Cambridge AAP)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC09	Sustainable Development	Local	NW24	<p>Amount of Residential development designed in line with the Code for Sustainable Homes:</p> <p>(1) Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings;</p> <p>(2) Percentage approved after 1 April 2013, designed to Code level 5 or higher.</p> <p>Amount of Non-residential development designed in line with BREEAM:</p> <p>(1) Percentage approved designed to “Excellent” standards.</p>
NWC10	Renewable energy installed by type	Core	NW24	<p>(1) Percentage of the non-residential development and student accommodation energy requirements provided by renewable energy (at least 20% required if renewable CHP is not viable);</p> <p>(2) Percentage of the development served by a Combined Heat and Power (CHP) plant or a District Heating Scheme fuelled by renewable energy sources.</p>
NWC11	Water Conservation	Local	NW24	<p>(1) Percentage of residential development approved prior to 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and</p> <p>(2) Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.</p>
NWC12	Investment secured for infrastructure and community facilities through developer contributions.	Core	NW31	Targets points set out in S106 agreements or planning obligations.

Appendix J – Advice Note – Deleted Local Plan Policies

Advice Note - Deleted Local Plan Policies

Whilst we are preparing Cambridge's Local Development Framework, which will incrementally replace the Cambridge Local Plan 2006 in due course, the Planning and Compulsory Purchase Act 2004 makes provision for Councils to retain their Local Plan policies by application to the Secretary of State. In the light of this, the City Council made an application to the Secretary of State in January 2009.

We have received the Secretary of State's direction, which confirms that the vast majority of the Cambridge Local Plan's policies will remain in force from 20th July 2009. However, eight policies will expire on 20th July 2009. The table below sets out the reason for their deletion and policy alternatives, where relevant. Please note that the Local Plan Appendices and Proposals Map (February 2008) remain unchanged.

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
3/5 Mixed Use Development	<p>This policy expected mixed-use development to be sustainable via the inclusion of appropriate community and retail facilities within residential schemes and elements of residential development within larger non-residential sites.</p> <p>This policy was deleted as it simply repeated national and regional policy. It was redundant given the references to the mix of development that supports the creation of sustainable and accessible communities in Planning Policy Statement 1 Delivering Sustainable Development (paragraph 27).</p>
4/5 Protection of Sites of National Nature Conservation Importance	<p>This policy stated that development will not be allowed which has a detrimental effect on a Site of Special Scientific Interest (SSSI)</p> <p>This policy was deleted as it simply repeated national and regional policy. SSSIs are protected by Planning Policy Statement 9: Biodiversity and Geological Conservation (paragraphs 7 and 8) and are defined and designated by Natural England in accordance with the Wildlife and Countryside Act 1981 (as amended).</p>
4/7 Species Protection	<p>This policy precluded development affecting protected species unless the need for the development outweighs nature conservation importance.</p> <p>This policy was deleted as it simply repeated national and regional policy contained in Policy ENV3 of the RSS for the East of England, paragraphs 1, 15 and 16 of Planning Policy Statement 9: Biodiversity and Geological Conservation, Department for Communities and Local Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.</p>

Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
4/16 Development and Flooding	<p>This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems.</p> <p>This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the RSS for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy.</p> <p>In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test.</p> <p>In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems.</p> <p>In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences.</p> <p>The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).</p>
5/6 Meeting Housing Needs From Employment Development	<p>This policy set out the requirement for proposals for employment development, which impact on the demand for affordable housing, to provide affordable housing on-site; contributions towards off-site housing or by means of key worker housing provision.</p> <p>This policy was deleted because it was recognised at the Examination in Public for the RSS for the East of England that there was an absence of convincing evidence that specific local</p>

Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	<p>circumstances existed to justify the imposition of the requirement as referred to in the Council's Affordable Housing Supplementary Planning Document (SPD). The Affordable Housing SPD does not provide any further detail in taking this policy forward. The RSS for the East of England does not make specific reference to the need for employment development to provide for affordable housing and Policy P9/1 of the Cambridgeshire and Peterborough Structure Plan 2003 was not saved.</p>
<p>6/5 Shopping Development in the City Centre</p>	<p>This policy stated that retail proposals in the City Centre would only be permitted where they maintained and enhanced the vitality and viability of the City Centre and which were of an appropriate nature and scale.</p> <p>This policy was deleted because it reiterated national guidance in paragraphs 3.13 – 3.19 of Planning Policy Statement 6: Planning for Town Centres that require the application of sequential testing and proof that the development is of appropriate nature and scale. Additionally, paragraphs 3.20 - 3.23 of Planning Policy Statement 6 cover the need to consider the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development, including the likely cumulative effect of recent permissions, developments under construction and completed developments. It clarifies that the identification of need does not necessarily indicate that there will be no negative impact.</p>
<p>9/4 East Cambridge</p>	<p>This policy set out the criteria for development at East Cambridge.</p> <p>This policy was deleted because it has been superseded by the Cambridge East, which was adopted by both Cambridge City Council and South Cambridgeshire District Council in February 2008.</p>
<p>10/2 Monitoring and Review</p>	<p>This policy set out the monitoring process for the Local Plan and identified review work and actions, which would be brought into play in the event that the Local Plan policies and development plan allocations were not being met.</p> <p>This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.</p>

Appendix J – Advice Note – Deleted Local Plan Policies

Deleted Policy (Reference Number & Name)	Reason for Deletion & Alternative Policy Support
	Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.

The North West Cambridge AAP was adopted in October 2009. As a result, the following Local Plan Policy and allocations were superseded:

- Policy 9/7 – Land between Madingley Road and Huntingdon Road
- Proposal Site 9.07 – Madingley Road/Huntingdon Road
- Proposal Site 9.11 – 19 Acre Field and land at Gravel Hill Farm

Bibliography

Publications

- Cambridge City Council, 2006a. *Cambridge Local Plan – July 2006*. Cambridge: Cambridge City Council
- Cambridge City Council, 2006b. *Open Space and Recreation Strategy – November 2006*. Cambridge: Cambridge City Council
- Cambridge City Council, 2007. *Sustainable Design & Construction: Supplementary Planning Document – June 2007*. Cambridge: Cambridge City Council
- Cambridge City Council, 2007. *Statement of Community Involvement: A Consultation Strategy for Cambridge – September 2007*. Cambridge: Cambridge City Council
- Cambridge City Council, 2008. *Affordable Housing Supplementary Planning Document – January 2008*. Cambridge: Cambridge City Council
- Cambridge City Council, 2010a. *Old Press/Mill Lane Supplementary Planning Document – January 2010*. Cambridge: Cambridge City Council
- Cambridge City Council, 2010b. *Planning Obligations Strategy Supplementary Planning Document – March 2010*. Cambridge: Cambridge City Council
- Cambridge City Council, 2010c. *Public Art: Supplementary Planning Document – January 2010*. Cambridge: Cambridge City Council
- Cambridge City Council, 2011a. *Open Space and Recreation Strategy – October 2011*. Cambridge: Cambridge City Council
- Cambridge City Council, 2011b. *Eastern Gate Development Framework Supplementary Planning document – October 2011*. Cambridge: Cambridge City Council
- Cambridge City Council, 2011c. *Advice note on Development Affecting Private Gardens – June 2011*. Cambridge: Cambridge City Council.
- Cambridge City Council, 2011d. *Informal Planning Policy Guidance on Foodstore Provision in North West Cambridge - 2011*. Cambridge: Cambridge City Council
- Cambridge City Council and South Cambridgeshire District Council, 2008. *Local Development Framework: Cambridge East Area Action Plan, Development Plan Document – Adopted February 2008*. Cambourne: South Cambridgeshire District Council & Cambridge City Council
- Cambridge City Council & South Cambridgeshire District Council, 2009. *North West Cambridge Area Action Plan: Local Development Plan Framework Development Plan Document – Adopted October 2009*. Cambridge: Cambridge City Council
- Cambridgeshire & Peterborough Environmental Records Centre (CPERC), 2011. *Cambridgeshire & Peterborough Environmental Records Centre (CPREC) LDF Annual Monitoring Report supporting information for Cambridge City Council – Reporting Year 2010/11*. Cambridge: CPERC
- Cambridgeshire County Council, 2011. *Local Transport Plan 3 - covering the period 2011 to 2026*. Cambridge: Cambridgeshire County Council
- Cambridgeshire County Council and Peterborough City Council, 2003. *Cambridgeshire & Peterborough Structure Plan 2003 – Planning for Success*. Cambridgeshire: Cambridgeshire County Council and Peterborough City Council
- Cambridgeshire Horizons, 2009. *Strategic Housing Market Assessment*. Cambridge: Cambridge Horizons
- Cambridgeshire Horizons, 2011. *Detailed Water Cycle Strategy up to 2031 Major Growth Areas in and around Cambridge: Phase 2 – Detailed Strategy*. Cambridge: Cambridge Horizons
- Communities & Local Government, 2010. *Community Infrastructure Levy: An Overview*. London: CLG

Bibliography

- Communities & Local Government, 2011. *How change of use is handled in the planning system – tell us what you think: Issues Paper*. London: CLG – June 2011
- East of England Tourism, 2008. *Economic Impact of Tourism: Cambridge – 2007*. Bury St Edmunds: East of England Tourism.
- Government Office For The East Of England, 2008. *East of England Plan: The Revision to the Regional Spatial Strategy for the East of England*. London: TSO
- SQW, 2011. *Cambridge Cluster at 50: Final Report to EEDA and Partners – March 2011*. Cambridgeshire: SQW
- Transport Initiatives LLP and Cambridge City Council, 2010. *First Edition February 2010: Cycle Parking Guide For New Residential Developments*. Cambridge: Cambridge City Council
- Terence O'Rourke Ltd, 2010. *Decarbonising Cambridge: A renewable and low carbon energy study for Cambridge City Council Final Report – September 2010*. Cambridge: Terrence O'Rourke Ltd
- Warwick Business Management Limited, 2008. *Cambridge City and South Cambridgeshire: Employment Land Review – July 2008*. Cambridge: Cambridge City Council & South Cambridgeshire District Council
- WSP Development and Transportation, 2010. *Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment – September 2010*. Cambridge City Council and South Cambridgeshire District Council.

