Appendix E

RD/MC/050

Cambridge Local Plan and South Cambridgeshire Local Plan

Housing Land Supply Update

Cambridge City Council and

South Cambridgeshire District Council

November 2015

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Executive Summary

The Councils have updated their housing land supply evidence to ensure that housing targets can be met, informed by new Annual Monitoring Report evidence, a better understanding of the scope to bring forward development north of Cherry Hinton on land already allocated for development by the Cambridge East Area Action Plan (AAP). In reviewing future housing land supply a cautious approach has been taken to minimise future 5 year housing land supply risks.

The AAP has always provided for some development north of Cherry Hinton whilst the airport remains in use. The submitted Local Plans included sites across both districts for 460 homes (110 homes in South Cambridgeshire) with the remaining land safeguarded for development after 2031. Ongoing work with Marshall and another landowner now means that more land can safely be allocated for development in the plan period: 1,200 homes in total with 780 in Cambridge and 420 in South Cambridgeshire and making provision for a new primary and secondary school.

This development significantly improves housing land supply in Cambridge to 14,682 dwellings.

In South Cambridgeshire it has been thought prudent to take a more cautious approach to the annual build rates at new settlements based on lessons learnt from Cambourne than previously assumed, but allowing for earlier starts on site for Waterbeach and Bourn Airfield.

Our evidence shows that both Councils have a 5 year housing land supply over the plan period.

Summary of proposed main modifications

- Amend Policy 12 of the Cambridge Local Plan and Policy SS/3 of the South Cambridgeshire Local Plan to allow more development north of Cherry Hinton
- Amend the housing trajectory
- Amend Policies S/6 and S/12 to remove policy limitations on the start dates and rate of development at Waterbeach New Town and Bourn Airfield
- Amend policies SS/5 and SS/6 to remove numerical limits to the amount of development by 2031 at Waterbeach New Town and Bourn Airfield.

1 Introduction

1.1 The Cambridge and South Cambridgeshire Local Plans were submitted for examination on 28 March 2014. Housing land supply and delivery questions were considered at the Matter 8 examination hearings in March 2015. A number of matters were considered at the hearings including the delivery of a number of sites within the urban area of Cambridge and whether the anticipated annual completion rates at proposed new settlements were justified.

1.2 The Inspectors wrote to the Councils on 20 May 2015 requesting that additional work be carried out. On the 28 July 2015 the examinations were formally suspended until March 2016 to allow for additional work to be undertaken to address the Inspectors' concerns. The Inspectors agreed that it was appropriate for consequential work to be undertaken as part of this work.

1.3 One of the issues the Inspectors asked the Councils to consider was their objectively assessed need for housing. As a result of that work[1] the housing requirement for Cambridge remains at 14,000 homes and the requirement for South Cambridgeshire has been increased by 500 homes to 19,500 homes. This is addressed in the document Development Strategy Update (RD/MC/060). Consequential on the review of housing requirements, this document reviews and updates the Councils' housing land supply evidence to ensure that the housing requirements will be met.

1.4 The annual update of the housing trajectories in the Councils' Annual Monitoring Reports have also been brought forward to inform this review. They are produced both separately and on the basis of the Memorandum of Understanding (9th September 2014)[2] between the Councils under the Duty to Cooperate for a joint housing trajectory for Greater Cambridge. An updated calculation of five year housing land supply as required by the National Planning Policy Framework (NPPF) is also provided.

[1] Objectively Assessed Housing Need: Further Evidence (Peter Brett Associates, November 2015)
[2] Reference documents RD/CR/470, and RD/CR/480

2 Housing Allocations

2.1 This paper addresses the main changes that have taken place or are proposed since the Matter 8: Housing Land Supply and Delivery hearing on 17th to 19th March 2015 in respect of housing allocations. These are:

- Housing Allocations:
  - Land North of Cherry Hinton
  - Parish Council-led housing allocations (Major Modifications March 2014)

2.2 These are addressed in turn below:

- **Cambridge East – Land North of Cherry Hinton**

2.3 This is an update to the position addressed at the Matter 8 and Matter 9 hearings and provides for a larger part of an existing allocation to be carried forward for housing development in the new Local Plans to reflect changes in circumstance. It should be read alongside a site assessment (Appendix 1), and a sustainability appraisal assessment (Appendix 2).

2.4 The joint Cambridge East AAP[3] adopted in 2008 allocates land in both districts for the development of a major new urban quarter to Cambridge for between 10,000 to 12,000 homes with appropriate employment, services and facilities. The development was contingent upon the relocation of Marshall Aerospace but in 2010 Marshall announced that they did not have a deliverable relocation option and that they intended to remain at Cambridge Airport for the foreseeable future, which they confirmed to be not before 2031.

2.5 The submitted Local Plans responded to this change in circumstances by including residential allocations for the parts of the AAP allocation that were considered able to come forward for housing in the plan period with the Airport remaining operational. This reflects the approach in the AAP to early phases of development and the location of the site towards the top of the development sequence. The Councils' approach at that time was for the remaining part of the AAP allocation (that cannot be developed with the Airport in operation) to be safeguarded in both Local Plans for development after 2031. This was given effect through Policy 12 in the Cambridge Local Plan (and site allocations R40 and R41) and Policy SS/3 in the South Cambridgeshire Local Plan. The same policies allocate land for residential development in the plan period north of Newmarket Road. An outline planning application for the development of up to 1,300 homes on land north of Newmarket Road was submitted in December 2013[4]. This application is progressing but has not yet been determined.

2.6 At the Matter 8 and 9 hearings the Councils raised the prospect of additional land beyond that allocated in the submitted Local Plans in the area North of Cherry Hinton being capable of coming forward for development in the plan period. The Councils' statements[5] dealt with the issue and the Councils subsequently submitted two supplements to the Matter 9 statement (supplements 2 and 8) which addressed the development potential of land North of Cherry Hinton within the plan period to 2031

[3] RD/AD/280
[4] S/2682/13/OL (South Cambridgeshire) and 13/1837/OUT (Cambridge)
[5] M8/CCC&SCDC, paragraph 55, and M9/CCC&SCDC, paragraph 99.

and beyond. This was also reflected in the Statements of Common Ground[6] agreed in March 2015 with the two landowners of land North of Cherry Hinton.

2.7 Since the Matter 9 hearing session on 29 April 2015, discussions have been ongoing with Marshall and development agents for the White family. A consequence of these discussions has been a further change in their respective intentions for development of their land. The result of this change in circumstances is that there is now confidence in the delivery of a larger part of the adopted AAP allocation North of Teversham Drift/Cherry Hinton within the plan period than had been anticipated initially and in the Councils' Matter 9 statement and its supplements 2 and 8.

2.8 It is important that development at Cambridge East outside the Green Belt is maximised, reflecting its role in the adopted development strategy and position near the top of the development sequence on land removed from the Green Belt through the last round of plan making. It is consistent with the development strategy for a larger part of the allocation in the adopted Cambridge East Area Action Plan to be brought forward if it is capable of being developed acceptably. Failing to allocate this site now and safeguarding it for development beyond 2031 would sterilise a site near the top of the development sequence.

2.9 The parties agree that land North of Cherry Hinton (developable area of 46.8 hectares) is now considered capable of delivering 1,200 homes at approximately 40 dwellings per hectare (net). The land north of Cherry Hinton will include provision for primary and secondary schools, a spine road between Cherry Hinton Road and Coldham's Lane, green infrastructure and a local centre. Anticipated delivery of this land by district is shown in the following table. Masterplanning of the site and planning applications are in preparation by both parties which will provide for coordinated development of the land across both districts and will demonstrate how it will enable and relate to the future development of the safeguarded land.

Planned Growth (residential)	2015 – 2020	2020 – 2025	2025 – 2031	Beyond plan period	Maximum annual delivery rate
Cambridge East – North of Cherry Hinton (new larger allocation) South Cambridgeshire	214	206	0	0	Maximum annual delivery of 147 dwellings.
Cambridge East – North of Cherry Hinton (new larger allocation) – Cambridge	386	394	0	0	Maximum annual delivery of 180 dwellings.

2.10 The remainder of the Area Action Plan allocation south of the Green Belt corridor will be safeguarded for future development beyond 2031, and is not now proposed to be allocated as a broad location for growth as was planned in the Councils' Matter 9 statement and its supplements 2 and 8, as set out in paragraph 2.6 of this document.

2.11 The major constraints to the development of land north of Cherry Hinton alongside an operational airfield, relate to safety and the operation of various navigation, aircraft operation electronic systems (including an instrument landing system, a very high frequency direction finder, distance measuring equipment and a primary surveillance radar) and the Airport Fire Training Centre, which would need to be relocated prior to

[6] RD/SCG/210, and RD/SCG/220

development. Marshall are certain that the 1,200 home allocation now proposed can be delivered with limited mitigation measures. A number of specialist consultancy studies will report on these matters in early 2016. Cambridge International Airport has submitted an updated letter (Appendix 7) to the Councils indicating that they do not anticipate that the aforementioned constraints would prevent development coming forward.

2.12 Major modifications are proposed to policies 12 and SS/3 in the Cambridge and South Cambridgeshire Local Plans respectively. They replace modifications included in Matter 9 supplements 2 and 8, and are included in Appendix 3, including updated maps.

- **Parish Council-led housing allocations (Major Modifications March 2014)**

2.13 The Parish Councils of Great and Little Abington, and Graveley have promoted a number of small scale housing developments through the South Cambridgeshire Local Plan process to meet identified local housing needs, as an alternative to taking forward Neighbourhood Plans. Local people were consulted by leaflet about whether the sites should be developed and there is clear evidence of local support[7]. These Parish Council-led sites were brought forward just before the submission of the Local Plan for examination and have already been identified as Major Modifications[8], but have not yet been generally consulted upon. Whilst not a change since the hearing, they provide part of the Council's housing supply, respond to the localism agenda, provide additional rural housing as supported by the DEFRA 'Towards a one nation economy: A 10-point plan for boosting productivity in rural area' publication of August 2015[9], and provide flexibility in housing land supply. This consultation provides an opportunity for consultation to be carried out by the district council ahead of consideration at the examination.

[7] Great and Little Abington RD/H/060, Graveley RD/H/070
[8] RD/Sub/SC/020, MM/7/01 and MM/7/02, pages 2-4
[9] In Section 8

3 Updated Joint Housing Trajectory for Greater Cambridge

3.1 Cambridge City Council and South Cambridgeshire District Council aim to ensure that their housing trajectories, that together form the Joint Housing Trajectory for the Greater Cambridge area under a Memorandum of Understanding, are as robust and realistic as possible.

3.2 Each Council produces a housing trajectory as part of their respective Annual Monitoring Report (AMR) to set out the latest predictions of housing delivery:

- For Cambridge, the housing trajectory published as Table 2.3 and Figure 2.2 in the Cambridge Local Plan[10] has been superseded by information published in the Cambridge AMR 2014[11] , the supplements to the Councils' Matter 8 statement and now by the trajectory included as Appendix 4 of this topic paper. Appendix 3 of the Council's Matter 1 statement includes main modifications to delete Figure 2.2.

- For South Cambridgeshire, the housing trajectory published as Figure 3 in the South Cambridgeshire Local Plan[12] has been superseded by the housing trajectory published in the South Cambridgeshire AMR November 2014[13], the supplements to the Councils' Matter 8 statement and now by the trajectory published as Appendix 4 in this topic paper. Appendix 3 of the Council's Matter 1 statement includes main modifications to delete Figure 3.

New Annual Monitoring Reports for both Councils incorporating these trajectories, will be published around the end of the year.

3.3 The housing trajectories for both Councils are produced in consultation with the agents, developers and landowners responsible for the sites identified within them.

3.4 Both Councils send letters and questionnaires to agents, developers or landowners of sites asking them to provide details on whether their site is deliverable, available and achievable (as set out in the NPPF[14]), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions[15]. A joint questionnaire is sent by the Councils to developers of joint sites on the edge of Cambridge.

3.5 Blank copies of the letter and questionnaire sent out by each Council were included as Appendix 3 in the Councils' Matter 8 Statement.

3.6 For the small number of sites where the Councils do not receive a completed questionnaire, annual completions are estimated based on survey data collected by Cambridgeshire County Council's Research and Monitoring Team; information included with the planning application or representations on the relevant Local Plan;

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[10] Pages 25 and 27 of RD/Sub/C/010.
[11] Cambridge City Council Annual Monitoring Report 2014 (RD/AD/360)
[12] Page 39 in RD/Sub/SC/010.
[13] South Cambridgeshire Annual Monitoring Report (Part 1) November 2014 covering the period 1 April 2013 to 31 March 2014 (RD/AD/370).
[14] Paragraph 47, NPPF (RD/NP/010)
[15] For Cambridge, the housing trajectory questionnaires are sent out for sites falling within a range of categories. These categories and the methodology for the housing trajectory can be found in Appendix D, Pages 90-91, RD/AD/360. For South Cambridgeshire, this same matter is explained at paragraphs 4.3 – 4.9, pages 32-33, RD/AD/370.

or information known by the case officer. Where questionnaires are returned, but they are considered unrealistic and unreliable, both Councils take a cautious approach. Appendices 4 and 5 of the Councils Matter 8 Statement set out the Councils' approach in these circumstances, which has proved to be historically reliable.

- **Cambridge Housing Land Supply**

3.7 The housing trajectory included in Appendix 4 shows the current anticipated delivery in Cambridge based on information collected between July and October 2015. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery. It is accompanied by a site commentary. The review of objectively assessed need for housing in Cambridge has not resulted in a change in the housing requirement of 14,000 and this is reflected in the housing trajectory. Policy 3 in the Local Plan sets out the requirement and the final sentence makes it clear that the Council intends to meet the objectively assessed need for the area. A full schedule of sites allocated for development in order to meet the headline housing requirements is set out in Local Plan Appendix B: Proposals Schedule.

3.8 A number of allocations in the Cambridge Local Plan have been criticised by objectors at the Local Plan Examination in relation to their developability and deliverability within the Plan period. Developability and deliverability have been key considerations through the site allocation process. The Council recognises that a number of sites in the urban area have a range of issues requiring resolution, which is not unusual on previously developed land. As a result of the allocation process, these factors were taken into account at an early stage, with the Council taking a cautious approach and phasing relevant sites later in the plan period in order to allow time for issues to be resolved. The Council has also liaised with landowners as part of the allocation process and annual updates to the housing trajectory. The Council's housing trajectory has and continues to reflect this approach, with detail provided in the site commentary.

3.9 The housing trajectory shows that **14,682** dwellings are expected to be delivered in Cambridge during the plan period 2011 to 2031, this is 5% (682 dwellings) more than the housing requirement of 14,000 dwellings and allows flexibility to respond to changing conditions as required in the NPPF.

- **South Cambridgeshire Housing Land Supply**

3.10 The housing trajectory included in Appendix 4 shows the current anticipated delivery in South Cambridgeshire based on information collected between July and October 2015. The housing trajectory can only ever show a 'snapshot' view of anticipated future delivery. It is accompanied by a site commentary. The review of objectively assessed need for South Cambridgeshire resulted in an increase in housing requirement from 19,000 to 19,500 dwellings, as addressed in the document Development Strategy Update (RD/MC/060), and this is reflected in the housing trajectory.

3.11 South Cambridgeshire District Council is currently unable to demonstrate a five-year supply of housing land, due in large part to delays in delivery of strategic sites during the recession, and that the Cambridge fringe sites are building out from the edge of the city and have yet to cross the administrative boundary to deliver completions in South Cambridgeshire. The lack of five-year supply is resulting in speculative applications coming forward. Some are being approved, and others are subject to

planning appeals including at less sustainable locations than the allocations in the submitted Local Plan. The Council has been pro-active in plan making over many years and is keen to ensure that once the Local Plan is adopted it is able to continue to demonstrate a five-year housing land supply until the plan is reviewed.

3.12 As such the Council's review of its housing trajectory has been more cautious than previously, particularly in the delivery assumptions for strategic sites. It has in many cases taken a more cautious delivery rate than site promoters have included in their trajectory returns (see Appendix 4 e). Where this is the case, it is made clear in the site commentary accompanying the trajectory. The Council considers that there is a reasonable prospect that delivery could be higher than included in the trajectory and it is considered appropriate to ensure that the plan is flexible so that sites can come forward more quickly than assumed in the trajectory if market forces allow.

3.13 The submitted South Cambridgeshire Local Plan would allow faster delivery for all but two allocations: the two new settlements. Promoters of both sites have indicated their strong desire to deliver their sites more quickly than identified in the Plan. To provide a flexible plan, modifications are proposed to delete the time limitations on the start of development at Waterbeach new town and Bourn Airfield new settlement (see Appendix 5). The trajectory includes an earlier start date for Waterbeach new town than the 2026/27 included in the previous housing trajectory. This reflects the change in circumstances since the plan was submitted. The landowner of the barracks site (DIO) has taken a development partner and active discussions are starting to take place on the development of the site. The revised start date is not as early as the promoters have indicated, again taking a cautious but balanced approach.

3.14 There is consensus in the hearing statements for Matter 8 that the average annual dwelling completion rate at Cambourne over the 15 years from 1999 to 2014 is 235 dwellings and that an average annual rate of completions for new settlements of 250 dwellings would be justified (with some,[16] but not all statements, counting Cambourne West and Bourn Airfield New Village as a single new settlement).

3.15 Taking a cautious approach, the Council have included an average completion rate for new settlements in the housing trajectory of 250 dwellings per year for Waterbeach New Town and Northstowe. Cambourne West and Bourn Airfield New Village are individual new settlements being promoted by different developers and separated by the existing new village of Cambourne (a 1.5 mile separation) The Council consider that a slightly higher combined completion rate of 300 dwellings per year (150 dwellings each) would be reasonable for these new settlements given their scale and separation.

3.16 There is no restriction on faster rates of development than those envisaged in the South Cambridgeshire housing trajectory where this can be delivered in a sustainable way.

3.17 The housing trajectory in Appendix 4 shows that **21,091** dwellings are expected to be delivered in South Cambridgeshire during the plan period 2011 to 2031, this is **8% (1,591** dwellings) more than the revised requirement of **19,500** dwellings and allows flexibility to respond to changing conditions as required in the NPPF.

[16] CEG and Pidgeon Land and Lands Improvement Holdings

- **Greater Cambridge Housing Land Supply**

3.18 The housing trajectory included in Appendix 4 shows that **35,773** dwellings are expected to be delivered in Greater Cambridge during the plan period (2011 to 2031), **this is 7% (2,273 dwellings) more than the revised requirement of 33,500** dwellings and allows flexibility to respond to changing conditions as required in the NPPF.

4 Five-year Housing Land Supply

4.1 The government, through the **National Planning Policy Framework** (NPPF) requires that all local planning authorities identify sufficient specific deliverable sites to deliver five years worth of housing against their requirement set out in their development plan. The **NPPF**, in paragraph 47 also introduced a requirement to provide an additional buffer of either 5% or, where there has been a record of persistent under delivery of housing, a buffer of 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.

4.2 For sites to be included in the Council's five year land supply they must be considered deliverable; the **NPPF** states that deliverable sites are those that are: **available** – the site is available now; **suitable** – the site offers a suitable location for development now and would contribute towards the creation of mixed, sustainable communities; and **achievable** – there is a reasonable prospect that housing will be delivered on site within five years.

4.3 There are two methodologies for calculating five year housing land supply. The Liverpool methodology assumes that any shortfall will be made up during the remaining years of the plan period. The Sedgefield methodology requires any previous shortfall to be made up within the five-year assessment period. The **NPPF** requires that a 5% buffer be provided in the five year supply calculation to provide greater confidence that the housing requirement will be delivered. In areas of persistent historic undersupply the buffer should be 20%. The Councils' statement and evidence to the Matter 8 hearing addressed the appropriate means of calculating 5-year supply.