Acts of Parliament, Statutory Instruments, White Papers, Guidance and Circulars

- Communities & Local Government, 2008a. *Local Development Framework: Core Output Indicators – Update 2/2008*. London: TSO
- Communities & Local Government, 2008b. *Planning Policy Statement 12: Local Spatial Planning*. London: TSO
- Communities & Local Government, 2009a. *Planning Policy Statement 4: Planning for Sustainable Economic Growth*. London: TSO
- Communities & Local Government, 2010a. *Planning Policy Statement 3: Housing*. London: Communities & Local Government
- Communities & Local Government, 2010b. *Planning Policy Statement 5: Planning for the Historic Environment*. London: TSO
- Communities & Local Government, 2011. *Draft National Planning Policy Framework*. London CLG
- Office of the Deputy Prime Minister, 2005a. *Local Development Framework Monitoring: A Good Practice Guide*. London: ODPM
- Office of the Deputy Prime Minister, 2005b. *ODPM Circular 05/2005*. London: ODPM
- Planning & Compulsory Purchase Act 2004. (c.5)
- The Town and Country Planning (General Permitted Development) Order 1995, No.418
- The Town and Country Planning (Local Development) (England) Regulations 2004. No.2204
- Planning Act 2008. (c.29)
- Town and Country Planning Act 1990 (as amended). c.8
- Localism Act 2011 (c.20)

Bibliography

Online Articles and Data

- Cambridge City Council, 2011a. *Pre Application Advice* [online] Cambridge: Cambridge City Council. Available online at: <http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/planning/pre-application-and-planning-advice/> [Accessed November 2011]
- Cambridge City Council, 2011b. *Conservation Area Appraisals* [online] Cambridge: Cambridge City Council. Available online at: <http://www.cambridge.gov.uk/ccm/navigation/planning-and-building-control/historic-environment-and-trees/conservation-areas/> [Accessed November 2011]
- Cambridgeshire County Council, 2006. *Employment in the High-Tech "Community" Cambridgeshire & Peterborough 2006* [online] Cambridge: Cambridgeshire County Council. Available at: <http://www.cambridgeshire.gov.uk/NR/ronlyres/E394F26D-3925-4B75-AF95-BEF041B1BE82/0/HiTech06.pdf> [Accessed November 2011]
- Cambridgeshire County Council, 2010a. *Cambridgeshire's Economic Assessment* [online] Cambridge: Cambridgeshire County Council. Available at: <http://www.cambridgeshire.gov.uk/business/economicandcommunitydev/ecodevelopment/economicassessment.htm> [Accessed November 2011]
- Cambridgeshire County Council, 2011b. *Table H1.1. Dwellings Completed (NET) by Districts in Cambridgeshire (2001-2010)* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: http://www.cambridgeshire.gov.uk/NR/ronlyres/688EEB82-9F26-4B01-B56E-BEA00FD80FBF/0/TableH11DwellingsCompleted_NET_byDistrictsandDistributionofhousingcompletions.pdf [Accessed November 2011].
- Cambridgeshire County Council, 2011c. *Table H1.4. Gross Housing Completions Showing Number of Bedrooms* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: <http://www.cambridgeshire.gov.uk/NR/ronlyres/C138ABD6-7BE6-4C2C-8E7B-BECE03752F0A/0/TableH14GrosshousingcompletionsshowingnumberofBedrooms.pdf> [Accessed November 2011].
- Cambridgeshire County Council, 2011d. *Table H1.7. Average Density of Housing Completions* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: <http://www.cambridgeshire.gov.uk/NR/ronlyres/60936E2D-E400-4A53-BE69-3FD3B318E8DC/0/TableH17Averagedensityofhousingcompletions.pdf> [Accessed November 2011].
- Cambridgeshire County Council, 2011e. *Table H1.8. Density Range of Housing Completions* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: <http://www.cambridgeshire.gov.uk/NR/ronlyres/B3CB0374-1226-4886-980C-D5DF6D7F6108/0/TableH18DensityRangeofhousingcompletions.pdf> [Accessed November 2011].
- Cambridgeshire County Council, 2011f. *Mid-2010 Population Estimates* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: <http://www.cambridgeshire.gov.uk/business/research/populationresearch/population/forecasts/> [Accessed November 2011].
- Cambridgeshire County Council, 2011g. *Mid-2011 Business Completions* [online] Cambridge: Cambridgeshire County Council Research Group. Available at: <http://www.cambridgeshire.gov.uk/environment/planning/policies/monitoring/businessdevelopment.htm> [Accessed November 2011].
-
- Communities & Local Government, 2011. *Live tables on housing market and house prices* [online]. London: Communities and Local Government. Available at:
 - <http://www.communities.gov.uk/documents/housing/xls/322286.xls>

Bibliography

- <http://www.communities.gov.uk/documents/housing/xls/152924.xls>
 - <http://www.communities.gov.uk/documents/housing/xls/table-585.xls>
- Accessed November 2011]
- Communities & Local Government (CLG), 2011a. *Relaxation of Planning Rules for Change of Use from Commercial to Residential* [online]. London: Communities and Local Government. Available at: <http://www.communities.gov.uk/publications/planningandbuilding/relaxationchangeconsultation> [Accessed November 2011]
 - Communities & Local Government (CLG), 2011b. *Letter from Bob Neill MP – Preparation and Monitoring of Local Plans* [online]. London: Communities and Local Government. Available at: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1876440.pdf> [Accessed November 2011]
 - Cambridgeshire Horizons, 2011. *Cambridgeshire Green Infrastructure Strategy – 2011*. [online] Cambridge: Cambridgeshire Horizons. Available at: http://www.cambridgeshirehorizons.co.uk/our_challenge/GIS.aspx
 - Greater Cambridge Partnership, 2009. *Greater Cambridge Quarterly Economic Review: Economic Intelligence & Business Trends – July-September 2010*. [online] Cambridge: Greater Cambridge Partnership. Available at: http://www.gcp.uk.net/downloads/R2RQR_0910.pdf [Accessed November 2010]
 - Office for National Statistics, 2001. *Census 2001* [online] London: Office for National Statistics. Available at: <http://www.statistics.gov.uk/census2001/census2001.asp> [Accessed November 2011].
 - Nomis [online] <https://www.nomisweb.co.uk/> [Accessed 1st November 2011]
 - Marshall [online] <http://www.marshallairportcambridge.co.uk/> [Accessed November 2010]



To: Executive Councillor for Planning and Sustainable Transport: Councillor Tim Ward
Report by: Head of Planning Services
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 13/12/2011
Wards affected: All Wards

Community Infrastructure Levy (CIL) – Consultation on Detailed Proposals and Draft Regulations Not a Key Decision

1. Executive Summary

- 1.1 The Community Infrastructure Levy (CIL) powers came into force in April 2010. Essentially it allows local authorities to levy a charge on new development in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements green spaces etc. A short briefing note on CIL is provided in Appendix A for information.
- 1.2 The Government set out proposals to reform CIL in the Localism Bill and are now consulting on the proposed changes to the CIL regulations. The main areas for consultation in the latest regulations relate to the meaningful proportion of receipts that would be passed from charging authorities to locally elected councils to spend in the areas where development is taking place and whether capital receipts should be available to be used for affordable housing. The consultation document is attached as Appendix B and the Council's suggested draft response is attached in Appendix C.

2. Recommendations

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Sustainable Transport.
- 2.2 The Executive Councillor is recommended to agree the comments set out in the response form attached to this report at Appendix C and that

these are submitted to the DCLG as the City Council's formal response to the consultation.

3. Background

Introduction of the Community Infrastructure Levy (CIL)

- 3.1 The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011). It allows local authorities to levy a charge on new development in their area. It applies to most new buildings and charges are based on the size and type of the new development. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements and green spaces etc.
- 3.2 Charging authorities include district and metropolitan councils; London borough councils; and unitary authorities. Charging authorities should normally implement the levy on the basis of an up to date development plan and as part of the process, a charging schedule setting out the levy's rates in their area must be produced and independently examined before being adopted. Consultation on proposed rates with communities and developers will also be key.
- 3.3 CIL is discretionary and planning obligations will continue to play an important role in helping to make individual developments acceptable. However, reforms have been introduced to restrict the use of planning obligations and these encourage local authorities to use the CIL instead. As of 6 April 2010, the following tests for use of planning obligations became statutory: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development. In addition, on adoption of CIL or after 6 April 2014, the regulations restrict the use of pooled contributions for items that may be funded via the levy. Pooled contributions may only be sought from up to five separate planning obligations for an item of infrastructure that is not locally intended to be funded by the levy.
- 3.4 A short briefing note on CIL is provided for information in Appendix A.
- 3.5 Since the legislation came into force in April 2010, DCLG have been operating a "Front Runners" pilot scheme with a number of Councils in

order to assess how CIL works in practice. Newark and Sherwood District Council, Shropshire Council and the London Borough of Redbridge have all developed charging schedules which have been examined and found sound by independent Inspectors. At a local level, both Huntingdonshire District Council and East Cambridgeshire District Council are part of the “Front Runners” scheme and have each been developing charging schedules. Huntingdonshire District Council have just commenced consultation of their draft charging schedule and East Cambridgeshire District Council are preparing to consult on their preliminary charging schedule.

- 3.6 The City Council agreed at Development Plan Scrutiny Sub Committee in March 2011, that CIL would be prepared and taken forward in parallel with the Local Plan review, with the intention of adopting a charging schedule by April 2014. Work is at an early stage, with a joint Infrastructure Study with South Cambridgeshire District Council currently being prepared. This will inform both the Local Plan review as well as feeding into the development of a charging schedule. Until a charging schedule for Cambridge is adopted, the current Planning Obligations Strategy Supplementary Planning Document (2010) remains in force as a mechanism for seeking and collecting appropriate developer contributions, alongside the provision of appropriate site-specific infrastructure.

Proposed Reforms

- 3.7 The reforms to CIL are set out in clauses 102-103 of the Localism Bill and include:
- a) allowing local authorities to have the final say on how they implement a charge in their area;
 - b) clarifying that CIL can be spent on the ongoing cost of providing infrastructure as well as the initial costs; and
 - c) requiring the charging authority to pass a meaningful proportion of receipts arising from development to local neighbourhoods where development takes place.
- 3.8 DCLG are now consulting on and seeking views on the detailed implementation of the Government's proposals, including the draft regulations. The consultation document is attached as Appendix B and paragraphs 3.9 to 3.20 provide an outline of the main proposals.

Implementing neighbourhood funds

- 3.9 The Government has the objective of strengthening the role and financial autonomy of neighbourhoods in order to give local communities more means to determine the shape of their area.

Neighbourhood funds will form an important part of this objective. Clause 103 of the Localism Bill allows regulations to be developed to place a duty on charging authorities to pass a proportion of funds that they raise through the levy to other persons and the reforms propose a requirement for charging authorities to allocate a meaningful proportion of revenue generated from the levy to a local elected council for the area where development and growth take place. A local elected council is considered to be a parish council or town council. Where no parish or town council exists, it is proposed that the charging authority will retain funds and should engage with their communities in determining how to spend those receipts. Members do not need to determine the 'solution' for the City at this stage, but this will need to be determined when the Council's CIL approach is being devised.