4.4 In response to a number of changes in circumstance[17] since the Local Plan was submitted in March 2014, the Councils agreed in September 2014 to a **Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory**. This memorandum set out the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, and for calculating 5-year housing land supply for plan-making and decision-taking. The Councils set out proposed modifications to the Local Plans (submitted in March 2014) to give effect to the Memorandum in the Councils' statement submitted to the Local Plan examination hearing for Matter 1: Legal Requirements.

4.5 The merits of a joint housing trajectory for the Greater Cambridge area was considered at the Matter 8B examination hearing into housing land supply and delivery. The merits of this approach was not addressed in the initial conclusions letter from the Inspectors of 20th May 2015.

4.6 The Councils requested, on the 1 September 2015 that the Inspectors reconsider issuing a view on the principle of the joint housing trajectory given the 5 year land supply issues in South Cambridgeshire.

[17] A detailed list of reasons is given in the Council's statement to the Local Plan examination in relation to Matter 1: Legal Requirements (paragraph 34): https://www.scambs.gov.uk/sites/www.scambs.gov.uk/files/documents/Matter%201%20Statement%20CCC%20-%20SCDC.pdf

4.7 On 10 September 2015 the Inspectors replied that they do not consider it appropriate to express any conclusions on the principle of the joint housing trajectory in advance of knowing the outcome of the further work that is being undertaken.

4.8 The Councils remain committed to the Memorandum of Understanding for a Greater Cambridge Joint Housing Trajectory[18]. The public consultation on the additional work sought by the Inspectors provides an opportunity for consultation on the modifications to give effect to the joint trajectory. These modifications are as set out in the Council's Matter 1 statement (at Appendix 3) and are attached as Appendix 6 of this Housing land Supply Update.

4.9 The tables below provide calculations of 5-year supply against all methods of calculation for each authority separately and for the Greater Cambridge area jointly.

Five year housing land supply for Cambridge 2015-2020

'Liverpool' Methodology	Cambridge
Five year supply (with 5%)	8.4
Five year supply (with 20%)	7.4

'Sedgefield' Methodology	Cambridge
Five year supply (with 5%)	8.5
Five year supply (with 20%)	7.5

Five year housing land supply for South Cambridgeshire 2015-2020

'Liverpool' Methodology	South Cambs
Five year supply (with 5%)	5.1
Five year supply (with 20%)	4.5

'Sedgefield' Methodology	South Cambs
Five year supply (with 5%)	4.4
Five year supply (with 20%)	3.9

[18] Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory September 2014 (RD/Strat/350)

Five year housing land supply for Greater Cambridge 2015-2020

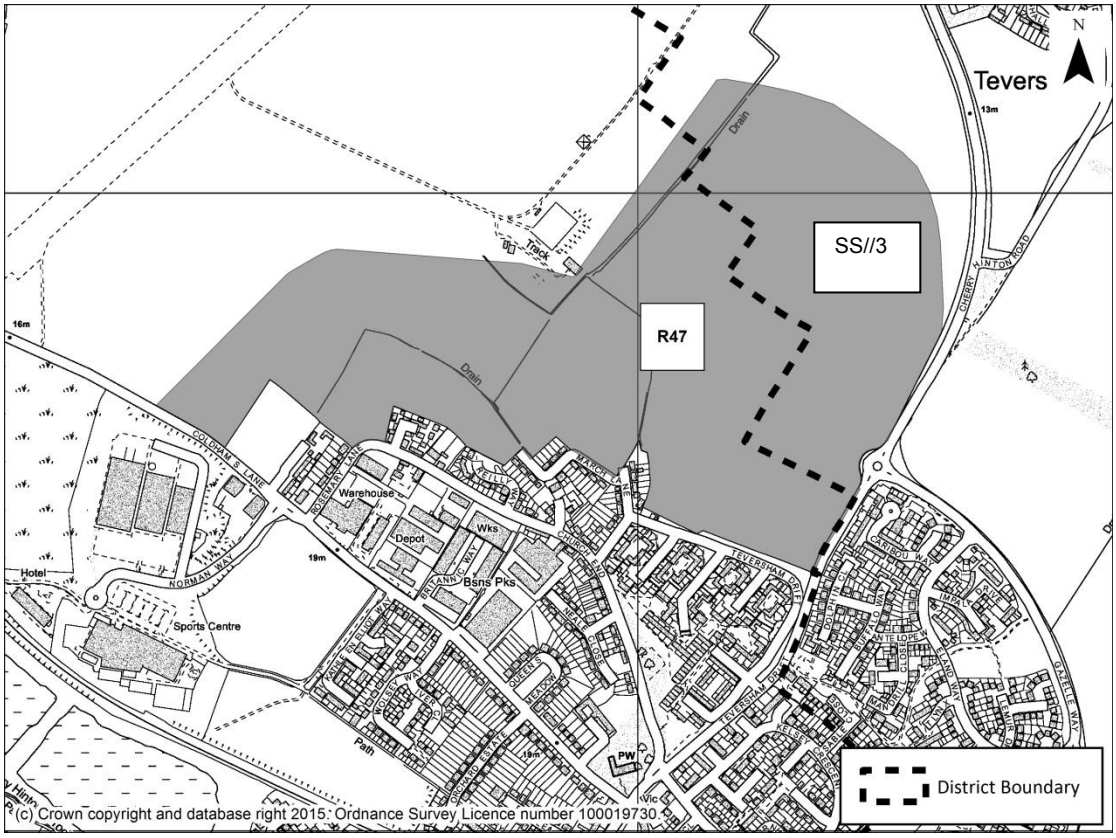
‘Liverpool’ Methodology	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	6.4
Five year supply (with 20%)	5.6

‘Sedgefield’ Methodology	Greater Cambridge (City & South Cambs)
Five year supply (with 5%)	5.9
Five year supply (with 20%)	5.2

Appendix 1: Cambridge East – Land North of Cherry Hinton – Joint Site Assessment Pro Forma

Cambridge City and South Cambridgeshire Sites Assessment Pro forma

Site Information	
Site reference number(s): R47 and land allocated in Policy SS/3	
Site name/address: Land north of Cherry Hinton	
Functional area (taken from SA Scoping Report): East	
Map	



Site description: Open agricultural and airport land to the southeast of Cambridge Airport and north of Church End, Coldham's Lane and Cherry Hinton, adjacent to proposed site allocation site allocation R41: Land north of Coldham's Lane.
Current use: Agriculture and airport uses.
Proposed use(s): Residential and associated uses including a local centre, schools and open space.
Site size (ha): 46.83 **Assumed net developable area:**
Assumed residential density: 40 dph
Potential residential capacity: 1,200 dwellings in total with 780 in Cambridge and 420 in South Cambridgeshire.
Existing Gross Floorspace: -
Proposed Gross Floorspace: -
Site owner/promoter: Known
Landowner has agreed to promote site for development?: Yes
Site origin: Cambridge East Area Action Plan; and subsequently statements of common ground relating to land in this area (RD/SCG/210 & RD/SCG/220).

Relevant planning history: The area is allocated through the Cambridge East AAP, specifically 'Policy CE/35 – Phasing of North Cherry Hinton' which allows some development adjacent to the operating airport, subject to environmental and health impact assessment.

Level 1 **Part A: Strategic Considerations**		
Flood Risk		
Criteria	Performance	Comments
Is site within a flood zone? *The assessment will address whether the proposed use is considered suitable for the flood zone with reference to the Council's Strategic Flood Risk Assessment.* *In line with the requirements of the NPPF a sequential test will be applied when determining the allocation of new development in order to steer development to areas with the lowest probability of flooding (Zone 1).* *Sites that fall within Flood Zone 3 will only be considered where there are no reasonably available sites in Flood Zones 1 or 2, taking into account the flood risk vulnerability of land uses and applying the Exceptions Test as required.*	**R =** Flood risk zone 3 **A =** Flood risk zone 2 **G =** Flood risk zone 1	Green: Flood zone 1, lowest risk of fluvial flooding.
Is site at risk from surface water flooding? *In addition to identifying whether site is in a high risk flood zone, consideration needs to be given to the risk of surface water flooding on the site. The Surface Water Management Plan for Cambridge (2011) shows that the majority of the City is at high risk of surface water flooding. Development, if not undertaken with due consideration of the risk to the development and the existing built environment, will further increase the risk. Consideration should also be given to the scope for appropriate mitigation, which could reduce the level of risk on site and potentially reduce flood risk elsewhere (for example from site run-off).*	**R =** High risk, **A =**Medium risk **G =** Low risk	Amber: Some risk of surface water flooding, capable of mitigation.
Land Use / Green Belt		
Criteria	Performance	Comments
• Will allocation make	**R =** Not on PDL	Amber: Partially on PDL.

use of previously developed land (PDL)? *The NPPF promotes the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value.*	**A =** Partially on PDL **G =** Entirely on PDL	Approximately half of the site is Grade 2
• Will the allocation lead to loss of land within the Green Belt? • • *There is a small amount of Green Belt within the built up area of the City, such as Stourbridge Common, Coldham's Common and along the River Cam corridor. The Green Belt at the fringe of the City is considered in more detail in the joint pro forma with SCDC which looks at sites on the fringe of the City.*	**R =** Site is in the Green Belt **G =** Site is not in the Green Belt	Green: Site is not in the Green Belt. Green Belt site was released as part of the 2006 Cambridge Local Plan & Cambridge East AAP
Impact on national Nature Conservation Designations		
Criteria	Performance	Comments
Would allocation impact upon a Site of Special Scientific Interest (SSSI)? *The assessment will take into account the reasons for the SSSI's designation and the potential impacts that development could have on this.*	**R =** Site is on or adjacent to an SSSI with negative impacts incapable of mitigation **A =**Site is on or adjacent to an SSSI with negative impacts capable of mitigation **G =** Site is not near to an SSSI with no or negligible impacts	Green: Site is not near to an SSSI with no or negligible impacts
Impact on National Heritage Assets		
Criteria	Performance	Comments
Will allocation impact upon a Scheduled Ancient Monument (SAM)? *Scheduling is the process through which nationally important sites and monuments are given legal protection. National planning policy requires substantial harm to or loss of designated heritage assets of the highest Significantce, notably scheduled monuments, to be wholly exceptional. As such consideration needs to be given to the impact that development could have on any nearby SAMS, taking account of the proposed development use and*	**R =** Site is on a SAM or allocation will lead to development adjacent to a SAM with the potential for negative impacts incapable of mitigation **A =**Site is adjacent to a SAM that is less sensitive / not likely to be impacted/ or impacts are capable of mitigation **G =** Site is not on or adjacent to a SAM	Green: Site is not on or adjacent to a SAM

distance from the centre of the site to it. Development that is likely to have adverse impacts on a Scheduled Ancient Monument (SAM) or its setting should be avoided.		
Would development impact upon Listed Buildings? *Listed buildings are categorised as either Grade 1(most important), Grade 2* or Grade 2. Consideration needs to be given to the likely impact of development on the building and its setting taking account of the listing category, the distance from the listed building, the proposed use, and the possibility of mitigation.*	**R =** Site contains, is adjacent to, or within the setting of such buildings with potential for Significant negative impacts incapable of appropriate mitigation **A =**Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation **G =** Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Part B: Deliverability and Viability Criteria		
Criteria	Performance	Comments
Is the site allocated or safeguarded in the Minerals and Waste LDF? *Reference needs to be made to the Minerals and Waste LDF in order to determine whether development of the site could prejudice any future Minerals and Waste sites. NB: Land that falls within an 'Area of Search' should be flagged up, but this would not necessarily rule out the allocation of a site.*	**R =** Site or a Significant part of it falls within an allocated or safeguarded area, development would have Significant negative impacts **A =**Site or a Significant part of it falls within an allocated or safeguarded area, development would have minor negative impacts **G =** Site is not within an allocated or safeguarded area.	Green: Site is not allocated / identified for a mineral or waste management use through the adopted Minerals and Waste Core Strategy or Site Specific Proposals Plan. It does not fall within a Minerals Safeguarding Area; a Waste Water Treatment Works or Transport Safeguarding Area. The majority of the site falls within a Minerals or Waste Consultation Area.
Is the site located within the Cambridge Airport Public Safety Zone (PSZ) or Safeguarding Zone (SZ)?	**R =** Site is within the PSZ or is designated as an area where no development should occur **A =** Site or part of site within the SZ (add building height restriction in comments) **G =** Site is not within the PSZ or SZ	Amber: Entire site in SZ. Heights of between 8m and 12m are achievable across the vast majority of the site.
Is there a suitable access to the site? *The assessment needs to consider whether the site is capable of achieving appropriate access that meets County Highway standards for scale of development.*	**R =** No **A =**Yes, with mitigation **G =** Yes	Amber: provision of access via Cherry Hinton Road / Teversham Drift likely to be acceptable subject to detailed design. Access onto Coldham's Lane will require careful consideration of how this would work with existing junctions to the east. Any access strategy should seek to minimise rat-running, including via Rosemary Lane and Church End, and also provide permeability into the

		existing built-up areas for pedestrians and cyclists. Pedestrian and cycle connections to 'the Tins' cycle route together with safe crossing of Coldham's Lane is likely to be an important consideration, together with a review of provision for cyclists on the Coldham's Lane corridor itself given the carriageway is narrow and speeds can be high. If allocated, any subsequent planning application would need to be accompanied by a full Transport Assessment and Travel Plan.
Would allocation of the site have a Significant impact on the local highway capacity? *Consideration should be given to the capacity of the local highway network and the impacts the development is likely to have on it.*	**R =** Insufficient capacity. Negative effects incapable of appropriate mitigation. **A =** Insufficient capacity. Negative effects capable of appropriate mitigation. **G =** No capacity constraints identified that cannot be fully mitigated	Amber: Consideration should be given at the Transport Assessment stage to the implications that development of the site would have for the operation of any proposed site accesses, together with (depending on the access strategy) operation of the Coldham's Lane / A1134 and Coldham's Lane / High Street junctions. Other local junctions may require assessment but this would be determined as part of the Transport Assessment process.
Would allocation of the site have a Significant impact on the strategic road network capacity? *Consideration should be given to the capacity of the strategic road network and the impacts the development is likely to have on it.*	**R =** Insufficient capacity. Negative effects incapable of appropriate mitigation. **A =**Insufficient capacity. Negative effects capable of appropriate mitigation. **G =** No capacity constraints identified that cannot be fully mitigated	Amber: Insufficient capacity. Negative effects capable of appropriate mitigation. At this stage it is not considered that the site would have a significant impact on the strategic road network. Any impacts would need to be identified via a Transport Assessment at the planning application stage and appropriate mitigation proposed at that stage. This should include consultation with Highways England regarding any trunk road impacts.
Is the site part of a larger site and could it prejudice development of any strategic sites? *Comments should flag up whether the site is part of a*	**R =** Yes **G =** No	Green: Whilst the site is part of a larger site it is capable of development without prejudice to the potential of the overall site.

larger development site or whether it is located in close proximity to a strategic site. Consideration of this at allocation stage can help ensure coordination of development.		
Are there any known legal issues/covenants that could constrain development of the site? *A summary of any known legal issues that could constrain the development of the site should be given. Issues that should be considered are; whether the site is in multiple ownership, the presence of ransom strips, covenants, existing use agreements, owner agreement or developer agreement.*	**R =** Yes **G =** No	Green: No known legal issues/covenants that could constrain development of the site
Timeframe for bringing the site forward for development? *Knowledge of the timeframe for bringing forward development will help inform whether allocation of the site would have the potential to contribute to the Council's required land supply for housing/employment land etc.*	**R =** Beyond 2031 (beyond plan period) **A =**Start of construction between 2017 and 2031 **G =** Start of construction between 2011 and 2016	Amber: Start of construction between 2017 and 2031 (development likely to commence in 2017/18 and last seven years).
Would development of the site require Significant new / upgraded utility infrastructure?	**R =** Yes, Significant upgrades likely to be required but constraints incapable of appropriate mitigation **A =** Yes, Significant upgrades likely to be required, constraints capable of appropriate mitigation **G =** No, existing infrastructure likely to be sufficient	Amber: Improved utilities required. The developer will need to liaise with the relevant service provider/s to determine the appropriate utility infrastructure provision. An underground gas pipeline will need to be diverted within or around the site to maximise developable area.
Is the site in the vicinity of an existing or proposed district heating network/community energy networks?	**G =** Yes **A =** No	Amber: No
Would development of the site be likely to require new education provision?	**R =** School capacity not sufficient, constraints cannot be appropriately mitigated. **A =** School capacity not sufficient, constraints can be appropriately mitigated **G =** Non-residential development / surplus school places	Amber. School capacity not sufficient, however it is considered that this issue can be appropriately mitigated. Possible mitigations: **Primary:** The two primary schools' current combined capacity is sufficient for the current in-catchment demand, but there is limited overall capacity to provide for

		needs across the south of Cambridge. The schools are therefore forecast to fill with children from other catchments in the city centre which do not have sufficient primary school capacity. A new school on, or adjacent / nearby to this site in order to meet the needs from the combined housing developments in this area. **Secondary:** Expected shortfall in secondary school provision City-wide from 2018 onwards. Expansion of Netherhall and other City secondary schools limited by site constraints. The County Council is looking at options for siting of a new secondary school in this general area of the City, including on this site, and therefore this issue is capable of mitigation. There is likely to be a need for additional places to be secured through CIL/S106.
• **Level 1 Conclusion**		
Level 1 Conclusion (after allowing scope for mitigation) *Include an assessment of the suitability of the proposed use. Also whether the development of this site for this use would be in line with emerging policy in the Local Plan – from the Issues and Options Report and key issues emerging from consultation responses.*	RR = Very Significant constraints or adverse impacts **R =** Significant constraints or adverse impacts **A =**Some constraints or adverse impacts **G =** Minor constraints or adverse impacts GG = None or negligible constraints or adverse impacts	Green: • Minor constraints could be mitigated including: diversion of underground gas main; transport mitigation following Transport Assessment • Potential to trigger need for both primary and secondary provision but considered to be capable of mitigation.

Level 2		
Accessibility to existing centres and services		
Criteria	Performance	Comments
How far is the site from edge of defined Cambridge City Centre? *A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. This criteria has been included to provide an indication of the*	**R =** >800m **A =** 400-800m **G =** <400m	Red: Site is more than 800m from the City Centre.

sustainability of the site. Sites located closer to the City Centre, where the majority of services are located, are expected to score more highly in sustainability terms.		
How far is the site from the nearest District or Local centre? *A key element of sustainable development is ensuring that people are able to meet their needs locally, thus helping to encourage a modal shift. Criteria measuring the distance of a site from its nearest district/local centre has been included to provide an indication of the sustainability of the site and to determine the appropriate density of development of a site.*	**R =** >800m **A =**400-800m **G =** <400m	Green: the site will provide a new Local Centre.
How far is the nearest health centre or GP service? *Local services are essential to the quality of life of residents and employees. In planning for new development, consideration needs to be given to the proximity of development to local services so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest health centre/GP service has been included to provide an indication of the sustainability of the site.*	**R =** >800m **A =**400-800m **G =** <400m	Red: The majority of the site is more than 800m from the nearest health centre or GP service.
Would development lead to a loss of community facilities?	**R =** Allocation would lead to loss of community facilities **G =** Development would not lead to the loss of any community facilities or replacement /appropriate mitigation possible	Green: Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible
How far is the nearest secondary school? *In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest secondary school has been included to provide an*	**R =** >3km **A =**1-3km **G =** <1km or non-housing allocation	Amber: The majority of the site is over 1km from a secondary school. There is a proposal to provide a new secondary school to the east of the City. Score would change to Green if the school is located on or close to this site.

indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.		
How far is the nearest primary school? *In planning for new development, consideration needs to be given to the proximity to schools so that new residents can access these using sustainable modes of transport. As such, measuring the distance of a site from the nearest primary school has been included to provide an indication of the sustainability of the site. Development will also be required to contribute to the provision of new local services.*	**R =** >800m **A =** 400-800m **G =** <400m or non-housing allocation	Green: The majority of the site is over 800m from a Primary School. However, the site will have to provide a new Primary School onsite.
Accessibility to outdoor facilities and green spaces		
Criteria	Performance	Comments
Is the site defined as protected open space or have the potential to be protected	**R =** Yes **G =** No	Green: Site is not protected open space or is not considered to be of such quality as to warrant protection.
If the site is protected open space can the open space be replaced according to CLP Local Plan policy 4/2 Protection of Open Space	**R =** No **G =** Yes	N/a
If the site does not involve any protected open space would development of the site be able to increase the quantity and quality of publically accessible open space /outdoor sports facilities and achieve the minimum standards of onsite public open space provision?	**RR =** No, the site by virtue of its size is not able to provide the minimum standard of OS and is located in a ward or parish with identified deficiency. **R =** No, the site by virtue of its size is not able to provide the minimum standard of OS. **G =** Assumes minimum on-site provision to adopted plan standards is provided onsite **GG =** Development would create the opportunity to deliver Significantly enhanced provision of new public open spaces in excess of adopted plan standards	Green: No obvious constraints that prevent the site providing minimum on-site provision.
How far is the nearest outdoor sports facilities? *A key objective of national planning policy is for planning to promote healthy communities. Good accessibility to sports*	**R =** >3km **A =**1 - 3km **G =** <1km; or allocation is not housing	Green: Site is within 1km of nearest outdoor sports facilities, and will also provide its own outdoor sports facilities.

facilities is likely to encourage healthier lifestyles. Inclusion of criteria that measures distance from the site to outdoor sports facilities has therefore been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new outdoor sports facilities via S106 contributions.		
How far is the nearest play space for children and teenagers? *Proximity to high quality play spaces makes an important contribution to the health and well-being of children. As such, measuring the distance of a site from the nearest children's play space has been included to provide an indication of the sustainability of the site. The assessment should also give consideration as to whether the size of the site and scale of development are likely to require a contribution to the provision of new local services such as new play space via S106 contributions* .	**A =** >400m from children and teenager's play space **G =** <400m; or allocation is not housing	Green: Site is within 400m of children's / teenager's play space, and it will also make its own provision for children and teenagers.
How far is the nearest accessible natural greenspace of 2ha? *Proximity to high quality open spaces makes an important contribution to the health and well-being of communities. In planning for new development, consideration needs to be given to the proximity of development to parks/open space/multi-functional greenspace so that new residents can access these using sustainable modes of transport. As such, measuring the distance from the site to such spaces (as identified in the Council's Open Space Strategy) has been included to provide an indication of the sustainability of the site.*	**R =** >400m **G =** <400m; or allocation is not housing or employment	Red: Site is beyond 400m of the nearest accessible natural greenspace of 2ha.

The assessment should also give consideration as to whether the size of the site and scale of development		
Supporting Economic Growth		
Criteria	Performance	Comments
How far is the nearest main employment centre? *National planning policy promotes patterns of development which facilitate the use of sustainable modes of transport. Proximity between housing and employment centres is likely to promote the use of sustainable modes of transport. Criteria has therefore been included to measure the distance between the centre of the site and the main employment centre to provide an indication of the sustainability of the site.*	**R =** >3km **A =** 1-3km **G =** <1km or allocation is for or includes a Significant element of employment or is for another non-residential use	Green: Site is less than 1km from an employment centre.
Would development result in the loss of employment land identified in the Employment Land Review? *The ELR seeks to identify an adequate supply of sites to meet indicative job growth targets and safeguard and protect those sites from competition from other higher value uses, particularly housing. Proposals for non employment-uses for sites identified for potential protection in the ELR should be weighed up against the potential for the proposed use as well as the need for it.*	**R =** Significant loss of employment land and job opportunities not mitigated by alternative allocation in the area (> 50%) **A =**Some loss of employment land and job opportunities mitigated by alternative allocation in the area (< 50%). **G =** No loss of employment land / allocation is for employment development	Green: No loss of employment land
Would allocation result in development in deprived areas of Cambridge? *The English Indices of Deprivation 2010 are measures of multiple deprivation at the small area level. The model of multiple deprivation which underpins the Indices of Deprivation 2010 is based on the idea of distinct domains of deprivation which can be recognised and measured separately. These domains are experienced by individuals living in an area.* *Inclusion of this criteria will identify where development*	**A =** Not within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010. **G =** Within or adjacent to the 40% most deprived Super Output Areas within Cambridge according to the Index of Multiple Deprivation 2010.	Green: Site is in and adjacent to Local Super Output Area Abbey 7947: 23.64 (within 40% most deprived Local Super Output Area)

may benefit areas where deprivation is an issue.		
Sustainable Transport		
Criteria	Performance	Comments
What type of public transport service is accessible at the edge of the site? *National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest high quality public transport route will provide an indication of the sustainability of the site.* *In assessing the performance of this criteria, reference should be made to the Cambridge City Local Plan definition of 'high quality public transport routes'.*	**R =** Service does not meet the requirements of a high quality public transport (HQPT) **A =**service meets requirements of high quality public transport in most but not all instances **G =** High quality public transport service	Green: the Citi1 runs along the eastern edge of the site.
How far is the site from an existing or proposed train station? *National Planning Policy promotes the need to support a pattern of development which facilitates the use of sustainable modes of transport. Access between residential, employment and retail uses and high quality public transport routes is pivotal to achieving that aim. As such the inclusion of criteria that measures the distance of a site from the nearest train station will provide an indication of the sustainability of the site.*	**R =** >800m **A =**400 - 800m **G =** <400m	Red: Site is beyond 800m from either an existing or proposed train station.
What type of cycle routes are accessible near to the site? *National Planning Policy stresses the importance of developments being located and designed where practical to give priority to pedestrian and* ***cycle movements****. The inclusion of criteria that*	**RR =** no cycling provision and traffic speeds >30mph with high vehicular traffic volume. **R =** No cycling provision or a cycle lane less than 1.5m width with medium volume of traffic. Having to cross a busy junction with high cycle accident rate to access local facilities/school.	Amber – good links to Tins path (has been upgraded but still has pinch point at bridge) and on to city centre; Cherry Hinton High St has poor on road provision but scheme to improve cycle provision currently under consultation, poor links to North and East with no provision on Coldham's Lane.

measures the distance of a site from the nearest cycle route will provide an indication of the sustainability of the site.	**A =**Poor or medium quality off-road path. **G =** Quiet residential street speed below 30mph, cycle lane with 1.5m minimum width, high quality off-road path e.g. cycleway adjacent to guided busway. **GG =** Quiet residential street designed for 20mph speeds, high quality off-road paths with good segregation from pedestrians, uni-directional hybrid cycle lanes.	
Air Quality, pollution, contamination and noise		
Criteria	Performance	Comments
Is the site within or near to an AQMA, the M11 or the A14? *The planning system has a role to play in the protection of air quality by ensuring that land use decisions do not adversely affect, or are not adversely affected by, the air quality in any AQMA, or conflict with or render ineffective any elements of the local authority's air quality action plan. There is currently one AQMA within Cambridge. Inclusion of criteria that measures the distance between the site and the AQMA, as well as between the site and roads with the highest traffic volumes causing poor air quality, will provide an indication of the sustainability of the site.*	**R =** Within or adjacent to an AQMA, M11 or A14 **A =**<1000m of an AQMA, M11 or A14 **G =** >1000m of an AQMA, M11, or A14	Green: More than 1000m from an AQMA
Would the development of the site result in an adverse impact/worsening of air quality? *National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.*	**R =** Significant adverse impact **A =**Adverse impact **G =** Minimal, no impact, reduced impact	Amber: The site would be a significant trip generator (and therefore add to local emissions) and would require an Air Quality Impact Assessment under our current policies and likely to require mitigation to meet policy objectives.

Are there potential noise and vibration problems if the site is developed, as a receptor or generator? *National planning policy requires preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.* *Criteria has been included to assess whether there are any existing noise sources that could impact on the suitability of a site, which is of particular importance for residential development. The presence of noise sources will not necessarily render a site undevelopable as appropriate mitigation measures may be available, and will also depend on the proposed development use.*	**R =** Significant adverse impacts incapable of appropriate mitigation **A =**Adverse impacts capable of adequate mitigation **G =** No adverse effects or capable of full mitigation	Receptor: Amber: The site is adjacent to the Airport fire training facilities. Fire training is undertaken and can include lighting fires, fire engine and plant equipment noise that may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility. Receptor: Amber: Site near Cambridge Airport- noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldham's Lane will require assessment as part of the planning application process. Mitigation measures including detailed layout and design of the development and specific mitigation measures within the built fabric of development as may be necessary. Generator: Green: No adverse impact or capable of full mitigation.
Are there potential light pollution problems if the site is developed, as a receptor or generator?	**R =** Significant adverse impacts incapable of appropriate mitigation **A =**Adverse impacts capable of adequate mitigation **G =** No adverse effects or capable of full mitigation	Receptor: Amber: There could be adverse light impacts from the fire training sessions under dark light conditions. Generator: Amber: Potential for external domestic lighting to impact on operations at the Airport. Liaison between developer and Airport will be necessary. Any adverse impacts are capable of mitigation.
Are there potential odour problems if the site is developed, as a receptor or generator?	**R =** Significant adverse impacts incapable of appropriate mitigation **A =**Adverse impacts capable of adequate mitigation **G =** No adverse effects or capable of full mitigation	Receptor: Amber: The proximity of the site to the fire training centre has the potential to generate significant odour and smoke. Complaints from the fire drills may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility Generator: Green. No adverse effect of capable of full mitigation.
Is there possible contamination on the site?	**R =** All or a Significant part of the site within an area with a	Amber: The site currently forms part of the Marshall Cambridge

Contaminated land is a material planning consideration, and Land Use History Reports are available from the Council's Environmental Health Scientific Team. The presence of contamination will not always rule out development, but development should not be permitted in areas subject to pollution levels that are incompatible with the proposed use. Mitigation measures can be implemented to overcome some contaminated land issues, although this may have an impact on the economic viability of the development. Further investigation will be required to establish the nature of any contamination present on sites and the implications that this will have for development.	history of contamination which, due to physical constraints or economic viability, is incapable of appropriate mitigation during the plan period **A =**Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development **G =** Site not within or adjacent to an area with a history of contamination	Airport which incorporates a number of current and historic potentially contaminative uses, and is within 250m of the former Coldham's Lane landfills. Further contamination assessment will be required as part of the planning application process.
Protecting Groundwater		
Criteria	Performance	Comments
Would development be within a source protection zone (EA data)? *Groundwater sources (e.g. wells, boreholes and springs) are used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area.*	**A =**Within SPZ 1 **G =** Not within SPZ1 or allocation is for greenspace	Green: Not within SPZ1
Protecting the townscape and historic environment *(Landscape addressed by Green Belt criteria)*		
Criteria	Performance	Comments
Would allocation impact upon a historic park/garden? *Historic parks and gardens that have been registered under the 1983 National Heritage Act have legal protection. There are 11 historic parks and gardens in Cambridge. National planning policy requires substantial harm to or loss of designated heritage assets of the highest Significantce, including historic parks, to be wholly exceptional. As such this criteria has been included to allow consideration of whether development on the site would have an adverse impact on a historic park or garden its setting.*	**R =** Site contains, is adjacent to, or within the setting of such areas with potential for Significant negative impacts incapable of appropriate mitigation **A =** Site contains, is adjacent to, or within the setting of such areas with potential for negative impacts capable of appropriate mitigation **G =** Site does not contain or adjoin such areas, and there is no impact to the setting of such areas	Green: Site does not contain or adjoin such areas, and there is no impact to the setting of such areas

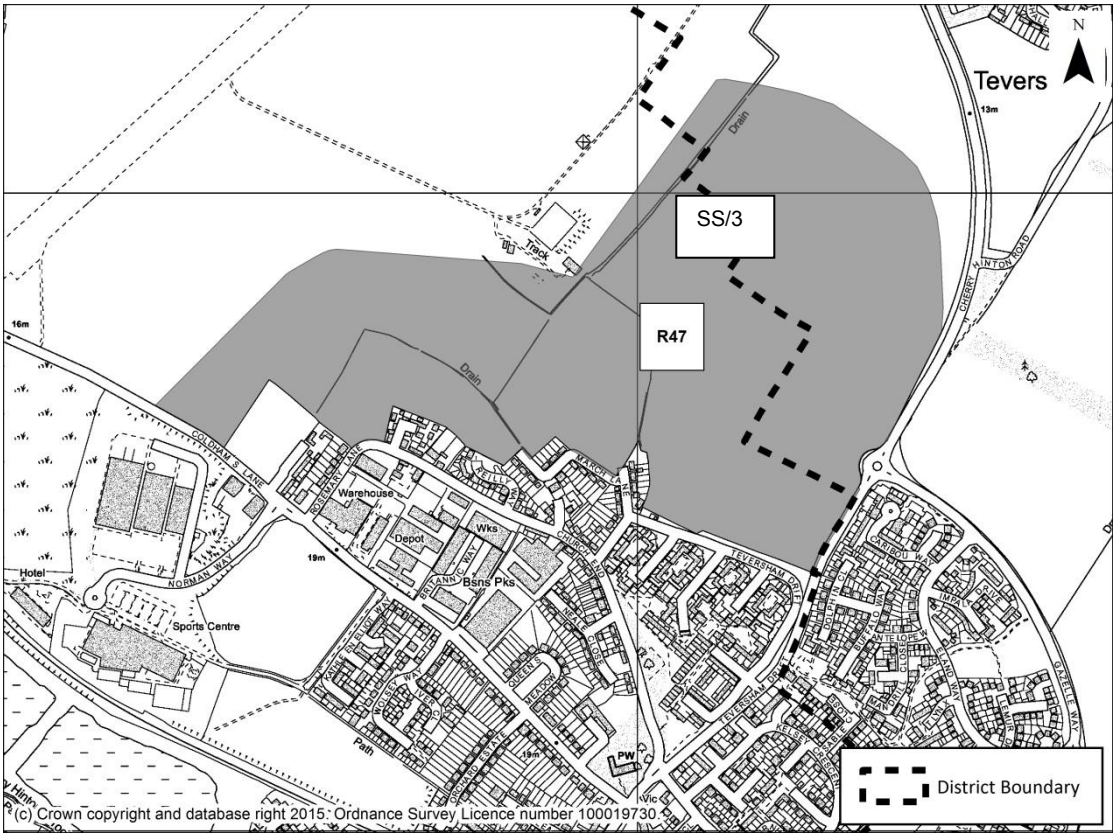
Would development impact upon a Conservation Area? *The Planning (Listed Buildings and Conservation Areas) Act 1990, imposes a duty on planning authorities to designate as conservation areas 'areas of special architectural or historic interest that character or appearance of which it is desirable to preserve or enhance'. Cambridge's Conservation Areas are relatively diverse. As such consideration needs to be given to the potential impact that development may have on the setting, or views into and out of a Conservation Area.*	**R =** Site contains, is adjacent to, or within the setting of such an area with potential for Significant negative impacts incapable of appropriate mitigation **A =** Site contains, is adjacent to, or within the setting of such an area with potential for negative impacts capable of appropriate mitigation **G =** Site does not contain or adjoin such an area, and there is no impact to the setting of such an area	Green: Site does not contain or adjoin such an area, and there is no impact to the setting of such an area
Would development impact upon buildings of local interest *There are over 1,000 buildings in Cambridge that are important to the locality or the City's history and architectural development. Local planning policy protects such buildings from development which adversely affects them unless:* - *The building is demonstrably incapable of beneficial use or reuse;* - *or there are clear public benefits arising from redevelopment.* *As such the presence of a locally listed building on a site would not necessarily rule development; however detailed justification would be required to demonstrate acceptability of schemes at the planning application stage.*	**A =**Site contains, is adjacent to, or within the setting of such buildings with potential for negative impacts capable of appropriate mitigation **G =** Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings	Green: Site does not contain or adjoin such buildings, and there is no impact to the setting of such buildings
Would development impact upon archaeology?	**A =**Known archaeology on site or in vicinity **G =** No known archaeology on site or in vicinity	Amber: Significant archaeological evidence is present in many parts of the site which will require excavation in advance of any development for which consent may be granted.
Biodiversity and Green Infrastructure		
Criteria	Performance	Comments
Would development impact upon a locally designated wildlife site i.e. (Local Nature Reserve, County Wildlife Site, City Wildlife Site)?	**R =** Contains or is adjacent to an existing site and impacts incapable of appropriate mitigation **A =**Contains or is adjacent to an existing site and impacts	Amber: Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into development given sufficient buffer to the built environment. Existing

Sites of local nature conservation include Local Nature Reserves, County Wildlife Sites and City Wildlife Sites. Local authorities have a Duty to have regard to the conservation of biodiversity in exercising their functions. As such development within such sites, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or compensatory measures and nature conservation enhancement measures should be implemented.	capable of appropriate mitigation **G =** Does not contain, is not adjacent to or local area will be developed as greenspace	arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species.
Does the site offer opportunity for green infrastructure delivery? *Green infrastructure plays an important role in delivering a wide range of environmental and quality of life benefits for local communities. As such criteria has been included to assess the opportunity that development on the site could have on creating and enhancing green infrastructure delivery.*	**R =** Development involves a loss of existing green infrastructure which is incapable of appropriate mitigation. **A =**No Significant opportunities or loss of existing green infrastructure capable of appropriate mitigation **G =** Development could deliver Significant new green infrastructure	Amber. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species. Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the existing hedgerow, hedgerow trees, woodlands and ditches.
Would development reduce habitat fragmentation, enhance native species, and help deliver habitat restoration (helping to achieve Biodiversity Action Plan targets?) *A number of Biodiversity Species and Habitat Action Plans exist for Cambridge. Such sites play an important role in enhancing existing biodiversity for enjoyment and education. National planning policy requires the protection and recovery of priority species populations, linked to national and local targets.* *As such development within sites where BAP priority species or habitats are known to be present, or that may affect the substantive nature conservation value of such sites, will not normally be permitted. Where development is permitted, suitable mitigation and/or*	**R =** Development would have a negative impact on existing features or network links incapable of appropriate mitigation **A =**Development would have a negative impact on existing features or network links but capable of appropriate mitigation **G =** Development could have a positive impact by enhancing existing features and adding new features or network links	Green: Potential to retain existing habitat features and enhance current arable fields through a considered landscaping scheme, integrating open space provision and surface water drainage. Opportunities to create a shared natural green space provision could offer the maximum gain for biodiversity. Farmland species such as Brown Hare, require large open spaces to be retained if to continue to use the site. (N.B This assessment had been undertaken as a desk based exercise and is not informed by any up to date survey information)

compensatory measures and nature conservation enhancement measures should be implemented.		
Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)? *Trees are an important facet of the townscape and landscape and the maintenance of a healthy and species diverse tree cover brings a range of health, social, biodiversity and microclimate benefits. Cambridge has in excess of 500 TPOs in force. When considering sites that include trees covered by TPOs, the felling, Significant surgery or potential root damage to such trees should be avoided unless there are demonstrable public benefits accruing from the development that outweigh the current and future amenity value of the trees.*	**R =** Development likely to have a Significant adverse impact on the protected trees incapable of appropriate mitigation **A =**Any adverse impact on protected trees capable of appropriate mitigation **G =** Site does not contain or adjoin any protected trees	Green: There are no Tree Preservation Orders on or near the site. (N.B There is a small area of hedgerow and trees adjacent to the drain in the southern part of the site that are of landscape and habitat value within the site. Given the current land management, TPOs may not have been appropriate but these trees are likely to be worthy of protection)
Any other information not captured above?		
Level 2 Conclusion		
Level 2 Conclusion (after allowing scope for mitigation)	**R =** Significant constraints or adverse impacts **A =**Some constraints or adverse impacts **G =** Minor constraints or adverse impacts	Amber: Some constraints or adverse impacts • More than 800m from GP and Primary school, however, onsite provision of facilities (such as a Primary School) will mitigate these concerns. • Potential amenity issues associated with ongoing airport activity considered to be capable of mitigation at the planning application stage.
Overall Conclusion	**R =** Site with no Significant development potential (Significant constraints and adverse impacts) **A =**Site with development potential (some constraints or adverse impacts) **G =** Site with development potential (few or minor constraints or adverse impacts)	Green: Site with development potential (few or minor constraints or adverse impacts) **Pros:** • Site was allocated for residential development through the Cambridge East AAP • Adjacent to an existing

		residential community • Opportunities for biodiversity, landscape and habitat improvement **Cons:** • Potential amenity issues associated with ongoing airport activity.
Viability feedback (from consultants)	**R =** Unlikely to be viable **A =** May be viable **G =** Likely to be viable	Green: Site not assessed, assume as for GB sites. The viability study shows that the site has strong viability across base and high value scenarios. Medium viability under the low value scenario gives evidence of good viability overall. An underground gas pipeline will need to be diverted within or around the site to maximise developable area.
Landowner comments	**R =** Site unlikely to be available **A =** No immediate plans to release site **G =** Site likely to be available in plan period	Green: Site likely to be available in plan period
Issues and Options 2 representations	R – Major planning objections to the allocation A – Significant planning concerns expressed, but can be addressed G – No Significant planning objections to the allocation	Green: Not consulted on, in AAP
Conclusions for Submission Local Plan	Previously allocated through the Cambridge East AAP	

Appendix 2: Cambridge East – Land North of Cherry Hinton – Joint Sustainability Appraisal Pro Forma

Site Information	
Development Sequence	**Edge of Cambridge (Existing Allocation)**
Site reference number(s): R47 and land allocated in policy SS/3	
Consultation Reference numbers: R47 and land allocated in Policy SS/3	
Site name/address: Land north of Cherry Hinton	
Map: 	
Site description: Open agricultural and airport land to the southeast of Cambridge Airport and north of Church End, Coldham's Lane and Cherry Hinton, adjacent to proposed site allocation R41: Land north of Coldham's Lane.	
Current use(s): Agriculture and airport uses.	
Proposed use(s): Residential and associated uses including a local centre, schools and open space.	
Site size (ha): 46.83 ha. - South Cambridgeshire: 15.83 ha. Cambridge: 31.00 ha.	
Potential residential capacity: 1,200 dwellings in total with 780 in Cambridge and 420 in South Cambridgeshire.	