Meaningful proportion

- 3.10 It is proposed to specify that a minimum percentage of receipts levied from development in an area must be passed to the relevant parish or town council, or in the absence of such a body, spent by the charging authority to support development of that area following consultation with residents. This does not prevent a higher proportion being passed on, if considered appropriate. However, the level must be sufficient to give neighbourhoods a meaningful contribution to meeting the impacts of development in their area. A minimum percentage has not been suggested at this stage, instead suggestions are sought as to what proportion of receipts should be passed on. Again, no decision on the detail of this needs to be taken at this stage.

Capping payments

- 3.11 A payment cap per household (based upon the number of council tax registered dwellings within an area) is also proposed to ensure a safeguard against an inappropriate amount of money being passed on where major development occurs in a sparsely populated area. Again, a specific cap per household has not been suggested at this stage, but suggestions are sought as to what level the cap should be set.

Use of neighbourhood funds

- 3.12 Provisions in the Localism Bill clarify that receipts may be spent in the ongoing costs of providing infrastructure. The charging authority or parish or town council will have to demonstrate that the funding supports the development of the area. This is to ensure that the money is not used as an alternative funding source to maintain existing infrastructure.

Timing of payments

- 3.13 It is proposed that charging authorities and parish and town councils will have the flexibility to determine and agree the timing of payments themselves, but there will be a default position in the absence of any such agreement. It is proposed that payments within 28 days of the end of each six month period in the financial year will be passed on.

Reporting and monitoring

- 3.14 The existing regulations require charging authorities to publish draft and final charging schedules as well as details of income and expenditure annually. It is proposed to strengthen this by requiring reporting in Annual Monitoring Reports. It is also proposed that parish and town councils must report on the use of levy funding and provide information on the their website. It is recognised that not all parish and town councils have a website and alternative suggestions are sought as to how this information could be made available. This approach should also apply to equivalent bodies with responsibility for neighbourhood funds in areas where parish and town councils do not exist.

Relationship between expenditure and planning obligations

- 3.15 In order to ensure that CIL and planning obligations work together, charging authorities can set out how revenue raised from the levy will be spent, allowing certain items to be funded by planning obligations and avoid double counting for the same item of infrastructure. It is proposed that local bodies with responsibility for neighbourhood funds are not restricted to spending in accordance with the charging authorities list or that they should have to produce one. This is to give maximum flexibility.

Removing the administrative cap

- 3.16 The proposals include the removal the cap on the amount of levy funding that charging authorities may apply to administrative expenses on any matter other than the collection of the levy (5%). This change provides charging authorities with more flexibility operating the levy and reflects the additional role for delivering neighbourhood funds, particularly in engaging with residents and businesses in those areas. Charging authorities will be required to set out how much funding has been applied to administrative costs. The proposals do not alter the functions for collecting liabilities arising when new development

commences. It is therefore not proposed to remove or increase the existing 4% cap on the amount of levy receipts that can be used to meet the administrative costs of collecting functions.

Affordable Housing

- 3.17 Planning obligations already provide local authorities with an appropriate mechanism to deliver affordable housing, in particular for on site delivery. However, there are circumstances where on-site provision may not be the most effective or efficient means to deliver local policies for affordable housing. Views are therefore being sought on providing local authorities with an option to use the CIL to deliver affordable housing where there is robust evidence that doing so would demonstrably better support its provision and offer better value for money. The purpose of the consultation is to consider whether allowing local authorities this flexibility would allow for more efficient provision of affordable housing and better support delivery of local policies, including for any off-site provision.
- 3.18 Views are also sought on the appropriate balance, or combination, between CIL and planning obligations to best support the delivery of affordable housing. For example, permitting a combination of the mechanisms to be used whereby local authorities set out where they would wish to collect affordable housing contributions from planning obligations, such as key sites where on-site delivery is viable and essential. For the remainder of their area, affordable housing could be funded with levy contributions. Local authorities could then be clear on their intended approach and ensure this is reflected in their charge setting process.
- 3.19 If local authorities are given the option to use levy receipts to fund and deliver affordable housing, the consultation asks what is the best method of ensuring both communities and developers understand the choices being made, and have the opportunity to help inform those choices.
- 3.20 In addition to the above, views are sought on the exclusion of affordable housing from the regulation that limits the pooling of obligations, or whether the same limits that apply to other parts of planning obligations should apply.
- 3.21 Whilst the City Council is at an early stage of CIL preparation, it is important that the Council is aware of the proposed reforms and provides an appropriate response. Appendix C sets out a draft response to the consultation for consideration and agreement prior to

submitting to DCLG. The deadline for comments is 30 December 2011.

4. Implications

(a) Financial Implications

- 4.1 There are no direct financial implications arising from this report. However, when introduced, CIL will provide an important source of funding for the provision of infrastructure which is required as part of delivering new development.

(b) Staffing Implications

- 4.2 There are no direct staffing implications arising from this report. It has been agreed that CIL will be taken forward in parallel with the Local Plan review. A Senior Planning Policy Officer (CIL and Neighbourhood Planning) will lead on the development of the Council's CIL approach.

(c) Equal Opportunities Implications

- 4.3 There are no direct staffing implications arising from this report. An Equalities Impact Assessment will be undertaken as part of developing CIL.

(d) Environmental Implications

- 4.3 There are no direct environmental implications arising from this report. Once introduced, CIL will assist in the delivery of high quality sustainable new developments, alongside the protection and enhancement of the built and natural environments of the City. As such it is anticipated that CIL will have positive climate change rating, although the precise nature of this positive impact will be dependent on the detail proposals.

(e) Consultation

- 4.4 As CIL is prepared and taken forward, appropriate consultation with residents and developers will be undertaken at key stages.

(f) Community Safety

- 4.5 There are no direct community safety implications arising from this report.

5. Background Papers

These background papers were used in the preparation of this report:

- The Community Infrastructure Levy Summary – DCLG 2010
- Community Infrastructure Levy An Overview – DCLG May 2011

6. Appendices

- Appendix A – Briefing Note on the Community Infrastructure Levy December 2011
- Appendix B – Community Infrastructure Levy – Detailed proposals and draft regulations for reform
- Appendix C – Draft response to consultation on detailed proposals and draft regulations for reform

7. Inspection of papers

To inspect the background papers or if you have a query on the report please contact:

Author's Name:	Sara Saunders
Author's Phone Number:	01223 - 457186
Author's Email:	sara.saunders@cambridge.gov.uk

Appendix A: Briefing note on the Community Infrastructure Levy (CIL) December 2011

Overview

The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011).

It allows local authorities in England and Wales to raise funds from developers via a charging schedule for a wide range of infrastructure, including transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

It replaces Section 106 contributions for many forms of infrastructure, although Section 106 agreements can still be used for site-specific mitigation measures.

The levy is based upon economic viability, intended to encourage development by creating a balance between collecting revenue to fund infrastructure and ensuring the rates are not so high that they discourage development.

The charging schedule will not be part of the statutory development plan but is associated with delivery of the development plan strategy so is important.

The Government considers CIL to be fairer, faster and more certain and transparent than the system of planning obligations, which can give rise to delay as a result of lengthy negotiations.

The charging schedule for CIL is set locally and is represented as a standard charge per square metre of development, with the exception of social housing and buildings used by charities.

Levy rates will be set in consultation with local communities and developers and will provide developers with much more certainty 'up front' about how much money they will be expected to contribute.

Following the adoption of the charging schedule, the levy will be applied to all relevant developments and will not be subject to further negotiation or waiving except in very rare circumstances.

Charging authorities in England are district and metropolitan councils and will be responsible for billing and collecting any CIL monies and distributing money to other organisations to deliver infrastructure which will benefit the development of the local area.

Charging authorities can pass money to organisations outside their area to deliver infrastructure which will benefit the development of their area. Organisations may include the Environment Agency for flood defences and the County Council for education provision.

Charging authorities can contribute and pool funds for 'sub-regional infrastructure' projects where the project will support development in the Local Planning Authorities (LPAs) area.

Regulations also allow LPAs to borrow against future income from the levy to repay the loan, subject to the Secretary of State's approval of the LPA's fiscal position.

Charging authorities will be able to use CIL funds to recover the cost of administering the scheme, currently this is up to five percent of the total receipt.

Benefits of CIL

Provides additional funding to carry out a wide range of infrastructure projects that support local growth and benefit the local community.

Greater flexibility and freedom to direct where funding should be spent.

A predictable funding source to facilitate long term planning.

Greater certainty for developers concerning their contributions and facilitates their long term investment planning.

Greater transparency for local residents by providing a clear link between new development and contributions made to their local community.

The allocation of the CIL raised in the local area for local projects in the vicinity.

CIL Payment Methods

The Council, as a charging authority, will impose charges at the point planning permission is granted. Charges would then be payable at the commencement of development. Payment will normally be in pounds sterling, normally paid by the person assuming the liability for the levy (e.g. the developer). In the case of nobody claiming liability the responsibility will be on the landowner.

Where appropriate, the charging authority can accept a land transfer as payment of the charge. However a number of conditions need to be met, in particular, the land must be used to provide or facilitate the provision of infrastructure to support development in the area.

CIL Payment Charging

The levy will apply to most new buildings and charges, based on the size and type of development. Exceptions to the levy include development less than 100m² in area (unless a new dwelling is created).

Exceptions to the levy include:

- charities that own part of the land and the development will be used wholly or mainly for charitable purposes;
- social housing; and
- the option of a levy waiver in exceptional circumstances that would have an unacceptable impact upon the economic viability of a development.

CIL Infrastructure Funding

There are limitations on the type of project that can be funded by the levy.

CIL can fund:

- Infrastructure projects, identified by the LPA that are needed to support development of the area;
- Infrastructure projects should focus on the provision of new infrastructure and not on projects to remedy pre-existing infrastructure deficiencies unless these deficiencies will be made more severe by new development;
- A capacity increase of existing infrastructure or repairs to existing failing infrastructure.

The Planning Act 2008 provides a broad definition of infrastructure projects which can be funded by the levy, including transport, flood defences, schools, hospitals and other health and social care facilities. This definition is not exhaustive.

The Government requires charging authorities to allocate a meaningful proportion of levy revenues raised in each neighbourhood back to that neighbourhood to manage the impacts of local development.

Setting the CIL Charge

The charging authority should quantify the total infrastructure funding gap that the levy is intended to support, taking into account the other sources of funding available.

The infrastructure planning used to support the development plan should identify indicative projects that the levy might fund. Bespoke or supplementary infrastructure planning studies should be completed where necessary to support the calculation of the levy.

Charging authorities may spend CIL funds on different projects to those identified in the rate setting process to allow LPAs to respond to changing local circumstances.