LAND			
PDL	Would development make use of previously developed land?		AMBER = Partially on PDL
Agricultural Land	Would development lead		RED = Significant loss (20 ha or more) of grade 1 and 2 and land

	to the loss of the best and most versatile agricultural land?		Approximately half of the site is Grade 2
Minerals	Will it avoid the sterilisation of economic mineral reserves?		GREEN = Site is not within an allocated or safeguarded area.
POLLUTION			
Air Quality	Would the development of the sites result in an adverse impact/worsening of air quality?		AMBER = Site lies near source of air pollution, or development could impact on air quality adverse impacts. The site would be a significant trip generator (and therefore add to local emissions) and would require an Air Quality Impact Assessment under current policies and likely to require mitigation to meet policy objectives.
AQMA	Is the site within or near to an AQMA, the M11 or the A14?		GREEN = >1,000m of an AQMA, M11, or A14
Pollution	Are there potential Odour, light noise and vibration problems if the site is developed, as a receptor or generator (including compatibility with neighbouring uses)?		**Noise and vibration**: Receptor: Amber: The site is adjacent to the Airport fire training facilities. Fire training is undertaken and can include lighting fires, fire engine and planting equipment noise that may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility. Receptor: Amber: Site near Cambridge Airport - noise from aircraft movements including flight school and helicopters, commercial activities including engine testing as well as traffic noise from Coldham's Lane will require assessment as part of the planning application process. Mitigation measures including detailed layout and design of the development and specific mitigation measures within the built fabric of development as may be necessary. Generator Green: No adverse impact or capable of full mitigation. **Light pollution:** Receptor: Amber: There could be adverse light impacts from the fire training sessions under dark light conditions. Generator: Amber: Potential for external domestic lighting to impact on operations at

			the Airport. Liaison between developer and Airport will be necessary. Any adverse impacts are capable of mitigation. **Odour problems:** Receptor: Amber: The proximity of the site to the fire training centre has the potential to generate significant odour and smoke. Complaints from the fire drills may cause an adverse impact on amenity. The Amber score is conditional on the relocation of the facility. Generator: Green. No adverse effect of capable of full mitigation.
Contamination	Is there possible contamination on the site?		AMBER = Site partially within or adjacent to an area with a history of contamination, or capable of remediation appropriate to proposed development (potential to achieve benefits subject to appropriate mitigation). The site currently forms part of the Marshall Cambridge Airport which incorporates a number of current and historic potentially contaminative uses, and is within 250m of the former Coldham's Lane landfills. Further contamination assessment will be required as part of the planning process.
Water	Will it protect and where possible enhance the quality of the water environment?		GREEN = No impact / Capable of full mitigation. Not within Source Protection Zone 1.
BIODIVERSITY			
Designated Sites	Will it conserve protected species and protect sites designated for nature conservation interest, and geodiversity? (Including International and locally designated sites)		AMBER = Contains or is adjacent to an existing site designated for nature conservation or recognised as containing protected species and impacts capable of appropriate mitigation Site contains Teversham Drift Hedgerow City Wildlife Site. Potential to incorporate into development given sufficient buffer to the built environment. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species.
Biodiversity	Would development reduce habitat fragmentation, enhance native species, and help deliver habitat		GREEN = Development could have a positive impact by enhancing existing features and adding new features or network links. Potential to retain existing habitat features and enhance current arable fields through a

	restoration (helping to achieve Biodiversity Action Plan targets, and maintain connectivity between green infrastructure)?		considered landscaping scheme, integrating open space provision and surface water drainage. Opportunities to create a shared natural green space provision could offer the maximum gain for biodiversity. Farmland species such as Brown Hare, require large open spaces to be retained if to continue to use the site. (N.B. This assessment had been undertaken as a desk based exercise and is not informed by any up to date survey information).
TPO	Are there trees on site or immediately adjacent protected by a Tree Preservation Order (TPO)?		GREEN = Site does not contain or adjoin any protected trees. There are no Tree Preservation Orders on or near the site. (N.B There is a small area of hedgerow and trees adjacent to the drain in the southern part of the site that are of landscape and habitat value within the site. Given the current land management, TPOs may not have been appropriate but these trees are likely to be worthy of protection)
Green Infrastructure	Will it improve access to wildlife and green spaces, through delivery of and access to green infrastructure?		AMBER = No significant opportunities or loss of existing green infrastructure capable of appropriate mitigation. Existing arable fields with boundary ditches and hedgerows have the potential to support declining farmland bird species. Potential for onsite and/or offsite mitigation for these species. Opportunity to increase biodiversity within any new natural open space. Including retention, buffering and long term management of the existing hedgerow, hedgerow trees, woodlands and ditches.
LANDSCAPE, TOWNSCAPE AND CULTURAL HERITAGE			
Landscape	Will it maintain and enhance the diversity and distinctiveness of landscape character?		GREEN = No impact (generally compatible, or capable of being made compatible with local landscape character, or provide minor improvements)
Townscape	Will it maintain and enhance the diversity and distinctiveness of townscape character, including through appropriate design and scale of		GREEN = No impact (generally compatible, or capable of being made compatible with local townscape character, or provide minor improvements)

	development?		
Green Belt	What effect would the development of this site have on Green Belt purposes?		GREEN = No impact or Minor positive impact on Green Belt purposes. The site is not in the Green Belt. Green Belt site was released as part of the 2006 Cambridge Local Plan & Cambridge East AAP
Heritage	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, registered parks and gardens and scheduled monuments)?		AMBER = Site contains, is adjacent to, or within the setting of such sites, buildings and features, with potential for negative impacts capable of appropriate mitigation. Significant archaeological evidence is present in many parts of the site which will require excavation in advance of any development for which consent may be granted.
CLIMATE CHANGE			
Renewables	Will it support the use of renewable energy resources?		AMBER = Standard requirements for renewables would apply
Flood Risk	Is site at flood risk?		AMBER = Flood Zone 2 / medium risk Some risk of surface water flooding around the periphery and middle of the site. Capable of mitigation although could affect site density.
HUMAN HEALTH AND WELL BEING			
Open Space	Will it increase the quantity and quality of publically accessible open space?		GREEN = Assumes minimum on-site provision to adopted plan standards is provided onsite. No obvious constraints that prevent the site providing minimum on - site provision.
Distance: Outdoor Sport Facilities	How far is the nearest outdoor sports facilities?		GREEN = <1km or onsite provision Site is within 1km of nearest outdoor sports facilities and will provide its own outdoor sports facilities.
Distance: Play Facilities	How far is the nearest play space for children and teenagers?		GREEN = <400m or onsite provision Site is within 400m of children's / teenager's play space and will make its own provision for children and teenagers.
Gypsy & Traveller	Will it provide for the accommodation needs of Gypsies		AMBER = No Impact

	and Travellers and Travelling Showpeople?		
Distance: District or Local Centre	How far is the site from the nearest District or Local centre?		G = <400m The site will include a new local centre.
Distance: City Centre	How far is the site from edge of defined Cambridge City Centre?		R = >800m
Distance: GP Service	How far is the nearest health centre or GP service?		R = >800m The majority of the site is more than 800m from the nearest health centre or GP service.
Key Local Facilities	Will it improve quality and range of key local services and facilities including health, education and leisure (shops, post offices, pubs etc?)		AMBER = No impact on facilities (or satisfactory mitigation proposed).
Community Facilities	Will it encourage and enable engagement in community activities?		GREEN = Development would not lead to the loss of any community facilities or replacement / appropriate mitigation possible.
Integration with Existing Communities	How well would the development on the site integrate with existing communities?		GREEN = Good scope for integration with existing communities / of sufficient scale to create a new community.
ECONOMY			
Deprivation (Cambridge)	Does it address pockets of income and employment deprivation particularly in Abbey Ward and Kings Hedges? Would allocation result in development in deprived wards of Cambridge?		GREEN = Within or adjacent to the 40% most deprived Local Super Output Areas (LSOA) within Cambridge.
Shopping	Will it protect the shopping hierarchy, supporting the		GREEN = No effect or would support the vitality and viability of existing centres.

	vitality and viability of Cambridge, town, district and local centres?		
Employment - Accessibility	How far is the nearest main employment centre?		GREEN = <1km or allocation is for or includes a significant element of employment or is for another non-residential use
Employment - Land	Would development result in the loss of employment land, or deliver new employment land?		G = No loss of employment land / allocation is for employment development
Utilities	Will it improve the level of investment in key community services and infrastructure, including communications infrastructure and broadband?		AMBER = Significant upgrades likely to be required, constraints capable of appropriate mitigation
Education Capacity	Is there sufficient education capacity?		AMBER = School capacity not sufficient, constraints can be appropriately mitigated
Distance: Primary School	How far is the nearest primary school?		G = <400m While the majority of the site over 800m from a primary school, the site is large enough to provide its own facilities.
Distance: Secondary School	How far is the nearest secondary school?		A = 1 to 3 km. There is a proposal to provide a new secondary school to the east of the City. Score would change to Green if the school is located on or close to this site.
TRANSPORT			
Cycle Routes	What type of cycle routes are accessible near to the site?		AMBER = Medium quality off-road path. Good links to Tins path (has been upgraded but still has pinch point at bridge) and on to city centre; Cherry Hinton High St has poor on road provision but scheme to improve cycle provision currently under consultation, poor links to North and East with no provision on Coldham's Lane.
HQPT	Is there High Quality Public		GREEN = High quality public transport service.

	Transport (at edge of site)?		The Citi 1 route runs along the edge of the site on Cherry Hinton Road in South Cambridgeshire. The route that runs along Coldham's Lane (route 17), is not a high quality service.
Sustainable Transport Score (SCDC)	Scoring mechanism has been developed to consider access to and quality of public transport, and cycling. Scores determined by the four criteria below.		DARK GREEN = Score 19-25 (20) Total score of 20
Distance: bus stop / rail station			GG = Within 400m (6)
Frequency of Public Transport			GG = 10 minute frequency or better (6)
Public transport journey time to City Centre			A = 41 to 50 minutes (2)
Distance for cycling to City Centre			GG = Up to 5km (6)
Distance: Railway Station	How far is the site from an existing or proposed train station?		R = >800m
Access	Will it provide safe access to the highway network, where there is available capacity?		AMBER = Insufficient capacity / access. Negative effects capable of appropriate mitigation. Provision of access via Cherry Hinton Road / Teversham Drift likely to be acceptable subject to detailed design. Access onto Coldham's Lane will require careful consideration of how this would work with existing junctions to the east. Any access strategy should seek to minimise rat-running, including via Rosemary Lane and Church End, and also provide permeability into the existing built-up areas for pedestrians and cyclists. Pedestrian and cycle connections to 'the Tins' cycle route together with safe crossing of Coldham's Lane is likely to be an important consideration, together with a review of provision for cyclists on the

			Coldham's Lane corridor itself given the carriageway is narrow and speeds can be high. If allocated, any subsequent planning application would need to be accompanied by a full Transport Assessment (TA) and Travel Plan.
Non-Car Facilities	Will it make the transport network safer for public transport, walking or cycling facilities?		AMBER = No impacts

Appendix 3: Cambridge East – Land North of Cherry Hinton – Proposed Major Modifications to Policies 12 and SS/3 in the Cambridge and South Cambridgeshire Local Plans

These replace modifications included in Matter 9 supplements 2 and 8.

Proposed Major Modification, Cambridge Local Plan:

Amend Policy 12 as follows (deletions ~~struckthrough~~, additions <u>underlined</u> – Matter 9 modifications):

Policy 12: Cambridge East

~~Within the administrative area of Cambridge City Council, land at Cambridge East, including Cambridge Airport, is safeguarded for longer-term development beyond 2031. Development on safeguarded land will only occur once the site becomes available and following a review of the Cambridge East AAP.~~

~~Land north of Newmarket Road, land north of Coldham's Lane and land north of Teversham Drift, as shown on Figure 3.2, is allocated for residential development within the plan period. Proposals for residential development on sites will only be supported if:~~

~~a. it can be shown that environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents; and~~

~~b. due consideration has been given to safeguarding the appropriate future development of the wider site.~~

~~Where it can be clearly demonstrated that residential development will impede the ongoing safe use of Cambridge Airport, proposals will be refused.~~

~~This policy replaces policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.~~

<u>1. Land at Cambridge East is allocated for development as shown on the Policies Map:</u>

<u>a) Land north of Newmarket Road during the plan period (R45).</u>

<u>b) Land north of Coldham's Lane for residential during the plan period (R41).</u>

<u>c) Land north of Cherry Hinton (R47) for approximately 780 dwellings during the plan period (along with adjoining land allocated in Policy SS/3 of the South Cambridgeshire Local Plan for approximately 420 dwellings).</u>

<u>2. Proposals for residential development on sites a), b), and c) as shown on the Policies Map, will be supported if:</u>

d) acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided; and

e) A masterplan is submitted for the development of site R47 and adjoining land in South Cambridgeshire which safeguards the appropriate future development of the wider safeguarded land; and

f) the continued authorised use of Cambridge Airport does not pose a safety risk.

3. The masterplan for site R47, as shown on the Policies Map (together with adjoining land in South Cambridgeshire on site SS/3), will make provision for a primary and secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.

4 . The rest of the Cambridge East site is safeguarded for longer term development beyond 2031. Development on safeguarded land will only occur once the site becomes available and following a review of both this plan and the Cambridge East Area Action Plan.

5. This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.

3.15 Land at Cambridge East was taken out of the Green Belt through the Cambridge Local Plan 2006 and Cambridge East Area Action Plan (AAP) 2008 for the development of a major new urban extension to the city. This was dependent on the relocation of current activities at the airport. The Marshall Group had been actively looking into relocation options for the airport activities since 2006. In 2010, they announced that they did not have a deliverable relocation option and they intended to remain at Cambridge Airport for the foreseeable future.

3.16 In reviewing the future options for this large site, Cambridge City Council and South Cambridgeshire District Council have concluded that it is appropriate that ~~this~~ the site allocated in the AAP remain out of the Green Belt. ~~and be safeguarded as a strategic reserve of land to be developed at a later date.~~ The corridor of Green Belt running from Coldham's Common to Teversham will remain as Green Belt. ~~Policies in the existing Cambridge East AAP will remain other than policies CE/3 and CE/35. For areas within Cambridge City Council's administrative area, this policy replaces both policies CE/3 and CE/35. This policy safeguards the main airport site for longer-term development needs beyond 2031. If circumstances changed, a review of this policy and the AAP could examine the consequences of the change in circumstances.~~

3.17 ~~There is potential for residential development on several smaller parcels of land~~ There is an opportunity during the plan period to deliver residential development on parts of Cambridge East-while the airport remains on the site. A number of specific sites ~~and a broad location South of the Green Corridor~~ are allocated in Policy 12 (1) and Policy SS/3 (1) of the South Cambridgeshire Local Plan (see Figure 3.2). These were identified in the AAP as capable of coming forward ahead of the Airport site, and potentially without it. Careful consideration of how the ongoing airport activities will interact with any new residential use will need to be undertaken at the planning application stage, to ensure that the new residences have an acceptable level of

amenity, and that they do not impede on the ongoing use of the airport. In terms of how any development might impede use of the airport, it will be for the airport operators to demonstrate how the development does this. Any development that comes forward in advance of the wider site will have to be carefully planned so that it is capable of working both with and without the wider development, so as not to prejudice the potential delivery of development on the safeguarded land at some point in the future if it becomes available. This policy makes it clear that these areas are not part of the wider safeguarded site and could come forward for development before 2031. A masterplan for site R47 and adjoining land in South Cambridgeshire will be required in order to ensure a comprehensive and coordinated approach to bringing these sites forward for development.~~, if the site becomes available and following a review of the Cambridge East AAP~~.

3.18 Cambridge City Council and South Cambridgeshire District Council accept that there is an existing need for a new secondary school to serve the eastern part of Cambridge in response to demographic pressures. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school. Residential development on land north of Coldham's Lane, Church End and Teversham Drift (R47) should not come forward before there is an agreed approach to the delivery of sufficient secondary school capacity in the area, including land for the provision of a secondary school being made available. As an exception to policy CE/6 of the Cambridge East AAP, the secondary school need not be included in the local centre. In common with practice elsewhere around Cambridge and in line with national policy on Green Belt, it will be acceptable for school playing fields to be located in the retained Green Belt.

3.19~~3.17A~~ This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this Pan and the Cambridge East AAP could examine the consequences of the change. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.

Appendix B

Note that the modification proposed to Appendix B as part of the Matter 9 Cambridge East Supplement, which proposed adding a new site reference R46, is now withdrawn in light of proposed changes to site R40 detailed below.

Delete allocation for R40. Replace with new allocation R47, to be added as new row below R45 reading as shown in the proposals schedule extract below.