Charging authorities will need to test the economic viability of the proposed levy to demonstrate to an independent examiner how the proposed rate achieves an appropriate balance between the desirability to fund infrastructure and the economic viability of development across the LPA's area.

Charging authorities may set differential rates where these can be justified on the basis of the economic viability of the development in either different parts of the area or different types of development.

CIL Implementation

In order to implement CIL via a charging schedule, the Council will need to have an up to date development plan and supporting evidence base on infrastructure planning.

Once a draft charging schedule is drawn up on the basis of local evidence, public consultation must be undertaken on both a preliminary schedule and draft schedule. Following consultation and any subsequent changes, the draft schedule can be submitted for examination by an independent examiner.

Following the examination, the examiner can choose to accept, modify or reject the charging schedule. Once an examiner accepts a charging schedule, it would need to be formally approved by a resolution of the Full Council of the charging authority.

CIL Monitoring

Charging authorities will be required to provide short reports on the levy during the previous financial year. These reports should indicate: how much was received in the previous financial year; how much of the levy was unspent at the end of the financial year; the total expenditure from the levy in the last financial year; a summary of the infrastructure funded by the levy; how much funding each project received and the levy's administration costs.

CIL & Planning Obligations

CIL is intended to provide infrastructure that is required to support the development of an area, not just a specific scheme. Therefore, it is possible that specific scheme will still be subject to individual planning obligations.

In order for CIL and planning obligations to work together, reforms have been introduced to restrict the use of planning obligations. As of 6 April 2010, the following tests became statutory: a) necessary to make the development acceptable in planning terms; b) directly related to the development; c) fairly and reasonably related in scale and kind to the development. In addition, on

adoption of CIL or after 6 April 2014, the regulations restrict the use of pooling contributions for items that may be funded via the levy.

Pooled contributions may be sought from up to five separate planning obligations for an item of infrastructure that is not locally intended to be funded by the levy. The intention is to ensure the local councils cannot use the CIL and planning obligations to fund the same infrastructure projects.

Current Position

Since the legislation came into force in April 2010, DCLG have been operating a “Front Runners” pilot scheme with a number of Councils in order to assess how CIL works in practice. Newark and Sherwood District Council, Shropshire Council and the London Borough of Redbridge have all developed charging schedules which have been examined and found sound by independent Inspectors. At a local level, both Huntingdonshire District Council and East Cambridgeshire District Council are part the “Front Runners” scheme and have each been developing charging schedules. Huntingdonshire District Council have just commence consultation of their draft charging schedule and East Cambridgeshire District Council are preparing to consult on their preliminary charging schedule.

The City Council agreed at Development Plan Scrutiny Sub Committee in March 2011, that CIL would be prepared and taken forward in parallel with the Local Plan review, with the intention of adopting a charging schedule by April 2014. Work is at an early stage, with a joint Infrastructure Study with South Cambridgeshire District Council currently being prepared. This will inform both the Local Plan review as well as feeding into the development of a charging schedule. Until a charging schedule for Cambridge is adopted, the current Planning Obligations Strategy Supplementary Planning Document (2010) remains in force as a mechanism for seeking and collecting appropriate developer contributions, alongside the provision for site-specific infrastructure.

The Government set out proposals to reform CIL in the Localism Bill and are now consulting on the proposed changes to the CIL regulations. The main areas for consultation in the latest regulations relate to the meaningful proportion of receipts that would be passed from charging authorities to locally elected councils to spend in the areas where development is taking place and whether capital receipts should be available to be used for affordable housing. Consultation closes on 30 December 2011.

This page is intentionally left blank

Community Infrastructure Levy
Detailed proposals and draft regulations for reform
Consultation

Community Infrastructure Levy
Detailed proposals and draft regulations for reform
Consultation

© Crown copyright 2011

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, visit <http://www.nationalarchives.gov.uk/doc/open-government-licence/> or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or e-mail: psi@nationalarchives.gsi.gov.uk.

This document/publication is also available on our website at www.communities.gov.uk

If you require this publication in an alternative format please email:
alternativeformats@communities.gsi.gov.uk

Any enquiries regarding this document/publication should be sent to us at:

Department for Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU
Telephone: 030 3444 0000

October 2011

ISBN: 978-1-4098-3136-5

Scope of the consultation

Topic of this consultation:	<p>The Planning Act 2008 established powers to create a Community Infrastructure Levy in England and Wales. The Community Infrastructure Levy regulations 2010 made the first use of these powers and came into effect in April 2010. The regulations allow a charging authority to levy a charge on the owners or developers of land that is developed so that they contribute to the costs of providing the infrastructure needed to support the development of the area.</p> <p>The Government set out proposals to reform the Community Infrastructure Levy in the Localism Bill. The changes would require local authorities to pass a meaningful proportion of receipts to the neighbourhoods where the development that gave rise to them took place, clarifies that receipts may be spent on the ongoing costs of providing infrastructure to support the development of the area and provides more local choice over how to implement a charge.</p>
Scope of this consultation:	The aim of this consultation is to seek views on the detailed implementation of the Government's proposals, including on the draft regulations.
Geographical scope:	Local authorities in England and Wales are able to implement a levy in their area if they choose to do so.
Impact Assessment:	<p>An impact assessment was published in January to accompany the Localism Bill, which can be downloaded from: http://www.communities.gov.uk/publications/localgovernment/localisminfrastructurelevy</p> <p>The impact assessment will be updated following this consultation when draft amendment regulations are laid in Parliament.</p>

Basic Information

To:	This consultation is aimed primarily at: local authorities; landowners and developers; business; and planning professionals.
Body/bodies responsible for the consultation:	This consultation is being run by the Community Infrastructure Levy Team within the Department for Communities and Local Government.
Duration:	This consultation will run for 12 weeks. It will begin on 10 October 2011 and end on 30 December 2011.
Enquiries:	<p>Franciane Genouillé 030 344 41473 cil@communities.gsi.gov.uk</p>

How to respond:	<p>We are seeking your views directly on the Government's detailed proposals for the reform of the levy, including draft regulations. Responses should be sent by email or by post please:</p> <p>Email responses to: cil@communities.gsi.gov.uk</p> <p>Written responses to:</p> <p>Franciane Genouillé Communities and Local Government CIL Team Zone 1/E2 Eland House Bressenden Place London SW1E 5DU</p>
Additional ways to become involved:	<p>A number of briefing events will take place during the consultative period in order to engage with stakeholders who may be affected by the issues under discussion in this consultation. Please contact Franciane Genouillé on 030 344 41473 or via an email to cil@communities.gsi.gov.uk for more information.</p>
After the consultation:	<p>A summary of responses to the consultation will be published on the Department's website within three months of the closing date i.e. in March 2012.</p> <p>Following full consideration of the consultation responses, and subject to the Localism Bill, the Department will lay regulations in Parliament, where they will be debated in the House of Commons, before coming into force next year.</p>
Compliance with the Code of Practice on Consultation:	<p>This consultation complies with the Government's Code of Practice on consultations, which can be downloaded from: http://www.bis.gov.uk/policies/better-regulation/consultation-guidance</p>

Background

Getting to this stage:	<p>The Government announced its plans to retain and reform the Community Infrastructure Levy in November 2010. The announcement is available at: http://www.communities.gov.uk/news/newsroom/1772640</p>
-------------------------------	--

Contents

About this consultation	6
Introduction	8
Chapter 1 Neighbourhood funds	11
Chapter 2 Affordable housing	19
Chapter 3 Mayoral Development Corporations	22
Chapter 4 Other regulatory matters	23
Chapter 5 Giving your views	24
Questionnaire	26

About this consultation

This consultation document and consultation process have been planned to adhere to the Code of Practice on Consultation issued by the Department for Business, Innovation and Skills and are in line with the consultation criteria, which are:

- formal consultation should take place at a stage when there is scope to influence the policy outcome
- consultations should normally last for at least 12 weeks with consideration given to longer timescales where feasible and sensible
- consultation documents should be clear about the consultation process, what is being proposed, the scope to influence and the expected costs and benefits of the proposals
- consultation exercises should be designed to be accessible to, and clearly targeted at, those people the exercise is intended to reach
- keeping the burden of consultation to a minimum is essential if consultations are to be effective and if consultees' buy-in to the process is to be obtained
- consultation responses should be analysed carefully and clear feedback should be provided to participants following the consultation
- officials running consultations should seek guidance in how to run an effective consultation exercise and share what they have learned from the experience

Representative groups are asked to give a summary of the people and organisations they represent, and where relevant who else they have consulted in reaching their conclusions when they respond.

Information provided in response to this consultation, including personal information, may be published or disclosed in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000, the Data Protection Act 1998 and the Environmental Information Regulations 2004).

If you want the information that you provide to be treated as confidential, please be aware that, under the Freedom of Information Act, there is a statutory Code of Practice with which public authorities must comply and which deals, amongst other things, with obligations of confidence. In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. An automatic confidentiality disclaimer generated by your IT system will not, of itself, be regarded as binding on the department.

The Department for Communities and Local Government will process your personal data in accordance with the Data protection Act and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

Individual responses will not be acknowledged unless specifically requested. Your opinions are valuable to us. Thank you for taking the time to read this document and respond.

Are you satisfied that this consultation has followed these criteria? If not or you have any other observations about how we can improve the process please contact DCLG.

Consultation Co-ordinator

Eland House

London SW1E 5DU

or by e-mail to: consultationcoordinator@communities.gsi.gov.uk

Introduction

Overview of the Community Infrastructure Levy

The Community Infrastructure Levy allows local authorities to choose to charge a levy on new development in their area in order to raise funds to meet the associated demands placed on the area and to enable growth.

The money raised must be used to provide infrastructure to support the development of the area, addressing the matters that the council, local community and neighbourhoods identify are needed for it to proceed – for example by providing new roads and transport, local amenities such as a park, community centre, a new health centre or new waste management infrastructure. Investing receipts in the local area will ensure that growth is supported and sustainable, which will in turn unlock new development and growth.

The system is very straightforward. It applies to most new buildings and charges are based on the size and type of the new development.

Single tier and second tier local authorities in England and Wales can charge and spend the levy: district and metropolitan councils, London borough councils and unitary authorities. Other bodies include the national park authorities, the Broads Authority, the Council of the Isles of Scilly and the Mayor of London. In Wales, county and county borough councils can charge, along with national park authorities. These bodies are known as charging authorities. Charging authorities may spend receipts themselves, pass funds to other bodies, such as upper tier authorities, and fund infrastructure outside their area provided that the spending supports the development of their area, for example providing strategic transport infrastructure.

Charging authorities must produce a document called a charging schedule that sets out the rate or rates they will charge. They are required to consult their residents and other interested parties in setting their rate(s) and those rate(s) must be supported by evidence, particularly concerning the impact on the economic viability of new development. Charging schedules are then considered at a public examination by an independent examiner who will check that the legislation has been complied with and that the rates that are proposed will support rather than harm new development.

Localism Bill

Our reforms to the levy are set out at clauses 102 – 103 of the Localism Bill and are as follows:

- rebalancing the relationship between the charging authority and the independent examiner so the elected body has the final say on how they implement a charge in their area (clause 102 of the Localism Bill)
- clarifying that the Community Infrastructure Levy can be spent on the ongoing costs of providing infrastructure as well as the initial costs (clause 103 of the Localism Bill)
- requiring charging authorities to pass a meaningful proportion of receipts arising from development to other persons (clause 103 of the Localism Bill), which we will use to direct funds to the neighbourhoods where development takes place.

The Bill also contains powers for Mayoral Development Corporations to become charging authorities for their area.

We set out our commitment to consider and consult on whether to allow Community Infrastructure Levy receipts to be used to provide affordable housing during Parliament's consideration of the changes. The Planning Act 2008 already allows for this, but the current levy regulations¹ prevent receipts being used for this purpose. This is not therefore a matter for the Localism Bill. Consultees are invited to provide their views on allowing spend on affordable housing and the issues are set out in chapter 2 of this consultation.

Matters for consultation

This consultation seeks views on our proposals to:

- implement neighbourhood funds (Chapter 1)
- allow receipts to be used to provide affordable housing (Chapter 2)
- provide transitional provisions to allow fair operation of the levy in Mayoral Development Corporation areas (Chapter 3)
- require charging authorities to report more openly and regularly on receipts and expenditure to improve transparency and understanding of the contribution that developers are making and how those funds are used (Chapter 4)
- add new Development Orders to the list of developments that may be liable to a charge (Chapter 4).

¹ SI No. 948, 2010 – the Community Infrastructure Levy Regulations 2010 (as amended).

We have published draft regulations alongside this consultation document. Consultees may wish, but do not need to, consider the regulations alongside this document. The consultation explains the effect of the draft regulations and the key questions where consultees views will particularly help to shape the policy as it is finalised.

Following the consultation, and the passage of the Localism Bill through its Parliamentary stages, we will consider the responses to this consultation and reflect on those before finalising the regulations, which will then be laid before Parliament.

Chapter 1

Neighbourhood funds

Introduction

This chapter sets out how we propose to require charging authorities to pass a proportion of funds that they receive through the Community Infrastructure Levy to other bodies.

Clause 103 of the Localism Bill allows ministers to lay regulations to place a duty on charging authorities to pass a proportion of the funds that they raise through the levy to other persons. We intend to use the powers conferred by this clause to require charging authorities to allocate a meaningful proportion of the revenue generated from the levy to the local elected council for the area where the development and growth take place.

These neighbourhood funds form an important part of the Government's objective to strengthen the role and financial autonomy of neighbourhoods. This will give neighbourhoods far more ability to determine the shape of their area and to help communities accommodate the impact of new development.

This chapter seeks views on a range of issues around the application of neighbourhood funds: who should receive the funds; the proportion of receipts that are to be passed down; the timing, reporting and monitoring of payments; and the relationship between neighbourhood funds and planning obligations.

Context

Alongside the physical barriers to new development, growth can be slowed or restricted by local concerns about its impacts. People are more likely to accept and support new development if they are satisfied that it is meeting the demands that it will place on their area and see that their communities will benefit, or at least not suffer, as a result.

Through our changes, communities that accept new development will be able to decide for themselves how the demands placed on their area are best addressed. By channelling resources close to where development takes place we will help change attitudes towards development, particularly when neighbourhoods see that the needs arising from development are being directly met and with meaningful control over the funds placed with the community itself.

We will give local authorities and their communities the means and flexibility to manage the impacts of new development and ensure that they share in the benefits of growth.

Implementing neighbourhood funds

The Localism Bill provides for the detail of how neighbourhood funding will work to be covered in regulations and guidance. We are proposing an approach that sets out the main requirements in regulations (where we need to ensure certainty and consistency) that are supplemented with statutory guidance (where we want to provide local authorities and neighbourhoods with flexibility).

Parish councils in England and community councils in Wales to receive funding

We want to ensure that all neighbourhoods have a meaningful say in how the impacts of new development are managed. At the same time we need to ensure appropriate controls, transparency and accountability for public funds.

As we set out during the House of Commons' consideration of the levy clauses, we propose that the duty to pass on a meaningful proportion of the funds raised through the levy should apply where there is a locally elected council for the area where the development that gave rise to the payment takes place. That is a parish council or a town council in England or a community council or a town council in Wales ('parish or community council').

The Government believes that the requirement to pass a proportion of levy funding to neighbourhoods should apply to all charging authorities in England and Wales that choose to charge the levy. We will consult the Welsh Assembly Government on how this requirement should be framed in Wales.

Charging authorities to retain and spend funds where no parish or community council exists

Not all areas of England and Wales are represented by parish or community councils. The geographical coverage of parishes in England is not universal. In Wales communities cover the whole of the country, but not all have elected councils.

Where no parish or community council exists, we propose that the charging authority will retain the funds and should engage with their communities in determining how to spend those receipts. We believe that this should be set out in statutory guidance rather than regulations as this approach will allow for charging authorities to determine the

appropriate approach for their area. This flexibility would allow them, for example, to determine the areas within the local authority boundary where receipts will be applied and how they engage with the residents, businesses and other interests in determining how they will be spent.

Further matters to note

Where development crosses more than one parish or community council's boundary, the draft regulations provide that each council will receive a proportionate amount of the levy payment based on how much development is located within their area.

The Mayor of London will be exempt from the requirement to allocate a meaningful proportion of levy receipts to neighbourhood funds. London is unique in that charges can be levied by both the London boroughs and the Mayor. Given that the Mayor can only raise charges in respect of strategic transport infrastructure we do not believe that it would be appropriate to require a proportion of those funds to be neighbourhood funds. London boroughs will be required to pass on funds where a parish council is established or to consult with neighbourhoods in spending the funds.

Question 1

Should the duty to pass on a meaningful proportion of levy receipts only apply where there is a parish or community council for the area where those receipts were raised?

Question 2

Do you agree that, for areas not covered by a parish or community council, statutory guidance should set out that charging authorities should engage with their residents and businesses in determining how to spend a meaningful proportion of the funds?

Meaningful proportion

We propose to specify that a minimum percentage of receipts levied from development in an area must be passed to the relevant parish or community council or, in the absence of such a body, spent by the charging authority to support the development of that area following consultation with their residents.

Charging authorities will be able to pass on a higher proportion if they want and the existing regulations already enable them to pass receipts to other bodies or persons if they wish to do so.

The draft regulations do not propose the proportion of receipts that the charging

authority should pass on. However, we are clear that the level must be sufficient to give neighbourhoods a meaningful contribution to meeting the impacts of development in their area. This needs to be balanced with the central purpose of the levy, which is to ensure that the costs of providing the infrastructure necessary to support new development are met by that development.

Question 3

What proportion of receipts should be passed to parish or community councils?

Capping payments

In setting the proportion of funds that must be passed to parish or community councils we are mindful of the need to consider appropriate safeguards so that funds are directed to the areas where the costs of hosting development arise.

This would address the situation that could arise where significant funding is generated from a major development in a sparsely populated area. It is essential that receipts are directed to where a contribution to the costs of hosting development is needed and we do not want money to be unspent or wasted.

We therefore propose to place a per household cap (based on the number of council tax dwellings) on the amount of money that must be passed to a parish or community council each year to prevent inappropriate amounts being passed on where there is no reason to do so. This amount would be indexed using the national All-in Tender Index published by the Building Cost Information Service of the Royal Institute of Chartered Surveyors. Where this ceases to be published, the retail prices index will be used.

Question 4

At what level should the cap be set, per council tax dwelling?

Use of neighbourhood funds

The Localism Bill proposes that funding passed to parish or community councils must be used to provide infrastructure to support the development of the area, as must all funds raised through the levy. The draft regulations confirm this.

Neighbourhoods will be able to spend the funds on the infrastructure that they want, for example open space provision, playgrounds and cycle paths, or by contributing to larger projects funded by other bodies such as the district or county council.

Provisions in the Localism Bill clarify that receipts may be spent on the ongoing costs of providing infrastructure. The purpose is to ensure that an appropriate range of infrastructure spending is feasible and that charging authorities and parish or community councils have the flexibility to spend on the matters that they determine are a priority for the local area. It is important to understand that the charging authority or the parish or community council will still have to demonstrate that the funding supports the development of the area; this is not about allowing councils to use the money as an alternative funding source to maintain existing infrastructure.

As with other Community Infrastructure Levy spending, neighbourhood funding could not, for example, be used to remedy pre-existing deficiencies in infrastructure provision, except to the extent that they will be aggravated by new development. The purpose of the funds is to contribute to the costs of hosting development development, not for the money to be substituted for general spending.

Timing of payments

We propose to allow charging authorities and parish or community councils the flexibility to determine the timing of payments themselves, but the draft regulations propose a default position in the absence of such an agreement. This will allow charging authorities to agree different arrangements locally where they choose to.

Under the default position, the charging authority will be required to pass on payments within 28 days of the end of each six month period in the financial year.

Reporting and monitoring

One of the key criticisms of planning obligations has been the lack of transparency and accountability as to how much developers contributed and what the money was being spent on.

The existing levy regulations already address these concerns by requiring charging authorities to publish draft and final charging schedules and to publish details of income and expenditure annually. However, this will be strengthened as authorities will be required to report more regularly and openly in their Authority Monitoring Reports, which will include income and expenditure of levy receipts.²

We want to maintain levels of transparency and accountability when levy funds are passed to parish or community councils. It is essential that local communities see and understand how much development is contributing to their area and how those resources are being used to mitigate its impacts.

² Draft Local planning regulations – <http://www.communities.gov.uk/publications/planningandbuilding/localregulationsconsultation>

At the same time, we do not want to create overly burdensome reporting arrangements for parish or community councils. Therefore the draft regulations propose that parish or community councils must report on levy funding and provide the information identified in draft regulation 19 (new regulation 62A(2)(a-d)). This is to ensure that it is clear and transparent where and how much levy money received by parish or community councils is being spent.

To provide parish or community councils with flexibility, the draft regulations do not prescribe a particular format for the reporting and parish or community councils can combine the reporting on levy funding with other reports that they already produce. The regulations propose that parish or community councils must report on at least a yearly basis, but we will encourage them to report more frequently where there are substantive receipts or expenditure to report on and we will do this through statutory guidance.