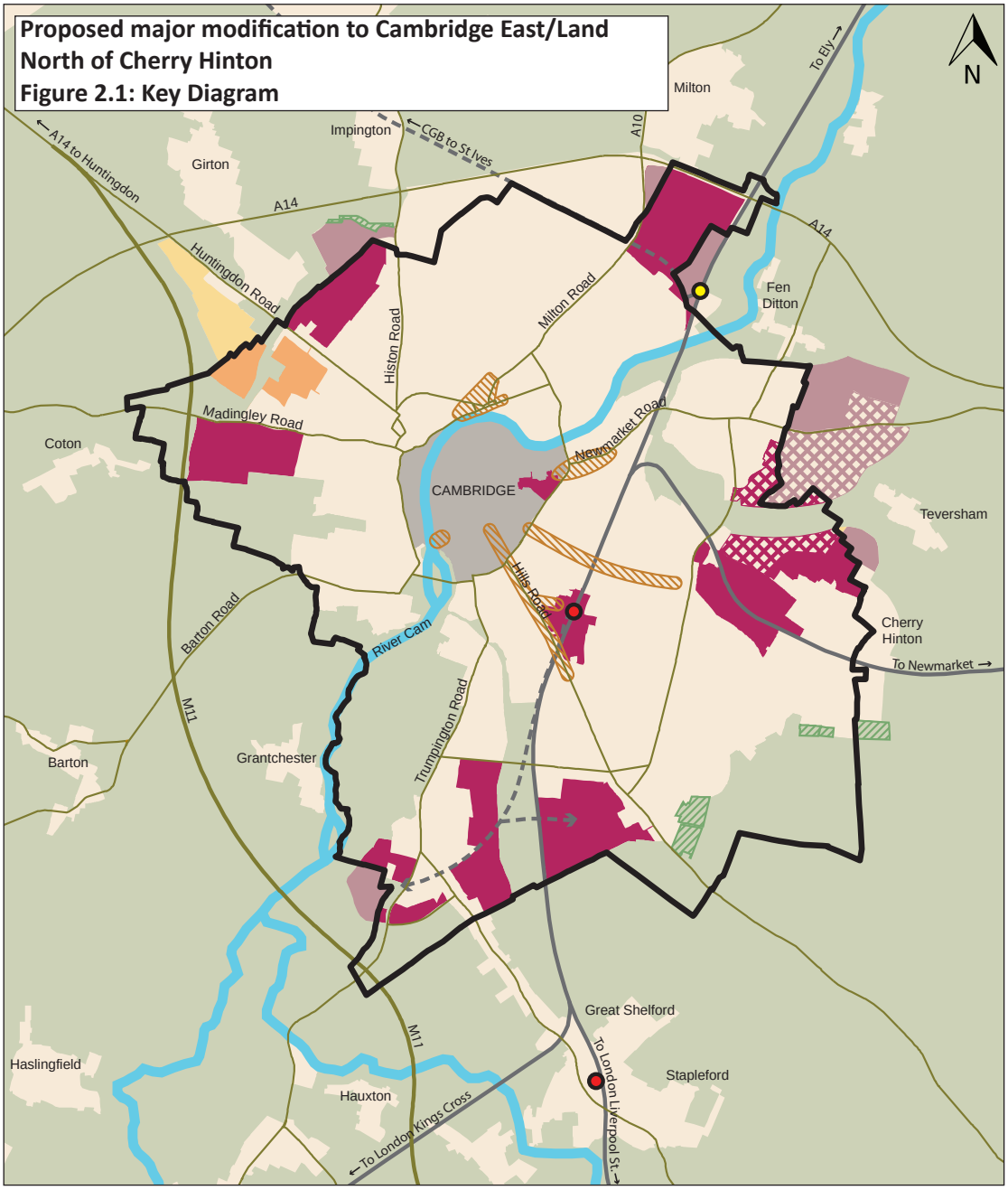
Site	Address	Area (ha)	Existing Uses	Capacity	Provisional issues identified	Planning status
~~R40~~	~~Land north of Teversham Drift~~	~~8.79~~	~~Agricultural~~	~~351 dwellings 40 dph~~	~~o Surface water flooding requires remediation~~ ~~o Within the Airport Safeguarding Zone~~ ~~o Open space requirements to reflect location in an area of accessible open space deficiency~~ ~~o Site will need careful review of highway access~~	~~o Allocated within the Cambridge East AAP~~ ~~o Local Plan re-allocation~~
R47	Land north of Teversham Drift	31.00	Agricultural and airport uses	780 40 dph	o Surface water flooding requires remediation o Within the Airport Safeguarding Zone o Open space requirements to reflect location in an area of accessible open space deficiency o Site will need careful review of highway access o Noise and odour from Airport Fire Training Centre, which is adjacent to the site.	o Allocated within the Cambridge East AAP 2008 o Local Plan re-allocation

Reason for change:

Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to convert an existing allocation to safeguarded land if it can reasonably be brought forward for development to help meet objectively assessed development requirements whilst the airport remains in operation. The exact boundary of the land that could be developed north of Cherry Hinton is more extensive than is currently allocated for development in the Local Plans.

Effective. The landowners both agree that additional land north of Cherry Hinton is deliverable over the plan period. The Councils are working closely together to ensure delivery of the maximum area of land appropriate with the Airport remaining operational, consistent with the objectives of the AAP and the submitted Local Plans.

Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and not in the Green Belt, having been released from the Green Belt in the current adopted plans for development.



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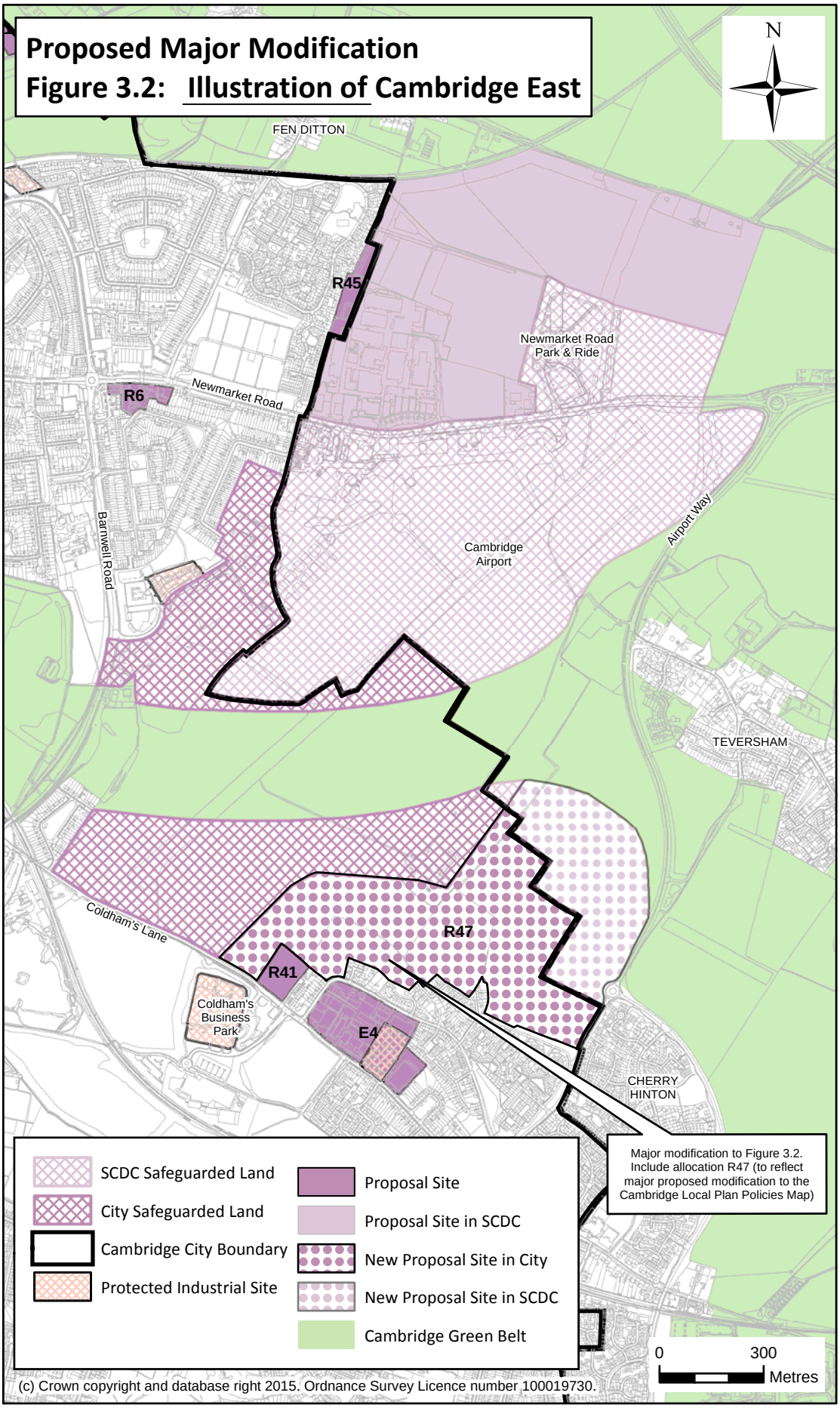
- City boundary
- Major road
- River Cam
- City centre
- Train Station
- Railway Line
- Cambridgeshire Guided Busway (CGB)
- Green Belt
- Proposed Science Park Station
- Area of Major Change within Cambridge
- Area of Major Change within South Cambridgeshire
- Area of safeguarded land within Cambridge
- Area of safeguarded land within South Cambridgeshire
- Area of North West Cambridge Area Action Plan within Cambridge
- Area of North West Cambridge Area Action Plan within South Cambridgeshire
- Broad location in Cambridge
- Broad location in South Cambridgeshire
- Site to be released from the Green Belt
- Opportunity Area

Areas identified in South Cambridgeshire are indicative only and subject to confirmation via a review of the South Cambridgeshire Local Plan.


Proposed Major Modification
Figure 3.2: Illustration of Cambridge East
N
FEN DITTON
R45
Newmarket Road
Park & Ride
R6
Newmarket Road
Barnwell Road
Cambridge
Airport
Airport Way
TEVERSHAM
Coldham's Lane
R47
R41
Coldham's
Business
Park
E4
CHERRY
HINTON
Major modification to Figure 3.2.
Include allocation R47 (to reflect
major proposed modification to the
Cambridge Local Plan Policies Map)
SCDC Safeguarded Land
City Safeguarded Land
Cambridge City Boundary
Protected Industrial Site
Proposal Site
Proposal Site in SCDC
New Proposal Site in City
New Proposal Site in SCDC
Cambridge Green Belt
0
300
Metres
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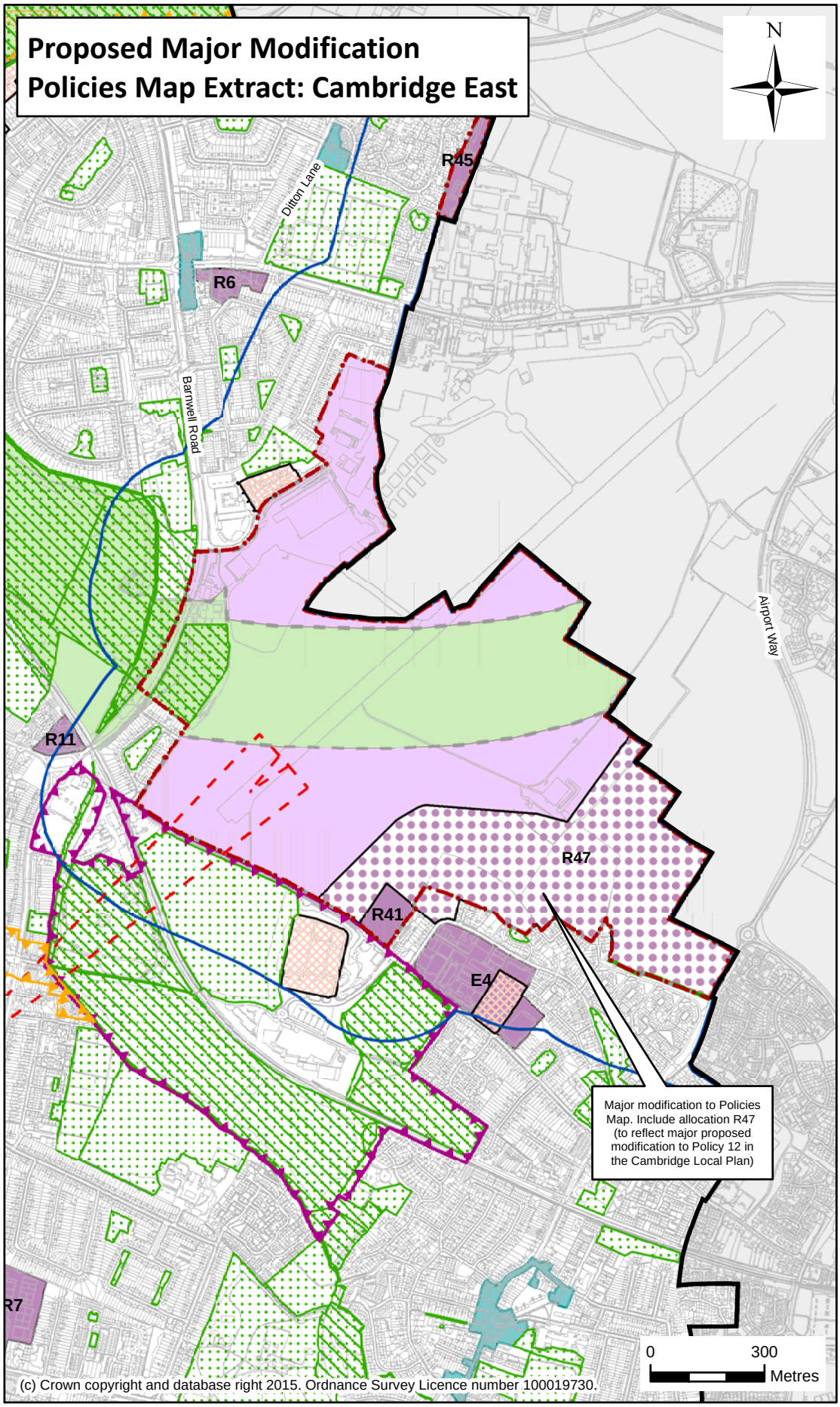
Proposed Major Modification
Policies Map Extract: Cambridge East
N
R45
Ditton Lane
R6
Barnwell Road
Airport Way
R11
R47
R41
E4
Major modification to Policies Map. Include allocation R47 (to reflect major proposed modification to Policy 12 in the Cambridge Local Plan)
R7
0
300
Metres
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Legend

- Proposed Extension to Area of Major Change
- New Proposal Site
- Cambridge City Boundary
- Conservation Area
- Protected Open Space
- Open Space - North West Cambridge Area Action Plan
- Site of Special Scientific Interest
- City Wildlife, County Wildlife and Local Nature Reserve
- Green Belt
- Strategic District Heating Area
- Cambridge Airport Public Safety Zone
- City Centre
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area
- District, Local or Neighbourhood Centre
- Protected Industrial Site
- Indicative Boundary of National Geological Interest (inc. 10m buffer)
- Proposal Site
- Major Development - North West Cambridge Area Action Plan
- City Safeguarded Land
- Opportunity Area
- Area of Major Change
- Area Action Plan

MINERAL AND WASTE SAFEGUARDING

- Mineral Safeguarding Area - Sand and Gravel
- Allocation
- Area of Search
- Existing Site
- Transport Safeguarding Area
- Waste Consultation Area
- Waste Water Treatment Works Safeguarding Area

Proposed Major Modification, South Cambridgeshire Local Plan:

Amend Policy SS/3 as follows (deletions ~~struckthrough~~, additions <u>underlined</u>):

Policy SS/3: Cambridge East

~~**1 Land at Cambridge East, including Cambridge Airport, shown on the Policies Map, is safeguarded for longer term development beyond 2031. Development on safeguarded land will only occur once flying activities cease and following a review of the Cambridge East Area Action Plan (AAP). Land north of Newmarket Road and land north of Cherry Hinton (to be developed in conjunction with adjoining land in Cambridge), are allocated for residential development within the plan period. Proposals for residential development on these sites, as shown on the Policies Map, will only be supported if:**~~

~~**a. It can be shown that any environmental and health impacts (including noise) from the airport can be acceptably mitigated for residents; and**~~
~~**b. Due consideration has been given to safeguarding the appropriate future development of the wider site.**~~
~~**c. There would not be a safety risk from the continued authorised use of Cambridge Airport.**~~

~~**2 It is anticipated that land north of Newmarket Road will deliver approximately 1,200 dwellings. Land north of Cherry Hinton will deliver approximately 110 dwellings in South Cambridgeshire.**~~

~~**3 This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.**~~

1. <u>Land at Cambridge East is allocated for development as shown on the Policies Map:</u>

a) <u>Land north of Newmarket Road will deliver approximately 1,300 dwellings during the plan period.</u>

b) <u>Land north of Cherry Hinton will deliver approximately 420 dwellings during the plan period (it adjoins land allocated in Policy 12 of the Cambridge Local Plan for 780 dwellings).</u>

2. <u>Proposals for residential development on sites a), and b) as shown on the Policies Map, will only be supported if:</u>

c) <u>acceptable mitigation of environmental and health impacts (including noise) from the airport can be provided; and</u>
d) <u>A masterplan is submitted for the development of site SS/3 1b) and adjoining land in Cambridge (site R47)which safeguards the appropriate future development of the wider safeguarded land; and</u>

e) **the continued authorised use of Cambridge Airport does not pose a safety risk.**

3. **Residential development on site SS/3 1b) as shown on the Policies Map, together with adjoining land in Cambridge (site R47), will make provision for a primary and secondary school, a local centre with community hub, open space and a spine road connecting Coldham's Lane with Cherry Hinton Road.**

4. **The rest of the Cambridge East site is safeguarded for longer term development beyond 2031. Development on safeguarded land will only occur once the site becomes available and following a review of both this Plan and the Cambridge East Area Action Plan.**

5. **This policy replaces Policies CE/3 and CE/35 of the Cambridge East AAP. All other policies in the Cambridge East AAP are retained.**

3.24 Land at Cambridge East was taken out of the Green Belt through the Cambridge Plan 2006 and Cambridge East Area Action Plan (AAP) 2008 for the development of a major new urban extension. This was dependant on the relocation of current activities at the airport. Marshall had been actively looking into relocation options for the airport activities since 2006. In 2010, they announced that they did not have a deliverable relocation option and that they intended to remain at Cambridge Airport for the foreseeable future.

3.25 In reviewing the future options for this large site, Cambridge City Council and South District Council have concluded that it is appropriate that ~~this~~ the site allocated in the AAP remain out of the Green Belt ~~and be safeguarded as a strategic reserve of land to be developed at a later date~~. The corridor of Green Belt running from Coldham's Common to Teversham will remain as Green Belt. ~~Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.~~

~~3.26 This policy replaces both policies CE/3 and CE/35. This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this policy and the Cambridge East AAP could examine the consequences of the change.~~

~~3.27~~ 3.26 ~~There is potential for residential development for a number of parcels of land~~ There is an opportunity during the plan period to deliver residential development on parts of Cambridge East while the airport remains on the site. A number of specific sites are allocated in Policy SS/3 (1) and Policy 12 (1) of the Cambridge Local Plan (see Figure 7). These were identified in the AAP as capable of coming forward ahead of the Airport site, and potentially without it. Careful consideration of how the on-going airport activities will interact with any new residential use will be needed at the planning application stage to ensure that the new homes have a high level of amenity, and that the continued authorised use of the airport would not be compromised. Any development that comes forward in advance of the wider site will have to be carefully planned and demonstrate that it is capable of working both with and without the wider development, so as not to prejudice the potential delivery of

development on the safeguarded land at some point in the future if it becomes available. This policy makes it clear that these areas are not part of the wider safeguarded site and are allocated to come forward for development before 2031. A masterplan for site SS/3 (1b) and adjoining land in Cambridge will be required in order to ensure a comprehensive and coordinated approach to bringing these sites forward for development.

3.27 Cambridge City Council and South Cambridgeshire District Council accept that there is an existing need for a new secondary school to serve the eastern part of Cambridge, in response to demographic pressures. A significant shortfall in school capacity across the City is currently forecast from 2018, which coupled with proposed development north of Newmarket Road and north of Cherry Hinton will require the early provision of the secondary school. Residential development on land north of Cherry Hinton should not come forward before there is an agreed approach to the delivery of sufficient school capacity in the area, including land for the provision of a secondary school being made available. As an exception to policy CE/6 of the Cambridge East AAP, the secondary school need not be included in the local centre. In common with practice elsewhere around Cambridge, and in line with national policy on Green Belt, it will be acceptable for school playing fields to be located in the retained Green Belt.