Question 5

Do you agree that the proposed reporting requirements on parish or community councils strike the right balance between transparency and administrative burden?

Question 6

Draft regulation 19 (new regulation 62A(3)(a)) requires that the report is to be published on the councils website, however we recognise that not all parish or community councils will have a website and we would welcome views on appropriate alternatives.

Relationship between parish and community councils' expenditure and planning obligations

Planning obligations are agreements that establish the steps that a developer must make to address the site specific impacts that the development has on local infrastructure. These agreements are negotiated between the local planning authority and the developer. They are intended to make acceptable development which would otherwise be unacceptable in planning terms.

There is still a legitimate role for development specific planning obligations to operate alongside the Community Infrastructure Levy. Planning obligations enable a local planning authority to address site specific impact mitigation requirements without which a development could not be granted planning permission. By contrast, levy funds are ideally suited for use where the need arises from the cumulative impact across an area.

To ensure that the Community Infrastructure Levy and planning obligations operate in a complementary way, a number of provisions have been introduced in regulations to scale back the way planning obligations operate. This includes preventing developers from being charged twice for the same item of infrastructure through planning obligations and the Community Infrastructure Levy.

Charging authorities can set out how revenues raised from the levy will be spent on their website, allowing certain items to be funded by planning obligations so that there is no double charging for the same item of infrastructure (regulation 123 of the current levy regulations). Where no list is produced, then regulation 123 specifies that all infrastructure capable of being funded by the levy can not be funded through planning obligations.

We have considered how this relates to neighbourhood funds when a charging authority sets out an infrastructure list under regulation 123. We propose that parish and community councils should not be confined to spending in accordance with the charging authority's list nor should they have to produce a list. The only restriction on parish and community councils should be that set out in the regulations. This will allow charging authorities to secure planning obligations secured by Section 106 agreements without being constrained by a parish or community council's spending decisions, and will also allow parish or community councils maximum flexibility to spend as they see fit in accordance with the levy's purpose.

Question 7

Do you agree with our proposals to exclude parish or community councils' expenditure from limiting the matters that may be funded through planning obligations?

Removing the administrative cap for charging authorities

Regulation 61(1) of the current levy regulations allows a charging authority to apply levy funding to administrative expenses incurred by it. However, this is currently capped to 5 per cent of receipts less expenses of up to 4 per cent of receipts incurred in collecting the levy.

We propose to remove the cap on the amount of levy funding that charging authorities may apply to administrative expenses on any matter other than the collection of the levy.

We are proposing this change to provide charging authorities with more flexibility on the operation of the levy. We also want to reflect the additional role for charging authorities in delivering neighbourhood funds, particularly in engaging with residents and businesses in those areas not covered by a parish or community council. In return for this increased flexibility, we will require charging authorities to report on their levy income and expenditure more openly and more regularly to ensure that their residents see and understand how the contributions are being used. This transparency will be essential if the

levy is to successfully incentivise residents to accept new development and will help ensure that councils are open and accountable to them for their spending decisions. Within the new reporting requirements, charging authorities will be required to set out how much funding has been applied to administrative costs.

The proposals set out in this consultation would not create new burdens on collecting authority functions, which are concerned with the collection of liabilities arising when new development commences. We do not therefore propose to remove or increase the existing 4 per cent cap on the amount of levy receipts that can be used to meet the administrative costs of delivering these functions.

Question 8

Do you agree with our proposals to remove the cap on the amount of levy funding that charging authorities may apply to administrative expenses?

Chapter 2

Affordable housing

During the House of Commons' Committee's consideration of the Localism Bill we set out our commitment to consider and consult on whether to permit levy receipts to be used to provide affordable housing. This is made possible by the Planning Act 2008 but currently the levy regulations provide that receipts may not be spent on affordable housing.

The provision of affordable housing is a priority for the Government. The consultation on the National Planning Policy Framework proposes that where local authorities have identified that affordable housing is required they should:

“– set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified... and the agreed approach contributes to the objective of creating mixed and balanced communities...”³

Planning obligations already provide local authorities with an appropriate mechanism to deliver affordable housing. This is well established practice, provides certainty for onsite delivery and supports the Government's important policy objective to deliver mixed communities. However, we recognise that there are circumstances where on-site provision may not be the most effective or efficient means to deliver local policies for affordable housing.

Therefore, we would welcome views on providing local authorities with an option to use the Community Infrastructure Levy to deliver affordable housing where there is robust evidence that doing so would demonstrably better support its provision and offer better value for money. The purpose of the consultation is to consider whether allowing local authorities this flexibility would allow for more efficient provision of affordable housing and better support delivery of local policies, including for any off-site provision.

We also invite views on the appropriate balance, or combination, between the Community Infrastructure Levy and section 106 planning obligations to best support the delivery of affordable housing. For example, permitting a combination of the mechanisms to be used whereby local authorities set out where they would wish to collect affordable housing contributions from planning obligations, such as key sites where on-site delivery is viable

³ Draft National Planning Policy Framework, 25 July 2011 – <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1951811.pdf>

and essential. For the remainder of their area, affordable housing could be funded with levy contributions. Local authorities could then be clear on their intended approach and ensure this is reflected in their charge setting process.

If local authorities are to be extended the choice to use levy receipts to fund and deliver affordable housing, we need to also consider how best to ensure that communities and developers are absolutely clear about the choices being made, and have the opportunity to help inform those choices. We would welcome views on requiring local authorities, as a matter of national policy, to set out clearly in local plans the approach they will take to collecting contributions for affordable housing under the levy and/or planning obligations, and the anticipated level of contribution and delivery through each.

Question 9

Do you consider that local authorities should be given the choice to be able if they wish to use levy receipts for affordable housing?

Question 10

Do you consider that local authorities should be given the choice to be able if they wish to use both the levy and planning obligations to deliver local affordable housing priorities?

Question 11

If local authorities are to be permitted to use both instruments, what should they be required to do to ensure that the choices being made are transparent and fair?

Pooling of planning obligations

Planning obligations (made under Section 106 of the Town and Country Planning Act 1990, 'Section 106') are currently the main delivery mechanism for affordable housing. If affordable housing becomes capable of being funded by the Community Infrastructure Levy, then the existing regulations which place a limit on the pooling of Section 106 contributions will apply to Section 106 affordable housing contributions.

This would mean that on the local adoption of the levy, or in all local authorities after 6 April 2014, local authorities may only enter up to five separate planning obligations to contribute to a single affordable housing project or to a general affordable housing fund.

The limit on pooling Section 106 contributions was created because the levy offers a fairer, more transparent and certain arrangement for pooling. However, the Government is aware that the limit on pooling contributions was put in place when affordable housing was not within the scope of the levy.

The Government does not want the rules on limits of pooled contributions to have a detrimental effect on the provision of affordable housing, and would welcome views on whether affordable housing should be excluded from the regulation that limits pooling of obligations, or whether the same limits that apply to other parts of planning obligations should apply.

Question 12

If the levy can be used for affordable housing, should affordable housing be excluded from the regulation that limits pooling of planning obligations, or should the same limits apply?

Chapter 3

Mayoral Development Corporations

The Localism Bill includes a general power for the designation of Mayoral development areas to drive regeneration. A Mayoral Development Corporation is able to take on full planning powers for its area. This includes the ability to impose a levy charge.

The ability to set a levy charge effectively requires changes to regulations to ensure that a Mayoral Development Corporation can operate effectively, and that London boroughs are not unfairly disadvantaged in areas where they are losing planning powers. The Government intends to make three key changes to regulations to:

- allow the Mayor, in advance of a Mayoral Development Corporation being set up, to carry out the necessary preparation work for a levy charge to enable the Mayoral Development Corporation to function properly as a charging authority as soon as practical after it takes those powers
- ensure that London boroughs who have granted planning permission for a development are still able to collect any levy liability due if the actual work starts after the Mayoral Development Corporation has taken on plan making powers in that area; and
- require a Mayoral Development Corporation, where it is winding down or giving up its plan making powers, to be clear about the arrangements for the collection of outstanding levy liabilities.

Question 13

Do the proposed changes represent fair operation of the levy in Mayoral Development Corporation areas?

Chapter 4

Other regulatory matters

Increasing transparency

The levy reporting requirements are set out within the existing levy regulations which require charging authorities to report annually on levy receipts and expenditure in relation to the previous financial year. However, we consider that the existing provisions do not ensure full transparency and accountability to communities.

We want charging authorities to be required to make information on levy receipts and expenditure available to communities in 'real time'. We are consulting on this proposal through the draft Local Planning regulations. Authorities will be required to publish up to date information they have collected on levy income and expenditure as soon as reasonably practical in their Authority Monitoring Reports⁴.

Neighbourhood Development Orders and Community Right to Build Orders

The Localism Bill introduces new provisions to allow for planning permission to be granted through Neighbourhood Development Orders – including Community Right to Build Orders. These types of planning permissions will be possible under powers to be inserted into the Town & Country Planning Act 1990 after Section 61D and only currently apply to England and not Wales.

Draft regulation 4 will allow the levy to be charged on development commenced under the new Neighbourhood Development Orders, including the Community Right to Build Order. This will ensure fairness, as these types of development will have an impact on infrastructure and removes potential distortions. As with other general consents, we propose that these orders will not be liable until 2013.

⁴ Draft Local planning regulations – <http://www.communities.gov.uk/publications/planningandbuilding/localregulationsconsultation>

Chapter 5

Giving your views

This chapter draws together all the questions raised from each preceding chapter in this consultation document.

The Government welcomes your views on all aspects of the proposals set out in this consultation.

A range of questions are set out in the attached questionnaire. We would value your opinion on as many or as few questions as you can answer. Your response should follow the format of the questionnaire below.

Please email the completed response to:
CIL@communities.gsi.gov.uk

or send your response by post to:
Franciane Genouille
Community Infrastructure Levy Team
Communities and Local Government
1/E2
Eland House
Bressenden Place
London
SW1E 5DU

This consultation will run from the 10 October to the 30 December 2011.

The deadline for submissions is 30 December 2011

Data protection

This is to inform you that we may, with your consent, quote from your response in our published summary of the response to this consultation.

If you are content for your views to be made public in this way, please tick the box.

☐

Otherwise your views may be set out in the response, but without attribution to you as an individual or to your organisation.

We shall treat the contact details you provide us with carefully and in accordance with the data protection principles in the Data Protection Act 1998. We shall not make them available to other organisations, apart from any contractor ("data processor") who may be appointed on our behalf to analyse the results of this questionnaire, or for any other purpose than the present survey without your prior consent. We shall inform you in advance if we need to alter this position for any reason.