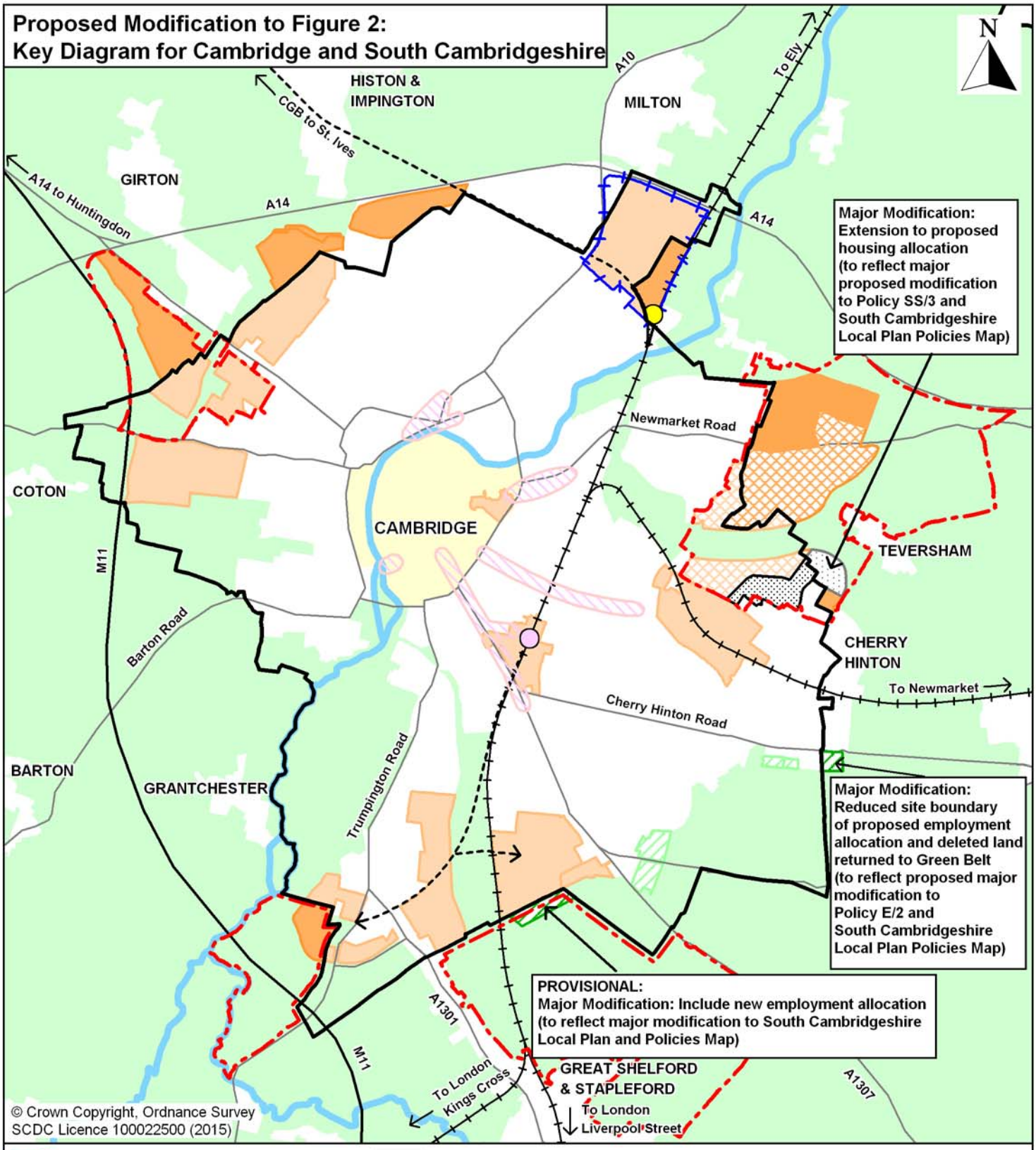
3.28 This policy safeguards the main airport site for longer-term development needs beyond 2031. Were circumstances to change, a review of this plan and the Cambridge East AAP could examine the consequences of the change. Policies in the existing Cambridge East AAP will remain other than Policies CE/3 and CE/35.

Reason for change:

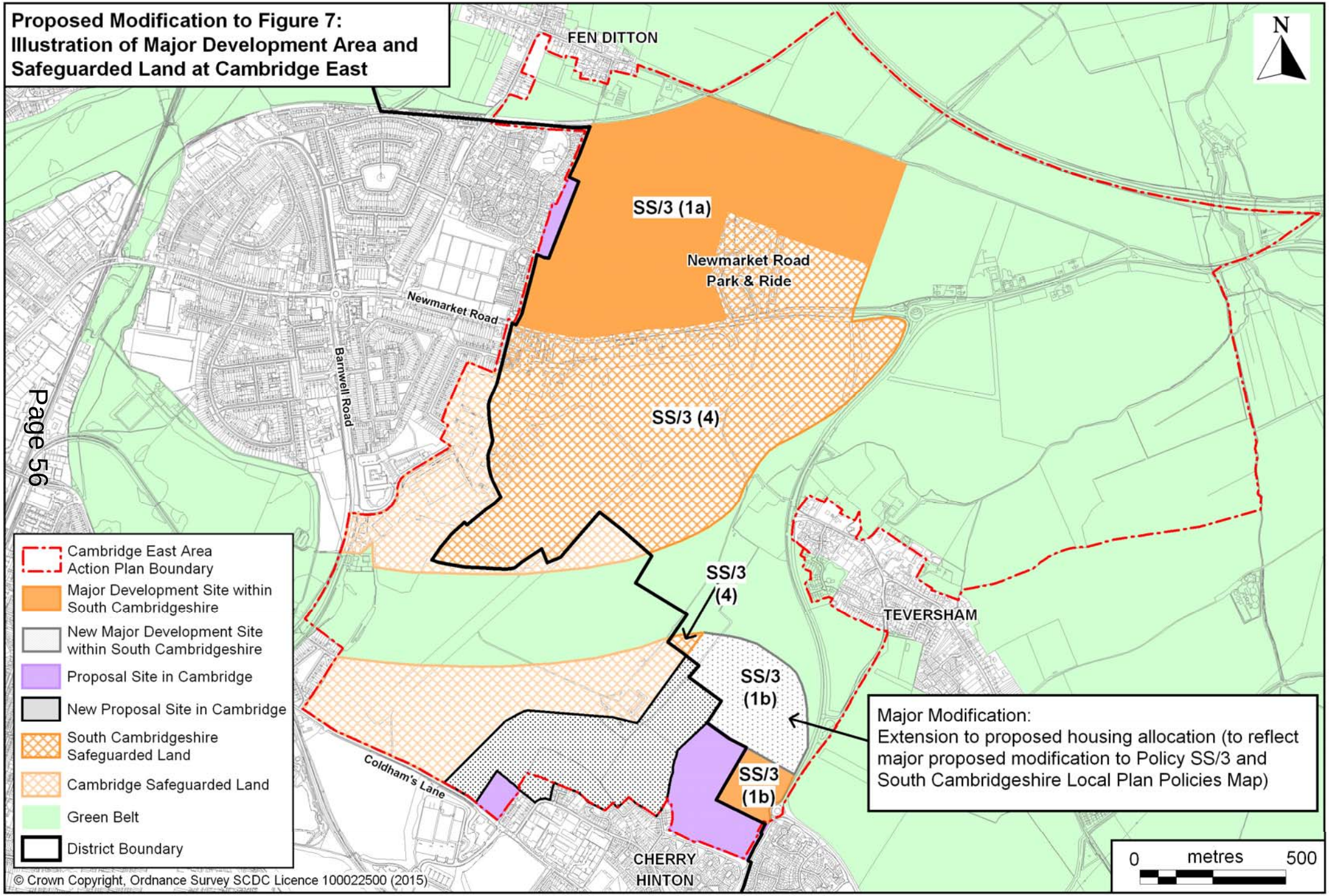
Positively prepared and justified. It would not be positive, reasonable or appropriate for the Local Plans to convert an existing allocation to safeguarded land if it can reasonably be brought forward for development to help meet objectively assessed development requirements whilst the airport remains in operation. The exact boundary of the land that could be developed north of Cherry Hinton is more extensive than is currently allocated for development in the Local Plans.

Effective. The landowners both agree that additional land north of Cherry Hinton is deliverable over the plan period. The Councils are working closely together to ensure delivery of the maximum area of land appropriate with the Airport remaining operational, consistent with the objectives of the AAP and the submitted Local Plans.

Consistent with national policy. The land is highly sustainable being on the edge of Cambridge and not in the Green Belt, having been released from the Green Belt in the current adopted plans for development.



Areas identified in Cambridge are indicative only and subject to confirmation via review of the Cambridge Local Plan


Proposed Modification to Figure 7:
Illustration of Major Development Area and Safeguarded Land at Cambridge East
N
FEN DITTON
SS/3 (1a)
Newmarket Road
Park & Ride
Newmarket Road
Barnwell Road
SS/3 (4)
SS/3
(4)
TEVERSHAM
SS/3
(1b)
SS/3
(1b)
Coldham's Lane
CHERRY
HINTON
Cambridge East Area
Action Plan Boundary
Major Development Site within
South Cambridgeshire
New Major Development Site
within South Cambridgeshire
Proposal Site in Cambridge
New Proposal Site in Cambridge
South Cambridgeshire
Safeguarded Land
Cambridge Safeguarded Land
Green Belt
District Boundary
Major Modification:
Extension to proposed housing allocation (to reflect major proposed modification to Policy SS/3 and South Cambridgeshire Local Plan Policies Map)
0
metres
500
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Proposed Major Modification:
Amendment to Major Development Site (Policy SS/3)

N

TI/6

SS/3 (1a)

CE/32

SS/3 (4)

CE/21 (1)

SS/3 (4)

The area of Cambridge East within Cambridge City is included on the Draft Cambridge Local Plan Policies Map.

SS/3 (1b)

SS/3 (1b)

Major Modification to Policies map. Extension to proposed housing allocation (to reflect major modification to South Cambridgeshire Local Plan).

South Cambridgeshire Proposed Submission Policies Map: July 2013

Inset C Cambridge East
Map 1 of 1
Scale 1:12500

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Appendix 4: Joint Housing Trajectory

Greater Cambridge Housing Trajectory 2011-2031

		For more detail, see:	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year Supply: 2015-2020
Completions	**Actual Completions**																								
	Cambridge	Table C1	352	471	1,322	715																		**2,860**	**0**
	South Cambridgeshire	Table SC1a	678	556	632	869																		**2,735**	**0**
Allocations	**Cambridge Urban Area**																								
	Cambridge - existing allocations	Table C2					170	180	152	198	38	81	40	91	69	62	40	55	0	26	79	106	0	**1,387**	**738**
	Cambridge - new allocations	Table C3					95	0	0	0	0	40	45	125	170	205	175	117	90	100	168	140	0	**1,470**	**95**
	South Cambridgeshire - existing allocations	Table SC2					39	64	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**118**	**118**
	South Cambridgeshire - new allocations	Table SC2					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
	Cambridge Fringe Sites																								
	Cambridge - existing allocations	Table C4					323	1,086	1,055	1,023	709	661	565	510	330	43	34	0	0	0	0	0	0	**6,339**	**4,196**
	Cambridge - new allocations	Table C5					0	0	30	137	157	136	0	0	0	0	0	0	0	0	0	0	0	**460**	**324**
	South Cambridgeshire - existing allocations	Table SC3					42	194	450	330	425	537	540	600	380	290	290	290	120	0	0	0	0	**4,488**	**1,441**
	South Cambridgeshire - new allocations	Table SC3					0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**
	New Settlements																								
	South Cambridgeshire - existing allocations	Table SC4					0	32	163	250	250	250	250	250	250	250	250	250	250	250	250	250	6,555	**3,445**	**695**
	South Cambridgeshire - new allocations	Table SC4					0	0	0	0	0	0	60	200	350	400	400	400	400	400	400	400	8,090	**3,410**	**0**
	Rural Area																								
	South Cambridgeshire - existing allocations	Table SC5					234	264	237	170	160	65	0	0	0	0	0	0	0	0	0	0	0	**1,130**	**1,065**
	South Cambridgeshire - new allocations	Table SC5					10	34	153	359	330	250	220	230	150	150	150	100	0	0	0	0	0	**2,136**	**886**
Windfalls	**Unallocated Sites with Planning Permission or Resolution to Grant Planning Permission**																								
	Cambridge	Table C6					259	195	119	55	24	3	0	0	0	0	0	0	0	0	0	0	0	**655**	**652**
	South Cambridgeshire	Table SC6					260	310	305	194	110	0	0	0	0	0	0	0	0	0	0	0	0	**1,179**	**1,179**
	Windfall Allowance																								
	Cambridge	Table C6					0	0	0	61	93	123	123	123	123	123	123	123	124	124	124	124	0	**1,511**	**154**
	South Cambridgeshire	Table SC6					0	0	0	100	150	200	200	200	200	200	200	200	200	200	200	200	0	**2,450**	**250**
Totals			**1,030**	**1,027**	**1,954**	**1,584**	**1,432**	**2,359**	**2,679**	**2,877**	**2,446**	**2,346**	**2,043**	**2,329**	**2,022**	**1,723**	**1,662**	**1,535**	**1,184**	**1,100**	**1,221**	**1,220**	**14,645**	**35,773**	**11,793**

Five Year Supply	2015-2020 Supply in Years	2015-2020 % of Supply Available	2016-2021 Supply in Years	2016-2021 % of Supply Available
Liverpool Method 5%	6.4	129%	6.9	137%
Liverpool Method 20%	5.6	113%	6.0	120%
Sedgefield Method 5%	5.9	118%	6.2	124%
Sedgefield Method 20%	5.2	104%	5.4	109%

Table C1: Housing Trajectory for Cambridge City Council - Actual and Predicted Completions

	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2010	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																																	
Actual Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715																	
Predicted Completions																	847	1,461	1,356	1,474	1,021	1,044	773	849	692	433	372	295	214	250	371	370	
Cumulative Completions																																	
Local Plan 2006 (1999/01-2015/16)	325		484	771	1,276	1,877	2,608	3,237	3,758	4,346	4,633	5,023	5,375	5,846	7,168	7,883	8,730																**8,730**
Local Plan 2014 (2011/12-2030/31)													352	823	2,145	2,860	3,707	5,168	6,524	7,998	9,019	10,063	10,836	11,685	12,377	12,810	13,182	13,477	13,691	13,941	14,312	14,682	**14,682**
Annualised Housing Target over Plan Period																																	
Local Plan 2006 (1999/01-2015/16)	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736																**12,500**
Local Plan 2014 (2011/12-2030/31)													700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**14,000**
Cumulative Housing Target over Plan Period																																	
Local Plan 2006 (1999/01-2015/16)	735	1,470	2,205	2,940	3,675	4,410	5,145	5,880	6,615	7,350	8,085	8,820	9,556	10,292	11,028	11,764	12,500																
Local Plan 2014 (2011/12-2030/31)													700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000	
Comparison of Actual / Predicted Completions against Annualised Housing Target																																	
Local Plan 2006 (1999/01-2015/16)	-1,145		-576	-448	-230	-134	-4	-106	-214	-147	-448	-345	-384	-265	586	-21	111																
Local Plan 2014 (2011/12-2030/31)													-348	-229	622	15	147	761	774	321	344	73	149	-8	-267	-328	-405	-486	-450	-329	-330	-700	
Cumulative Under/Oversupply against Actual / Predicted Completions																																	
Local Plan 2006 (1999/01-2015/16)	-1,145		-1,721	-2,169	-2,399	-2,533	-2,537	-2,643	-2,857	-3,004	-3,452	-3,797	-4,181	-4,446	-3,860	-3,881	-3,770																
Local Plan 2014 (2011/12-2030/31)													-348	-577	45	60	207	968	1,624	2,398	2,719	3,063	3,136	3,285	3,277	3,010	2,682	2,277	1,791	1,341	1,012	682	

The number of dwellings completed in previous years(2012/13 & 2013/14) has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Predicted Completions in Cambridge by Type (2015/16 to 2030/31)

	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding dwellings (2014/15-30/31)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)
Urban Area	4121	1264	2857	265	180	152	198	38	121	85	216	239	267	215	172	90	126	247	246	0	2857
Fringe Sites	8207	1408	6799	323	1086	1085	1160	866	797	565	510	330	43	34	0	0	0	0	0	0	6799
Windfall	2222	56	2166	259	195	119	116	117	126	123	123	123	123	123	123	124	124	124	124	0	2166
Total	**14550**	**2728**	**11822**	**847**	**1461**	**1356**	**1474**	**1021**	**1044**	**773**	**849**	**692**	**433**	**372**	**295**	**214**	**250**	**371**	**370**	**0**	**11822**
Housing Trajectory Five Year Supply Total						**6159**															