D R A F T S T A T U T O R Y I N S T R U M E N T S

2012 No.

**COMMUNITY INFRASTRUCTURE LEVY, ENGLAND
AND WALES**

**The Community Infrastructure Levy (Amendment) Regulations
2012**

Made - - - -

Laid before Parliament

Coming into force - -

6th April 2012

A draft of these Regulations has been laid before the House of Commons in accordance with section 222(2)(b) of the Planning Act 2008(a) and approved by resolution of that House.

Accordingly, the Secretary of State, in exercise of the powers conferred by sections 206(6), 209(5), 211(2)(b), 216(6)(c), 216A(1), (2), (6) and (7)(c), 217(5), 218(7), 220(2)(l) and (r), and 222(1)(c) of the Planning Act 2008(b), makes the following Regulations:

Citation and commencement

1. These Regulations may be cited as the Community Infrastructure Levy (Amendment) Regulations 2012 and shall come into force on 6th April 2012.

Amendment of the Community Infrastructure Levy Regulations 2010

2. The Community Infrastructure Levy Regulations 2010(c) are amended in accordance with the following regulations.

Amendment to Part 1 – introductory

3. In regulation 2(1) (interpretation), after the definition of “Mayor” insert—

““MDC” means a Mayoral Development Corporation which is a local planning authority for the purposes of section 206(5)(a) of PA 2008.”

(a) 2008 c. 29.

(b) Section 206(6) was inserted by paragraph 60(3) of Schedule 22 to the Localism Act 2011 (c.). Section 216A was inserted by section 103(4) of that Act. [NB – section numbering is as per 20 July 2011 print].

(c) S.I. 2010/948, amended by S.I. 2011/987.

Amendment to Part 2 – definition of key terms

4. In regulation 5(1)(a) (meaning of “planning permission”), after “section” insert “61E,”.
5. For regulation 10(3) (meaning of “collecting authority”), substitute—
 - “(3) In relation to CIL charged by the Mayor—
 - (a) where the development subject to the levy, or any part of it, is situated in an area in respect of which an MDC is the local planning authority, the MDC must collect that CIL and accordingly is the collecting authority for that CIL,
 - (b) in all other cases, the London borough council in whose area the development subject to the levy is situated must collect that CIL and accordingly is the collecting authority for that CIL.”
6. For regulation 10(6), substitute—
 - “(6) In paragraph (5) “relevant consenting authority” means—
 - (a) the Homes and Communities Agency(a);
 - (b) an urban development corporation established by order of the Secretary of State under section 135(1) of the Local Government, Planning and Land Act 1980(b);
 - (c) an enterprise zone authority designated under Schedule 32 to the Government, Planning and Land Act 1980; or
 - (d) an MDC.”

Amendment to Part 3 – charging schedules

7. After regulation 11 (interpretation and application of Part 3), insert—

“Exercise of Part 3 functions in anticipation that an MDC will be established

- 11A. Where—
 - (a) the Mayor has complied with the requirements of section 173(3)(a) to (e) of the Localism Act 2011 in relation to any anticipated MDC;
 - (b) the time period described in section 173(3)(f) of that Act has expired; and
 - (b) the Mayor intends that the anticipated MDC will become the charging authority for its area under section 206(2) and (5)(a) of the PA2008,the Mayor may, until that MDC becomes the charging authority for its area, carry out the functions of a charging authority on behalf of the anticipated MDC under regulations 12 to 24.”
8. In regulation 14(3) (setting rates), after “London borough council” insert “or MDC”.
9. In regulation 14(4), after “London borough council” insert “or MDC”.
10. In regulation 22(4) (joint examinations), after “London borough” insert “or MDC”.

Amendment to Part 6 – exemptions and relief

11. In regulation 55(4) (discretionary relief for exceptional circumstances), after “London borough council” insert “or MDC”.
12. In regulation 57(2) (exceptional circumstances: procedure), after “London borough council” insert “or MDC”.

(a) The Homes and Communities Agency was established by section 1 of the Housing and Regeneration Act 2008 (c. 17).
(b) 1980 c. 65.

13. For regulation 58 (exceptional circumstances: procedure in London), substitute—

“Exceptional Circumstances: procedure in London

58.—(1) Regulation 57 applies to a claim for relief for exceptional circumstances in respect of a chargeable development situated in the area of a London borough council or MDC (“the local charging authority”).

(2) A claim for relief for exceptional circumstances must be submitted to the local charging authority.

(3) As soon as practicable after receiving a claim for relief, the local charging authority must refer the claim to the Mayor if the Mayor has made relief for exceptional circumstances available in the Mayor’s area, and the local charging authority either—

- (a) has not made relief for exceptional circumstances available in its area, or
- (b) considers that, despite the amount of relief that it proposes to grant in respect of the chargeable development, to require payment of any remaining CIL charged by it or any CIL charged by the Mayor (or both) would still have an unacceptable impact on the economic viability of the chargeable development.

(4) A local charging authority refers a claim to the Mayor by—

- (a) sending to the Mayor a copy of the claim form and the particulars mentioned in regulation 57(4)(d); and
- (b) where the local charging authority proposes to grant relief, informing the Mayor in writing of the amount of that relief.

(5) If a claim is referred to the Mayor in accordance with paragraph (3) the Mayor must, as soon as practicable after receiving the referral—

- (a) decide whether to grant relief on the amount of CIL chargeable by the Mayor in respect of the chargeable development; and
- (b) notify the local charging authority in writing of the Mayor’s decision and the amount of relief (if any) granted.

(6) As soon as practicable after receiving the Mayor’s decision, the local charging authority must notify the claimant in writing of the decision on the claim and the amount of any relief granted (including, where relevant, any separate decisions and amounts in respect of relief granted by the local charging authority and the Mayor).

(7) Where relief is granted the local charging authority must send a copy of the decision to—

- (a) the Mayor;
- (b) the collecting authority (if it is not the local charging authority);
- (c) the person by whom the planning obligation mentioned in regulation 55(3)(b) is enforceable (if that person is not the collecting authority or the charging authority).

(8) Notification of a disqualifying event must be submitted to the local charging authority, and the local charging authority must send a copy of that notification to—

- (a) the collecting authority (if it is not the local charging authority); and
- (b) the person by whom the planning obligation mentioned in regulation 55(3)(b) is enforceable (if that person is not the collecting authority or the charging authority.”

Amendment to Part 7 – Application of CIL

14. Before regulation 59 (application to infrastructure), insert—

“Interpretation of Part 7

58A. In this Part—

“acquired land” and “relevant purpose” have the same meanings as in regulation 73 (payment in kind);

“development” has the same meaning as in TCPA 1990;

“CIL expenditure” includes—

- (a) the value of any acquired land on which development consistent with a relevant purpose has been commenced or completed, and
- (b) CIL receipts transferred by a charging authority to another person to spend on infrastructure (including money transferred to such a person which it has not yet spent); and

“CIL receipts” means—

- (a) for a charging authority, CIL collected by that authority (including the value of any acquired land) but does not include CIL collected on behalf of the charging authority by another public authority but which that authority has not yet paid to the charging authority;
- (b) for a local council, CIL receipts passed to it under regulations 59(4) or 59A(1).

“dwelling” has the meaning given in section 3 of the Local Government Finance Act.(a).

“I_A” means the index figure for the year in which CIL is passed to the local council.

“local council” means—

- (a) in England, a parish council;
- (b) in Wales, a community council.”

15. In regulation 59(5), for “60 and 61” substitute “59A, 60 and 61”.

16. After regulation 59, insert—

“Payment of CIL to local councils

59A.—(1) Subject to paragraph X, a charging authority other than the Mayor must pass to every local council within its area **x per cent** of the CIL receipts described in paragraphs (2) and (3).

(2) If all of a chargeable development is within the area of the local council, the CIL receipts for that chargeable development.

(3) If part of the chargeable development is within the area of the local council, a proportion of the CIL receipts equal to the proportion of the area of the chargeable development which is within the area of that local council.

(4) The total amount of CIL receipts passed by a charging authority to a local council within its area, including CIL receipts passed under paragraph (1), shall not exceed an amount equal to £x per dwelling multiplied by I_A.

(5) CIL receipts passed to a local council must be used to provide infrastructure to support the development of the local council’s area.

Payment periods

59B.—(1) This regulation applies where a charging authority is liable to make a payment to a local council under regulation 59A(1).

(2) If the charging authority and the local council agree on a timetable for payment, the charging authority must pay the local council in accordance with that timetable.

(a) 1992 c. 14.

(3) In all other cases, the charging authority must pay the local council in accordance with the following paragraphs.

(4) The charging authority must pay **x per cent** of the CIL it receives from 1st April to 30th September in any financial year to the local council by 28 October in that year.

(5) The charging authority must pay **x per cent** of the CIL it receives from 1st October to 31st March in any financial year to the local council by 28 April in the following financial year.”

17. Delete regulation 61(3), (5) and (6) (administrative expenses).

18. Delete regulation 62(7) (reporting).

19. After regulation 62, insert—

“Reporting by local councils

62A.—(1) A local council must prepare a report for any financial year (“the reported year”) in which it receives CIL receipts.

(2) The report must include—

- (a) the total CIL receipts for the reported year;
- (b) the total CIL expenditure for the reported year;
- (c) summary of CIL expenditure during the reported year including—
 - (i) the items of infrastructure to which CIL has been applied;
 - (ii) the amount of CIL expenditure on each item; and
- (d) the total amount of CIL receipts retained at the end of the reported year.

(3) The local council must—

- (a) publish the report on its website; and
- (b) send a copy of the report to the charging authority from which it received CIL receipts,
no later than 31st December following the reported year.”

Amendment to Part 8 - administration

20. Before regulation 64 (notice of chargeable development), insert—

“Effect of MDC becoming or ceasing to be the planning authority

63A.—(1) This regulation has effect when an MDC becomes or ceases to be the local planning authority for an area.

(2) If a London borough council or MDC has issued a liability notice under regulation 65(1), it shall be entitled to receive the CIL for the development to which that liability notice relates.

(3) Subject to paragraphs 4 and 5, the London borough council or MDC —

- (a) shall remain the collecting authority for the CIL it is entitled to receive; and
- (b) all references in Parts 8 and 9 to “collecting authority” and “charging authority” shall be read as a reference to it.

(4) Where—

- (a) the Mayor has made a transfer scheme under section 192(1) of the Localism Act 2011;

- (b) the property transferred under the transfer scheme includes CIL which the MDC is entitled to receive; and
- (c) the permitted recipient is a London borough council,

the permitted recipient shall act as the collecting authority for the CIL it is entitled to receive, and all references in Parts 8 and 9 to “collecting authority” and “charging authority” shall be read as a reference to it.

(5) Where—

- (a) the Mayor has made a transfer scheme under section 192(1) of the Localism Act 2011;
- (b) the property transferred under the transfer scheme includes CIL which the MDC is entitled to receive; and
- (c) the permitted recipient is not a London borough council,

the permitted recipient may agree with a charging authority (C) that C shall be the collecting authority for the CIL which the permitted recipient is entitled to receive, and all references in Parts 8 and 9 to “collecting authority” and “charging authority” shall be read as a reference to C.

(6) In this regulation, “permitted recipient” has the meaning given in section 192(4) of the Localism Act 2011.”

Amendment to Part 9 Chapter 1 – surcharges and interest

21. For regulation 88(2) (surcharges and interest: general), substitute—

“(2) Interest paid to a collecting authority under this Chapter must be treated for the purposes of Part 7 as if it were CIL.

(3) A surcharge paid to a collecting authority under this Chapter must be treated—

- (a) for the purposes of regulation 59A(1), as if it were not CIL;
- (b) for all other purposes of Part 7 as if it were CIL.”

Signed by authority of the Secretary of State for Communities and Local Government

	<i>Name</i>
	Parliamentary Under Secretary of State
Date	Department for Communities and Local Government

We consent

	<i>Name</i>
	<i>Name</i>
Date	Two of the Lords Commissioners of Her Majesty’s Treasury

EXPLANATORY NOTE

(This note is not part of the Regulations)

Part 11 of the Planning Act 2008 provides for the imposition of a charge known as the Community Infrastructure Levy (“CIL”). The CIL Regulations 2010 (S.I. 2010/948), amended by the CIL (Amendment) Regulations 2011 (S.I. 2011/987) implement the detail of CIL. These Regulations further amend the CIL Regulations, reflecting changes to Part 11 of the Planning Act 2008 made by the Localism Act 2011 (“the 2011 Act”).

The CIL Regulations and these Regulations apply in relation to England and Wales only.

The changes made by these Regulations are:

- Changes to accommodate the fact that a Mayoral Development Corporation (MDC) established by the Secretary of State by order made under section 185(2) of the 2011 Act will be a CIL charging authority if the order includes provision that it is to be a local planning authority for the purposes of Part 2 of the Planning and Compulsory Purchase Act 2004 (c. 5) (regulations 3, 5, 6, 8 to 13).
- A power for the Mayor to carry out the functions of a charging authority on behalf of an MDC in anticipation of that MDC being established (regulation 7).
- Provision to ensure that when an MDC becomes or ceases to be a charging authority, the charging authority which issued the liability notice for a chargeable development continues to receive the CIL for that development (regulation 20).
- Neighbourhood Development Orders (including Community Right to Build Orders) are brought within the definition of “planning permission” for CIL purposes (regulation 4).
- An obligation on charging authorities (other than the Mayor) to pass on x per cent of their CIL receipts to the local council in whose area the chargeable development is, either in accordance with a timetable agreed between them, or six-monthly (regulations 14 to 16, and 18). The CIL receipts which are passed on include interest on late payment of CIL, but not surcharges (regulation 21).
- An obligation on local councils which receive CIL to report on its expenditure (regulation 19).
- The removal of the five per cent limit on the application of CIL receipts to administrative expenses (regulation 17).

[Impact assessment]

[NB: provisions in the Localism Act are as per the 20 July 2011 Bill print.]

This page is intentionally left blank

Appendix C: Draft response to the CIL consultation on detail proposals and draft regulations for reform

Questionnaire

About you

i) Your details:

Name:	Sara Saunders
Position:	Planning Policy Manager
Name of organisation (if applicable):	Cambridge City Council
Address:	PO Box 700, Cambridge, CB1 0JH
Email:	Sara.saunders@cambridge.gov.uk
Telephone number:	01223 457186

ii) Are the views expressed on this consultation an official response from the organisation you represent or your own personal views?

Organisational response	<input checked="" type="checkbox"/>
Personal views	<input type="checkbox"/>

FORM

iii) Please tick the box which best describes you or your organisation:

District Council	<input checked="" type="checkbox"/>
Metropolitan district council	<input type="checkbox"/>
London borough council	<input type="checkbox"/>
Unitary authority/county council/county borough council	<input type="checkbox"/>
National Park Authority	<input type="checkbox"/>
The Broads Authority	<input type="checkbox"/>
The Mayor of London	<input type="checkbox"/>
Parish council	<input type="checkbox"/>
Community council	<input type="checkbox"/>
Welsh Authority	<input type="checkbox"/>
Non-Departmental Public Body (NDPB)	<input type="checkbox"/>

- Planner ☐
- Professional trade association ☐
- Land owner ☐
- Housing association/RSL ☐
- Private developer/house builder ☐
- Developer association ☐
- Voluntary sector/charity ☐
- Community Land Trust ☐
- Rural housing enabler ☐
- Other ☐

(please comment):	
-------------------	--

**iv) What is your main area of expertise or interest in this work
(please tick one box)?**

- Chief Executive ☐
- Planner ☒
- Developer ☐
- Surveyor ☐
- Member of professional or trade association ☐
- Councillor ☐
- Housing provision ☐
- Planning policy/implementation ☐
- Environmental protection ☐
- Other ☐

(please comment):	
-------------------	--

v) Do your views/experiences mainly relate to one or more specific regions within England and Wales, to one or both countries?

- | | |
|------------------------|-------------------------------------|
| South West | <input type="checkbox"/> |
| South East | <input type="checkbox"/> |
| East | <input checked="" type="checkbox"/> |
| East Midlands | <input type="checkbox"/> |
| West Midlands | <input type="checkbox"/> |
| North West | <input type="checkbox"/> |
| Yorkshire & Humberside | <input type="checkbox"/> |
| North East | <input type="checkbox"/> |
| London | <input type="checkbox"/> |
| All of England | <input type="checkbox"/> |
| Wales | <input type="checkbox"/> |
| Other | <input type="checkbox"/> |

(please comment):	
Specific local area (please comment):	

Would you be happy for us to contact you again in relation to this questionnaire?

Yes ☒ No ☐

Please refer to the relevant parts of the consultation document for narrative relating to each question.

Chapter 1: Neighbourhood funds

Question 1:

Should the duty to pass on a meaningful proportion of levy receipts only apply where there is a parish or community council for the area where those receipts were raised?

Yes ☐ No ☒

Comments

The City Council acknowledges that for a number of authorities, parish and town councils play an important role in delivering and maintaining infrastructure. However, not all areas especially urban areas have parish and town councils. A meaningful proportion should apply to all areas and communities without such councils should be given the same ability to help shape and deliver infrastructure. Cambridge City Council would wish to develop a local approach to the use of neighbourhood funds that is appropriate for the communities that it represents, including involving those communities in developing that approach.

Question 2:

Do you agree that, for areas not covered by a parish or community council, statutory guidance should set out that charging authorities should engage with their residents and businesses in determining how to spend a meaningful proportion of the funds?

Yes ☐ No ☒

Comments

The requirement to pass a meaningful proportion to neighborhoods is supported. The City Council regularly engages with residents and businesses on a range of issues including local infrastructure projects and is in the process of devolving more decisions down to a local level through area committees. Given this, it is not considered essential for such an approach to be prescribed in statutory guidance, and instead should be a matter for local authorities and communities to determine what is right for them at the local level.

Question 3:

What proportion of receipts should be passed to parish or community councils?

Comments

The City Council does not consider it appropriate for a minimum proportion to be set and included in the regulations. In line with the localism agenda, greater autonomy and flexibility should be given to individual charging authorities to determine the appropriate level locally, with the involvement of local communities.

Question 4:

At what level should the cap be set, per council tax dwelling?

Comments

The City Council agrees that a cap should be set. However, each charging authority should determine the most appropriate approach locally and this should be balanced against the overall aims of CIL in order to ensure delivery of appropriate infrastructure.

Question 5:

Do you agree that the proposed reporting requirements on parish or community councils strike the right balance between transparency and administrative burden?

Yes ☒ No ☐

Comments

The proposals seem reasonable although there needs to be recognition that not all areas, including the City of Cambridge are parished or have town Councils. The obligation to publish monitoring information on an annual basis should rest with the agreed body that is responsible for managing neighbourhood funds.

Question 6:

Draft regulation 19 (new regulation 62A(3)(a)) requires that the report is to be published on the councils website, however we recognise that not all parish or community councils will have a website and we would welcome views on appropriate alternatives.

Comments

It is important to maintain transparency and for information to be as accessible as possible. An alternative would be for the charging authority to make information available on their own websites, with information required to be supplied annually by the body with responsibility for managing neighbourhood funds. For ease, this information should be provided in standard format.

Question 7:

Do you agree with our proposals to exclude parish or community councils' expenditure from limiting the matters that may be funded through planning obligations?

Yes ☒ No ☐

Comments

This approach is generally supported but there should be a clear commitment to spending any funds appropriately and in accordance with the overall aims of CIL.

Question 8:

Do you agree with our proposals to remove the cap on the amount of levy funding that charging authorities may apply to administrative expenses?

Yes ☒ No ☐

Comments

This approach is supported in order to give the charging authority greater flexibility and make appropriate decisions based on local circumstances.

Chapter 2: Affordable housing

Question 9:

Do you consider that local authorities should be given the choice to be able if they wish to use levy receipts for affordable housing?

Yes ☒ No ☐

Comments

The City Council has been successful in securing affordable housing delivery on site and this would remain its preference in the majority of cases. However, this proposal would give greater flexibility and allow decisions to be based on locally specific circumstances, for example, if funding is required for a specialist supported housing scheme that would be better located elsewhere.

Question 10:

Do you consider that local authorities should be given the choice to be able if they wish to use both the levy and planning obligations to deliver local affordable housing priorities?

Yes ☒ No ☐

Comments

In line with the localism agenda, great autonomy and flexibility should be given to individual charging authorities. Such flexibility, would allow charging authorities to make an appropriate decision based on local circumstances and priorities. Our response to question 9 illustrates this point.

Question 11:

If local authorities are to be permitted to use both instruments, what should they be required to do to ensure that the choices being made are transparent and fair?

Comments

The regulation 123 list would provide an appropriate mechanism in order to ensure any choices are transparent and fair.

Question 12:

If the levy can be used for affordable housing, should affordable housing be excluded from the regulation that limits pooling of planning obligations, or should the same limits apply?

Yes ☒ No

Comments

Excluding affordable housing from the limits of pooling planning obligations would provide an appropriate level of flexibility and encourage the delivery of affordable housing based on locally specific circumstances.

Chapter 3: Mayoral Development Corporations

Question 13:

Do the proposed changes represent fair operation of the levy in Mayoral Development Corporation areas?

Yes ☐ No ☐

Comments

Not applicable.

This page is intentionally left blank