Table C2: Cambridge Urban Area, Existing Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments
5.01	N/A	09/0588/REM & 13/0741/FUL	CUP Site, Clarendon Road	3.00	M	287	287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
					A	122	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total - CUP Site, Clarendon Rd		**Total**	**409**	**409**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.02	R7		The Paddocks Trading Estate, Cherry Hinton Road	2.70	M	74	0	74	0	0	0	0	0	0	0	0	37	37	0	0	0	0	0	0	0	74	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-140).
					A	49	0	49	0	0	0	0	0	0	0	0	24	25	0	0	0	0	0	0	0	49	0				
			Total - The Paddocks		**Total**	**123**	**0**	**123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**61**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**123**	**0**				
5.03	N/A	08/0500/OUT, 11/0902/REM, 12/1337/FUL	British Telecom, Cromwell Road	1.20	M	82	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
					A	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total - British Telecom, Cromwell Road		**Total**	**136**	**136**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.04	M1		379-381 Milton Road	2.40	UK	95	0	95	0	0	0	0	0	0	0	0	0	0	40	55	0	0	0	0	95	0	Y	Y	Y	
5.05	R3	14/0790/FUL	Cambridge City Football Ground, Milton Road	1.60	UK	106	0	106	0	0	50	56	0	0	0	0	0	0	0	0	0	0	0	0	106	106	Y	Y	Y	Site under construction.
5.06	Part of R14		British Telecom, Long Road	1.70	UK	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	28	29	0	55	0	Y	Y	Y	Part of Site R14 in the Cambridge Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281).
5.07	R2	14/1254/FUL	Willowcroft, Histon Road	1.40	UK	78	0	78	0	0	37	20	0	21	0	0	0	0	0	0	0	0	0	0	78	57	Y	Y	Y	
5.08	N/A		Territorial Army, Cherry Hinton Road	1.26	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	
5.09	R9	11/1294/FUL	Travis Perkins, Devonshire Road	1.20	UK	43	0	43	0	0	0	15	28	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y	
5.11	N/A		Caravan Park, Fen Road	0.80	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	
5.12	M4		Police Station, Parkside	0.50	UK	50	0	50	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-120).
5.12	N/A	10/0523	Fire Station , Parkside	0.40	UK	99	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
5.13	N/A	14/0052/FUL	Milton Infant & Junior School, Milton Road	0.40	UK	5	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	Y	Y	Y	
5.14	Part of R12		Ridgeons, Cavendish Road	3.27	UK	28	0	28	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	28	0	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and production of an SPD is underway.
5.15	R4		Housing allocation at, Henry Giles House, Chesterton Road	0.80	UK	48	0	48	0	0	0	0	10	10	10	10	8	0	0	0	0	0	0	0	48	10	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-270).
5.16	N/A	08/0505	Junction of Cherry Hinton & Hills Road	0.90	M	93	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
					A	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total - Junction of Cherry Hinton		**Total**	**133**	**133**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.17	R1		295 Histon Road	0.70	UK	32	0	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	Y	Y	Y	
5.18	N/A	03/0406/FUL, 03/1241/FUL, 09/1305/FUL, 09/0544/FUL, 09/1024/EXP	Sandy Lane	0.60	UK	23	0	23	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	23	0	Y	Y	Y	Multiple applications live on the site.
7.01	N/A	10/1067/FUL	23-29 Occupation Road	0.46	UK	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
7.01	N/A	12/0628/FUL	30-31 Occupation Road	See Above	M	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
7.01	N/A	09/0743/FUL	20 Occupation Road	See Above	UK	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
7.01	N/A	14/1407/FUL	71-73 New Street	See Above	UK	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Under construction. Application 14/1407/FUL replaced 13/0901/FUL, which was cited in last year's trajectory.
7.01	N/A	11/0219/FUL	9-15 Harvest Way	See Above	M	45	0	45	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45	Y	Y	Y	Site under construction.
					A	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30				
			Total - 9-15 Harvest Way		**Total**	**75**	**0**	**75**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**				
			Total - Site 7.01			**121**	**32**	**89**	**14**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**89**				
7.02	R44	09/0552/FUL, 09/1177/EXP	Betjeman House, Hills Road	0.70	M	93	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	63	93	0	Y	Y	Y	Supplementary Planning Document to be prepared for the site.
					A	63	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	43	63	0				
			Total - Betjeman House, Hills Road		**Total**	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**106**	**0**	**156**	**0**				
7.03	N/A		Coldham's Lane/Newmarket Road	0.47	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Site developed as a hotel.
7.04	N/A	14/0506/FUL 14/0543/FUL	Mitcham's Corner (remainder of site)	0.70	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Planning applications have been approved for student accommodation and retail uses, which are now under construction.
7.06	M13		West Cambridge Site, Madingley Road	66.90	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is allocated for agricultural, University and research uses in the Cambridge Local Plan 2014: Proposed Submission (Site M13).
7.07	N/A		Leckhampton House Grounds	2.94	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.
7.09	U3		Grange Farm off Wilberforce Road	0.20	UK	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. The site is allocated in the Cambridge Local Plan 2014: Proposed Submission for student accommodation (site U3).
7.10	U1		Land Around 16 Mill Lane	0.80	M	30	0	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	30	0	Y	Y	Y	Masterplanning of site underway.
					A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total - Land Around 16 Mill Lane		**Total**	**30**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**0**				
7.11	N/A	09/0181, 09/0179 & 11/0327/REM	Brunswick Site	0.80	UK	205	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
7.12	Part of R21		Magnet Warehouse, Mill Road	0.60	UK	30	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	30	0	Y	Y	Y	Part of site R21 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site.
9.14	N/A	13/1594/FUL	64-66 Peverel Road	1.40	M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	Y	Planning application 13/1594/FUL was approved for B1 use, therefore no residential will come forward on this site.
9.02	N/A	08/0165/FUL	Downing College, Athletic Ground, Long Road	1.50	UK	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2010/11.
9.10 + 9.15	M14	08/0266/OUT, 11/0633/REM	Station Area - Blue Phase	7.30	M	106	87	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	Y	Y	Y	Under construction.
					A	63	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total - Station Area (Blue Phase)		**Total**	**169**	**150**	**19**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**19**				
9.10 + 9.15	M14	13/1034/REM	Station Area - Pink Phase	0.30	M	319	0	319	79	100	33	107	0	0	0	0	0	0	0	0	0	0	0	0	319	319	Y	Y	Y	Additional capacity for residential units being discussed, which has increased the total number of residential units on-site. Application 13/1034/REM is already under construction.
					A	58	0	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58				
			Total - Station Area (Pink Phase)		**Total**	**377**	**0**	**377**	**137**	**100**	**33**	**107**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**377**	**377**				
			Total - Station Area			**546**	**150**	**396**	**156**	**100**	**33**	**107**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**396**	**396**				
			Total - Sites Allocated in the Local Plan			**2651**	**1264**	**1387**	**170**	**180**	**152**	**198**	**38**	**81**	**40**	**91**	**69**	**62**	**40**	**55**	**0**	**26**	**79**	**106**	**0**	**1387**	**738**				
									Five Year Supply Total				**738**																	

Table C3: Cambridge Urban Area, New Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments
N/A	R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	UK	35	0	35	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	0	Y	Y	Y	
N/A	R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	UK	35	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	15	0	35	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-240 & RD-SCG-251).
N/A	R10		Mill Road Depot and adjoining properties, Mill Road	2.70	UK	167	0	167	0	0	0	0	0	0	0	35	35	35	32	30	0	0	0	0	0	167	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-150) and production of an SPD is underway.
N/A	R11		Horizon Resource Centre, 285 Coldham's Lane	0.82	UK	40	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	0	40	0	Y	Y	Y	
N/A	R14		British Telecom, Long Road		UK	21	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	0	0	21	0	Y	Y	Y	Additional capacity: see site 5.06 in table C2 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281).
N/A	R16		Cambridge Professional Development Centre, Foster Road	1.49	UK	67	0	67	0	0	0	0	0	0	0	0	0	0	0	0	15	20	17	15	0	67	0	Y	Y	Y	
N/A	R17		Mount Pleasant House, Mount Pleasant	0.57	UK	50	0	50	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	
N/A	M2		Clifton Road Area	9.43	UK	550	0	550	0	0	0	0	0	0	0	50	60	70	70	60	60	60	60	60	0	550	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-160).
				1.30	M	58	0	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58				
N/A	M3	13/1250/OUT 14/1648/REM	Michael Young Centre, Purbeck Road		A	37	0	37	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	37	Y	Y	Y	Under construction.
			Total - Michael Young Centre, Purbeck Road			**95**	**0**	**95**	**95**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**95**	**95**				
N/A	M5		82-88 Hills Road and 57-63 Bateman Street	0.58	UK	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	0	20	0	Y	Y	Y	
N/A	R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	UK	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	15	20	20	20	0	75	0	Y	Y	Y	
N/A	R12		Ridgeons, Cromwell Road	3.27	UK	217	0	217	0	0	0	0	0	0	0	40	50	50	50	27	0	0	0	0	0	217	0	Y	Y	Y	Additional capacity: see site 5.14 in table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and production of a SPD is underway.
N/A	R21		315-349 Mill Road and Brookfields	2.18	UK	98	0	98	0	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	0	98	0	Y	Y	Y	Additional capacity: see site 7.12 in table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-230).
			Total			**1470**	**0**	**1470**	**95**	**0**	**0**	**0**	**0**	**40**	**45**	**125**	**170**	**205**	**175**	**117**	**90**	**100**	**168**	**140**	**0**	**1470**	**95**				
									Five Year Supply Total				**95**																	

M = Market Housing, A = Affordable Housing, UK = Unknown

Table C4: Cambridge Fringe Sites, Existing Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments
CE AAP	R47		Cambridge East Land North of Cherry Hinton	8.38	U/K	780	0	780	0	0	53	180	153	154	100	100	40	0	0	0	0	0	0	0	0	780	386	Y	Y	Y	Site R40 from the previous housing trajectory is now incorporated into site R47.
CE AAP	R41	14/0028/OUT	Cambridge East - Land at Coldham's Lane	1.30	U/K	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	0	0	57	57	Y	Y	Y	
			Total - Cambridge East			**837**	**0**	**837**	**0**	**0**	**63**	**210**	**170**	**154**	**100**	**100**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**837**	**443**				
9.03	R43	07/0003	NIAB Main (Darwin Green)	52.87	M	956	0	956	0	0	60	120	150	150	150	150	150	26	0	0	0	0	0	0	0	956	330	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-300).
					A	637	0	637	0	0	40	80	100	100	100	100	100	17	0	0	0	0	0	0	0	637	220				
					Total	**1593**	**0**	**1593**	**0**	**0**	**100**	**200**	**250**	**250**	**250**	**250**	**250**	**43**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1593**	**550**				
9.03		07/1124/REM	NIAB Frontage		M	131	107	24	0	0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	24	0	Y	Y	Y	
					A	56	46	10	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10	0				
					Total	**187**	**153**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**0**				
			Total - NIAB			**1780**	**153**	**1627**	**0**	**0**	**100**	**200**	**250**	**250**	**250**	**250**	**250**	**43**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**1627**	**550**				
9.06 & 9.05	R42a	07/0620/OUT, 10/1296/REM, 12/0794/REM, 13/0705/REM, 14/0520/REM, 14/1736/REM, 15/0844/REM	Clay Farm/Showground (Countryside Properties)	60.69 (including sites below)	M	651	244	407	58	94	151	89	0	15	0	0	0	0	0	0	0	0	0	0	0	407	392	Y	Y	Y	Under construction.
					A	438	152	286	55	51	117	63	0	0	0	0	0	0	0	0	0	0	0	0	0	286	286				
					Total	**1089**	**396**	**693**	**113**	**145**	**268**	**152**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**693**	**678**				
9.05	R42a	07/0620/OUT, 11/0698/REM	Clay Farm/Showground (Skanska)	See Above	M	77	77	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15
					A	51	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
					Total	**128**	**128**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
9.05	R42a	07/0620/OUT, 12/0754/REM, 13/0751/REM	Clay Farm/Showground (Bovis)	See Above	M	238	92	146	26	28	60	32	0	0	0	0	0	0	0	0	0	0	0	0	0	146	146	Y	Y	Y	Under construction.
					A	159	64	95	24	34	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	95	95				
					Total	**397**	**156**	**241**	**50**	**62**	**97**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**241**	**241**				
9.05	R42a	07/0620/OUT, 15/1002/REM	Clay Farm/Showground (Cala Homes)	See Above	M	29	0	29	0	12	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	29	Y	Y	Y	
					A	20	0	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20				
					Total	**49**	**0**	**49**	**0**	**12**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**49**	**49**				
9.06	R42a	07/0620/OUT, 14/0093/FUL, 14/1201/REM	Clay Farm/Showground (City Council)	See Above	M	104	0	104	0	67	37	0	0	0	0	0	0	0	0	0	0	0	0	0	0	104	104	Y	Y	Y	Under construction
					A	124	0	124	0	94	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	124	124				
					Total	**228**	**0**	**228**	**0**	**161**	**67**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**228**	**228**				
9.06	R42a	07/0620/OUT, 12/0867/REM	Clay Farm/Showground (Crest Nicholson)	See Above	M	165	0	165	0	40	60	60	5	0	0	0	0	0	0	0	0	0	0	0	0	165	165	Y	Y	Y	
					A	109	0	109	0	11	30	59	9	0	0	0	0	0	0	0	0	0	0	0	0	109	109				
					Total	**274**	**0**	**274**	**0**	**51**	**90**	**119**	**14**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**274**	**274**				
			Total - Clay Farm			**2165**	**680**	**1485**	**163**	**431**	**559**	**303**	**14**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1485**	**1470**				
Previously 9.07/9.11 of the Local Plan.	NWC AAP	11/1114/OUT 13/1748/REM 13/1827/REM 14/0109/REM 14/1722/REM	NW - Cambridge University	67.86	M	1850	0	1850	0	520	225	230	255	205	215	160	40	0	0	0	0	0	0	0	0	1850	1230	Y	Y	Y	Groundworks on site underway. Part of the North West Cambridge Area Action Plan. Lots 1,2,3 & 8 have approval for residential units.
			Total NW - Cambridge University		**Total**	**1850**	**0**	**1850**	**0**	**520**	**225**	**230**	**255**	**205**	**215**	**160**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1850**	**1230**				
9.08	R42b	11/0073/REM, 11/0075/REM, 14/0348/REM, 14/0624/REM,	Trumpington Meadows	15.50	M	344	203	141	77	5	22	15	0	22	0	0	0	0	0	0	0	0	0	0	0	141	119	Y	Y	Y	Under construction.
					A	214	119	95	52	4	14	10	0	15	0	0	0	0	0	0	0	0	0	0	0	95	80				
			Total - Trumpington Meadows		**Total**	**558**	**322**	**236**	**129**	**9**	**36**	**25**	**0**	**37**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**236**	**199**				
9.13	R42c	08/0361 & 08/0363 & 09/1140/FUL	Glebe Farm	9.79	M	173	153	20	17	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y	Under construction.
					A	114	100	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14				
			Total - Glebe Farm		**Total**	**287**	**253**	**34**	**31**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**34**	**34**				
9.12	R42d	06/0795/OUT, 13/1786/REM, 13/1118/S73	Bell School Site	7.78	M	162	0	162	0	57	35	50	20	0	0	0	0	0	0	0	0	0	0	0	0	162	162	Y	Y	Y	
					A	108	0	108	0	66	37	5	0	0	0	0	0	0	0	0	0	0	0	0	0	108	108				
			Total - Bell School			**270**	**0**	**270**	**0**	**123**	**72**	**55**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**270**	**270**				
			Total - Urban Extensions			**7747**	**1408**	**6339**	**323**	**1086**	**1055**	**1023**	**709**	**661**	**565**	**510**	**330**	**43**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**6339**	**4196**				
									Five Year Supply Total				**4196**																		

Table C5: Cambridge Fringe Sites, New Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments
	GB1		Land north of Worts' Causeway	7.84	U/K	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	0	200	140	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-090).
	GB2		Land south of Worts' Causeway	6.80	U/K	230	0	230	0	0	0	77	77	76	0	0	0	0	0	0	0	0	0	0	0	230	154	Y	Y	Y	
	R42c	14/1792/FUL	Glebe Farm 2	0.83	M	18	0	18	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	18	Y	Y	Y	Also known as Glebe Farm 3 to the developers
					A	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12				
			Total - Glebe Farm 2			**30**	**0**	**30**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**30**				
			Total			**460**	**0**	**460**	**0**	**0**	**30**	**137**	**157**	**136**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**460**	**324**				
									Five Year Supply Total				**324**																		

Summary - Cambridge Fringe Sites by Locality

Site Name and Address	Target Number of Dwellings on Site (net)	Built to date (up to 2013/14)	Outstanding dwellings (2014/15-30/31)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)
NIAB - Main	1593	0	1593	0	0	100	200	250	250	250	250	250	43	0	0	0	0	0	0	0	1593
NIAB - Frontage	187	153	34	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	34
NW - Cambridge University	1850	0	1850	0	520	225	230	255	205	215	160	40	0	0	0	0	0	0	0	0	1850
Total - North West Cambridge	**3630**	**153**	**3477**	**0**	**520**	**325**	**430**	**505**	**455**	**465**	**410**	**290**	**43**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**3477**
Cambridge East Land North of Cherry Hinton	780	0	780	0	0	53	180	153	154	100	100	40	0	0	0	0	0	0	0	0	780
Cambridge East - Land at Coldham's Lane	57	0	57	0	0	10	30	17	0	0	0	0	0	0	0	0	0	0	0	0	57
Total - Cambridge East	**837**	**0**	**837**	**0**	**0**	**63**	**210**	**170**	**154**	**100**	**100**	**40**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**837**
Clay Farm	2165	680	1485	163	431	559	303	14	15	0	0	0	0	0	0	0	0	0	0	0	1485
Trumpington Meadows	558	322	236	129	9	36	25	0	37	0	0	0	0	0	0	0	0	0	0	0	236
Glebe Farm	317	253	64	31	3	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	64
Bell School Site	270	0	270	0	123	72	55	20	0	0	0	0	0	0	0	0	0	0	0	0	270
Total - Southern Fringe	**3310**	**1255**	**2055**	**323**	**566**	**697**	**383**	**34**	**52**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2055**
Land north of Wort's Causeway	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	0	200
Land south of Wort's Causeway	230	0	230	0	0	0	77	77	76	0	0	0	0	0	0	0	0	0	0	0	230
Total - South East	**430**	**0**	**430**	**0**	**0**	**0**	**137**	**157**	**136**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**430**
Total - Fringe Sites	**8207**	**1408**	**6799**	**323**	**1086**	**1085**	**1160**	**866**	**797**	**565**	**510**	**330**	**43**	**34**	**0**	**0**	**0**	**0**	**0**	**0**	**6799**
				Five Year Supply Total				**4520**													

M = Market Housing, A = Affordable Housing, U/K = Unknown

Table C6: Cambridge Windfall

Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply: 2015/16-2019/20	Availability	Suitability	Achievability	Comments
Identified Windfall - Large Sites Over 50 dwellings																														
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA			M	135	0	135	35	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135	135				
		Cambridge Water Company, Rustat Road	1.20	A	8	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	Y	Y	Y	Under construction
		Total - Cambridge Water Company, Rustat Road			**143**	**0**	**143**	**35**	**108**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**143**	**143**				
Identified Windfall - Small Sites (10 to 49 dwellings)																														
	12/0730/FUL	115-119 Perne Road	0.11	M	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	Y	Y	Y	Under construction
	12/0086/FUL	169-173 High Street, East Chesterton	0.17	M	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15
	11/1375/FUL	18-19 Regent Terrace	0.04	M	11	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	N/A	N/A	N/A	Completed 2014/15
				M	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
	13/0776/FUL	51 Barnwell Road	0.30	A	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15
		Total - 51 Barnwell Road			**21**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
	13/1554/FUL	1 Ditton Walk	0.28	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	N/A	N/A	N/A	Site completed in the 2015/16 monitoring year.
	15/0120/FUL	186-188 Histon Road	0.07	M	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	Y	Y	Y	Approved at Planning Committee on 5 August 2015 subject to S106 agreement. Application is for the demolition of 2 houses and the erection of 13 flats which equates to a net of 11 residential units. supersedes application 13/0231/FUL, which was in previous trajectory.
	12/1537/FUL	Land to the Rear of 231-247 Milton Road	0.47	M	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	Completed 2014/15.
	14/0195/FUL	394-398, Mill Road and 8 Montreal Road	0.10	M	13	0	13	0	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	The application consists of four demolitions and the construction of 17 residential units this creates a net total of 13.
				M	14	10	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4				
	13/1129/FUL	40-64 Colville Road and 1-9 Augers Road	0.55	A	19	0	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19	Y	Y	Y	The application consists of 18 demolitions and the construction of 33 residential units. 18 demolitions were completed in the 2014/15 monitoring year and are included in the net completions for that year. The site is under construction.
		Total - 40-64 Colville Road and 1-9 Augers Road			**33**	**10**	**23**	**23**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**23**	**23**				
	13/1139/FUL	132-136 Newmarket Road	0.04	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	Under construction
				M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12				
	13/1385/FUL	Campkin Court, Cambridge	0.63	A	20	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y	The application consists of 48 demolitions and the construction of 32 residential units. 48 demolitions and 10 completions were recorded in the 2014/15 monitoring year. The site is under construction.
		Total - Campkin Court			**32**	**0**	**32**	**32**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**32**	**32**				
				M	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4				
	13/1741/FUL	Play Area PL/006 and Garages, Atkins Close	0.24	A	8	0	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	N/A	N/A	N/A	Site completed June 2015. Completions will be recorded in the 2015/16 monitoring year.
		Total - Play Area PL/006 and garages, Atkins Close			**12**	**0**	**12**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**				
Total: Identified Windfall - Small Sites (10 to 49 dwellings)					**195**	**56**	**139**	**103**	**12**	**11**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**139**	**139**				
Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission																														
		With planning permission and under construction			141	0	141	106	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	141	141	Y	Y	Y	
		With planning permission - not under construction (minus 10%)			165	0	165	15	40	65	30	15	0	0	0	0	0	0	0	0	0	0	0	165	165	Y	Y	Y	
Total: Identified Windfall - Very Small Sites (0 to 9 dwellings) with planning permission					**306**	**0**	**306**	**121**	**75**	**65**	**30**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**306**	**306**				
Planning permissions granted between 1 April 2015 and 30 June 2015 (where decision notices have been issued).																														
	14/1995/FUL	Land And Buildings To Rear Of 1 - 5 Napier Street and Adjacent To 1A Napier Street (Tredgold Lane).	0.06	M	14	0	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Decision notice issued 05/06/2015.
	14/1878/FUL	Land Between 60 - 68 Victoria Road	0.03	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Decision notice issued 25/06/2015.
	15/0363/FUL	Land At 21 To 23 Milton Road	0.10	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	Decision notice issued 10/07/2015.
		Planning applications for 9 or less dwellings (minus 10%)			33	0	33	0	0	9	12	9	3	0	0	0	0	0	0	0	0	0	0	33	30	Y	Y	Y	
Total: Planning permission granted between 1 April 2015 and 30 June 2015					**67**	**0**	**67**	**0**	**0**	**43**	**12**	**9**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**67**	**64**				
Windfall Allowance																														
		Windfall - North Cambridge			340	0	340	0	0	0	0	0	31	31	31	30	31	31	31	31	31	31	31	0	340	0	Y	Y	Y	
		Windfall - East Cambridge			401	0	401	0	0	0	31	31	31	31	30	31	30	31	31	31	31	31	31	0	401	62	Y	Y	Y	
		Windfall - South Cambridge			370	0	370	0	0	0	0	31	31	30	31	31	31	30	31	31	31	31	31	0	370	31	Y	Y	Y	
		Windfall - West Cambridge			400	0	400	0	0	0	30	31	30	31	31	31	31	30	31	31	31	31	31	0	400	61	Y	Y	Y	
Total - Unidentified Windfall					**1511**	**0**	**1511**	**0**	**0**	**0**	**61**	**93**	**123**	**123**	**123**	**123**	**123**	**123**	**123**	**124**	**124**	**124**	**124**	**0**	**1511**	**154**				
Total Windfall					**2222**	**56**	**2166**	**259**	**195**	**119**	**116**	**117**	**126**	**123**	**123**	**123**	**123**	**123**	**123**	**124**	**124**	**124**	**124**	**0**	**2166**	**806**				
								Five Year Supply Total				**806**																		

M = Market Housing, A = Affordable Housing, U/K = Unknown

Table SC1a: Housing Trajectory for South Cambridgeshire - Summary

	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year Supply: 2015-2020
Completions																							
Actual Completions ^	678	556	632	869																		**2,735**	**0**
Allocations - Cambridge Urban Area																							
Orchard Park - parcels Q, Com2 and the former HRCC site					39	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**65**	**65**
Orchard Park - parcel K1					0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**38**	**38**
Orchard Park - parcels L2 & Com 4					0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**15**	**15**
Allocations - Cambridge Fringe Sites																							
North-West Cambridge (University Site)					20	70	195	105	90	185	150	250	90	0	0	0	0	0	0	0	0	**1,155**	**480**
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)					0	0	0	0	0	75	150	150	150	150	150	150	25	0	0	0	0	**1,000**	**0**
Cambridge East - north of Newmarket Road					0	0	0	85	140	140	140	140	140	140	140	140	95	0	0	0	0	**1,300**	**225**
Cambridge East - north of Cherry Hinton					0	0	147	20	47	46	100	60	0	0	0	0	0	0	0	0	0	**420**	**214**
Trumpington Meadows (Cambridge Southern Fringe)					22	124	108	120	148	91	0	0	0	0	0	0	0	0	0	0	0	**613**	**522**
Allocations - New Settlements																							
Northstowe					0	32	163	250	250	250	250	250	250	250	250	250	250	250	250	250	6,555	**3,445**	**695**
Waterbeach New Town					0	0	0	0	0	0	0	100	200	250	250	250	250	250	250	250	5,950	**2,050**	**0**
Bourn Airfield New Village					0	0	0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	**1,360**	**0**
Allocations - Rural Area																							
Cambourne - additional 950 dwellings					175	175	149	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**499**	**499**
Fulbourn & Ida Darwin Hospitals					0	0	0	80	100	50	0	0	0	0	0	0	0	0	0	0	0	**230**	**180**
Papworth West-Central					0	8	28	30	0	0	0	0	0	0	0	0	0	0	0	0	0	**66**	**66**
Former Bayer CropScience site, Hauxton					30	60	60	60	60	15	0	0	0	0	0	0	0	0	0	0	0	**285**	**270**
West of Ermine Street South, Papworth Everard					29	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**50**	**50**
Cambourne West					0	0	0	70	130	150	150	150	150	150	150	100	0	0	0	0	0	**1,200**	**200**
Dales Manor Business Park, Sawston					0	0	0	50	50	50	20	30	0	0	0	0	0	0	0	0	0	**200**	**100**
Land north of Babraham Road, Sawston					0	0	10	60	10	0	0	0	0	0	0	0	0	0	0	0	0	**80**	**80**
Land south of Babraham Road, Sawston					0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	0	0	**260**	**110**
Land north of Impington Lane, Impington					0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	**25**	**25**
Land west of New Road, Melbourn					10	10	38	14	10	0	0	0	0	0	0	0	0	0	0	0	0	**82**	**82**
Green End Industrial Estate, Gamlingay					0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	**90**	**90**
East of Rockmill End, Willingham					0	0	10	25	15	0	0	0	0	0	0	0	0	0	0	0	0	**50**	**50**
Land at Bennell Farm, West Street, Comberton					0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	**90**	**90**
Land at Linton Road, Great Abington					0	18	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**35**	**35**
Land at junction of High Street & Pampisford Road, Great Abington					0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**12**	**12**
Land at Bancroft Farm, Church Lane, Little Abington					0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**6**	**6**
Land at Toseland Road, Graveley					0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**6**	**6**
Windfalls																							
Unallocated Sites with Planning Permission					260	253	231	120	38	0	0	0	0	0	0	0	0	0	0	0	0	**902**	**902**
Unallocated Sites with Resolution to Grant Planning Permission					0	57	74	74	72	0	0	0	0	0	0	0	0	0	0	0	0	**277**	**277**
Windfall Allowance					0	0	0	100	150	200	200	200	200	200	200	200	200	200	200	200	0	**2,450**	**250**
Totals	**678**	**556**	**632**	**869**	**585**	**898**	**1,323**	**1,403**	**1,425**	**1,302**	**1,270**	**1,480**	**1,330**	**1,290**	**1,290**	**1,240**	**970**	**850**	**850**	**850**	**14,645**	**21,091**	**5,634**

Five Year Supply	2015-2020 Supply in Years	2015-2020 % of Supply Available	2016-2021 Supply in Years	2016-2021 % of Supply Available
Liverpool Method 5%	**5.1**	**102%**	**5.6**	**112%**
Liverpool Method 20%	**4.5**	**90%**	**4.9**	**98%**
Sedgefield Method 5%	**4.4**	**89%**	**4.7**	**94%**
Sedgefield Method 20%	**3.9**	**78%**	**4.1**	**82%**

Notes:

^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table SC1b: Housing Trajectory for South Cambridgeshire - Actual and Predicted Completions

	1999/ 2000 *	2000/ 2001 *	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																																	
Actual Completions ^	801	801	525	653	972	563	877	923	1,274	602	610	656	678	556	632	869																	
Predicted Completions																	585	898	1,323	1,403	1,425	1,302	1,270	1,480	1,330	1,290	1,290	1,240	970	850	850	850	
Cumulative Completions																																	
Core Strategy (1999-2016)	801	1,602	2,127	2,780	3,752	4,315	5,192	6,115	7,389	7,991	8,601	9,257	9,935	10,491	11,123	11,992	12,577																**12,577**
Local Plan (2011-2031)													678	1,234	1,866	2,735	3,320	4,218	5,541	6,944	8,369	9,671	10,941	12,421	13,751	15,041	16,331	17,571	18,541	19,391	20,241	21,091	**21,091**
Annualised Housing Target over Plan Period																																	
Core Strategy	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176																**20,000**
Local Plan													975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	975	**19,500**
Annualised Housing Target taking Account of Actual / Predicted Completions																																	
Core Strategy	1,176	1,200	1,227	1,277	1,325	1,354	1,426	1,481	1,543	1,576	1,716	1,900	2,149	2,516	3,170	4,439	8,008																
Local Plan													950	935	952	957	980	985	961	927	886	848	806	731	656	566	445	286	115	-130	-621	-2,091	
Comparison of Actual / Predicted Completions against Annualised Housing Target																																	
Core Strategy	-375	-375	-651	-523	-204	-613	-299	-253	98	-574	-566	-520	-498	-620	-544	-307	-591																
Local Plan													-297	-419	-343	-106	-390	-77	348	428	450	327	295	505	355	315	315	265	-5	-125	-125	-125	

Notes:

* For the period 1999-2001, data is only available for a two year period; this figure has been split evenly across the two years in the table.

^ The number of dwellings completed in previous years has been slightly revised from data previously published; this is a result of the ongoing assessment of data by the Research & Monitoring Team at Cambridgeshire County Council to remove any inaccuracies.

Table SC2: Housing Trajectory for South Cambridgeshire - Allocations within Cambridge Urban Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals 2015-2031	Totals Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Existing Allocations																													
Orchard Park - parcels Q, Com2 & the former HRCC site	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2559/11, S/1179/13, S/2064/13 & S/0573/14	3.76	M	89	40	49	23	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**49**	**49**	Y	Y	Y	
			A	51	35	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**16**	**16**				
			Total	**140**	**75**	**65**	**39**	**26**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**65**	**65**				
Orchard Park - parcel K1	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/2725/14 (awaiting decision)	0.94	M (Co-Housing)	38	0	38	0	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**38**	**38**	Y	Y	Y	A planning application for a revised scheme of 40 dwellings is anticipated.
			Total	**38**	**0**	**38**	**0**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**38**	**38**				
Orchard Park - parcels L2 & Com 4	Policy SP/1 (Site Specific Policies DPD), Policy SS/1 (Local Plan), S/1760/14	1.23	M & A	80	0	80	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**15**	**15**	Y	Y	Y	Outline planning permission for 15 townhouses on parcel L2 was granted in October 2015. Noise and air quality constraints will influence the design and layout of parcel Com4, and therefore kaking a precautionary approach, no allowance has been made for housing on this parcel in the housing trajectory as an acceptable scheme has not yet been submitted.
			Total	**80**	**0**	**80**	**0**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**				
Total - Existing Allocations within Cambridge Urban Area							**39**	**64**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**118**	**118**				

Table SC3: Housing Trajectory for South Cambridgeshire - Allocations on Cambridge Fringe

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Existing Allocations																													
North-West Cambridge (University Site)	North West Cambridge AAP, S/1886/11 & S/1447/14	90.62	M & KW	1,155	0	1,155	20	70	195	105	90	185	150	250	90	0	0	0	0	0	0	0	0	**1,155**	**480**	Y	Y	Y	
			Total	**1,155**	**0**	**1,155**	20	70	195	105	90	**185**	**150**	**250**	**90**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,155**	**480**				
Total - North West Cambridge (University Site)				**1,155**	**0**	**1,155**	20	70	195	105	90	**185**	**150**	**250**	**90**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,155**	**480**				
Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)	Policy SP/2 (Site Specific Policies DPD) & Policy SS/2 (Local Plan)	30.96	M & A	1,000	0	1,000	0	0	0	0	0	75	150	150	150	150	150	150	25	0	0	0	0	**1,000**	**0**	Y	Y	Y	The agent anticipates that the site will deliver 1,200 dwellings, and that construction will start in 2019. The Council is only relying on this site to provide 1,000 dwellings and has taken a more cautious approach in terms of the timetable for delivery.
			Total	**1,000**	**0**	**1,000**	0	0	0	0	0	**75**	**150**	**150**	**150**	**150**	**150**	**150**	**25**	**0**	**0**	**0**	**0**	**1,000**	**0**				
Total - Land between Huntingdon Road, Histon Road & A14				**1,000**	**0**	**1,000**	0	0	0	0	0	**75**	**150**	**150**	**150**	**150**	**150**	**150**	**25**	**0**	**0**	**0**	**0**	**1,000**	**0**				
Cambridge East - north of Newmarket Road	Cambridge East AAP, Policy SS/3 (Local Plan) & S/2682/13 (awaiting decision)	61.56	M & A	1,300	0	1,300	0	0	0	85	140	140	140	140	140	140	140	140	95	0	0	0	0	**1,300**	**225**	Y	Y	Y	
			Total	**1,300**	**0**	**1,300**	0	0	0	85	140	**140**	**140**	**140**	**140**	**140**	**140**	**140**	**95**	**0**	**0**	**0**	**0**	**1,300**	**225**				
Cambridge East - north of Cherry Hinton	Cambridge East AAP & Policy SS/3 (Local Plan)	17.14	M & A	420	0	420	0	0	147	20	47	46	100	60	0	0	0	0	0	0	0	0	0	**420**	**214**	Y	Y	Y	The Councils are proposing modifications to replace the existing allocations with a new larger allocation for 1,200 dwellings, of which approximately 420 dwellings are anticipated to be in South Cambridgeshire.
			Total	**420**	**0**	**420**	0	0	147	20	47	**46**	**100**	**60**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**420**	**214**				
Total - Cambridge East				**1,720**	**0**	**1,720**	0	0	147	105	187	**186**	**240**	**200**	**140**	**140**	**140**	**140**	**95**	**0**	**0**	**0**	**0**	**1,720**	**439**				
Trumpington Meadows - Lots 1-5	Cambridge Southern Fringe AAP, S/0054/08 & S/0160/11	18.14	M	8	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	Y	Y	Y	All 29 dwellings in South Cambridgeshire in this phase have been completed.
			A	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**				
			Total	**29**	**29**	**0**	0	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Trumpington Meadows - Lot 8	Cambridge Southern Fringe AAP, S/0054/08 & S/2998/14		M	18	0	18	15	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**18**	**18**	Y	Y	Y	
			A	7	0	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**7**	**7**				
			Total	**25**	**0**	**25**	22	3	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**25**				
Trumpington Meadows - Future Lots (Riverside, Local Centre, and Lots 9-11)	Cambridge Southern Fringe AAP & S/0054/08		M & A	588	0	588	0	121	108	120	148	91	0	0	0	0	0	0	0	0	0	0	0	**588**	**497**	Y	Y	Y	The predicted completions provided by the developer for future lots would result in the total number of dwellings for the whole of the site exceeding the 1,200 dwellings limit set by a condition on the outline planning permissions. The housing trajectory assumes that the site will not exceed 1,200 dwellings.
			Total	**588**	**0**	**588**	0	121	108	120	148	**91**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**588**	**497**				
Total - Trumpington Meadows (Cambridge Southern Fringe)				**642**	**29**	**613**	22	124	108	120	148	**91**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**613**	**522**				
Total - Existing Allocations on Cambridge Fringe							**42**	**194**	**450**	**330**	**425**	**537**	**540**	**600**	**380**	**290**	**290**	**290**	**120**	**0**	**0**	**0**	**0**	**4,488**	**1,441**				

Table SC4: Housing Trajectory for South Cambridgeshire - Allocations at New Settlements

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Existing Allocations																													
Northstowe - phase 1	Northstowe AAP, S/0388/12 & S/0390/12 (site wide masterplan)	492.03	M & A	1,500	0	1,200	0	32	163	250	250	250	250	250	55	0	0	0	0	0	0	0	0	**1,500**	**695**	Y	Y	Y	The Council has taken a more cautious approach to delivery than suggested by the developers and assumes that the site as a whole will deliver no more than 250 dwellings a year.
			Total	**1,500**	**0**	**1,200**	**0**	**32**	**163**	**250**	**250**	**250**	**250**	**250**	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,500**	**695**				
Northstowe - phase 2	Northstowe AAP, S/2011/14 (resolved to grant) & S/0390/12 (site wide masterplan)		M & A	3,500	0	3,500	0	0	0	0	0	0	0	0	195	250	250	250	250	250	250	250	1,555	**1,945**	**0**	Y	Y	Y	
			Total	**3,500**	**0**	**3,500**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**195**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**1,555**	**1,945**	**0**				
Northstowe - phase 3 and later phases	Northstowe AAP, Policy SS/7 (Local Plan) & S/0390/12 (site wide masterplan)		M & A	5,000	0	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	**0**	**0**	Y	Y	Y	
			Total	**5,000**	**0**	**5,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5,000**	**0**	**0**				
Total - Existing Allocations at New Settlements				**10,000**	**0**	**9,700**	**0**	**32**	**163**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**6,555**	**3,445**	**695**				
New Allocations																													
Waterbeach New Town	Policy SS/5 (Local Plan)	407.30	M & A	8,000	0	8,000	0	0	0	0	0	0	0	100	200	250	250	250	250	250	250	250	5,950	**2,050**	**0**	Y	Y	Y	The Council has taken a more cautious approach to delivery than suggested by the developers and assumes that the site will deliver an average of 250 dwellings a year.
			Total	**8,000**	**0**	**8,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**100**	**200**	**250**	**250**	**250**	**250**	**250**	**250**	**250**	**5,950**	**2,050**	**0**				
Bourn Airfield New Village	Policy SS/6 (Local Plan)	153.40	M & A	3,500	0	3,500	0	0	0	0	0	0	60	100	150	150	150	150	150	150	150	150	2,140	**1,360**	**0**	Y	Y	Y	The Council has taken a more cautious approach to delivery than suggested by the developers and assumes that the site will deliver no more than 150 dwellings a year.
			Total	**3,500**	**0**	**3,500**	**0**	**0**	**0**	**0**	**0**	**0**	**60**	**100**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**150**	**2,140**	**1,360**	**0**				
Total - New Allocations at New Settlements				**11,500**	**0**	**11,500**	**0**	**0**	**0**	**0**	**0**	**0**	**60**	**200**	**350**	**400**	**400**	**400**	**400**	**400**	**400**	**400**	**8,090**	**3,410**	**0**				
Total - Allocations at New Settlements							**0**	**32**	**163**	**250**	**250**	**250**	**310**	**450**	**600**	**650**	**650**	**650**	**650**	**650**	**650**	**650**	**14,645**	**6,855**	**695**				

Table SC5: Housing Trajectory for South Cambridgeshire - Allocations in the Rural Area

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Existing Allocations																													
Cambourne - additional 950 dwellings	Policy SP/3 (Site Specific Policies DPD), S/6438/07, S/1504/11, S/2111/11, S/2398/11, S/0350/12, S/1610/12, S/2596/11, S/0396/13, S/0496/14, S/0806/13, S/1472/14 & S/0114/15	34.90	M	665	304	361	105	105	89	0	0	0	0	0	0	0	0	0	0	0	0	0	**299**	**299**	Y	Y	Y	
			A	285	147	138	70	70	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**200**	**200**				
			Total	**950**	**451**	**499**	**175**	**175**	**149**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**499**	**499**				
Fulbourn & Ida Darwin Hospitals	Policy SP/9 (Site Specific Policies DPD) & S/1066/13 (development brief)	50.12	M & A	230	0	230	0	0	0	80	100	50	0	0	0	0	0	0	0	0	0	0	0	**230**	**180**	Y	Y	Y	The Site Specific Policies DPD anticipated that the site could provide 275 dwellings. Recent discussions suggest that it is unlikely that the site will be able to accommodate any more than 230 dwellings.
			Total	**230**	**0**	**230**	**0**	**0**	**0**	**80**	**100**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**230**	**180**				
Papworth West-Central - south of Church Lane	Policy SP/10 (Site Specific Policies DPD), S/0623/13 & S/0624/13	2.25	M & A	66	0	66	0	8	28	30	0	0	0	0	0	0	0	0	0	0	0	0	0	**66**	**66**	Y	Y	Y	
			Total	**66**	**0**	**66**	**0**	**8**	**28**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**66**	**66**				
Papworth West-Central - Catholic Chuch site	Policy SP/10 (Site Specific Policies DPD)	0.12	M	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	N	Y	N	It is unclear exactly when the site will be developed, and therefore no allowance has been made for housing on this site in the housing trajectory.
			Total	**2**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Former Bayer CropScience site, Hauxton	Policy SP/8 (Site Specific Policies DPD), S/2308/06, S/1152/12 & S/1911/14	8.76	M & A	285	0	285	30	60	60	60	60	15	0	0	0	0	0	0	0	0	0	0	0	**285**	**270**	Y	Y	Y	
			Total	**285**	**0**	**285**	**30**	**60**	**60**	**60**	**60**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**285**	**270**				
West of Ermine Street South, Papworth Everard	S/1424/08, S/1624/08, S/1688/08, S/1523/13, S/1509/12, S/1101/10, S/0507/12	10.00	M	345	295	50	29	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**50**	**50**	Y	Y	Y	Alternative designs and layouts are being discussed for the land at the entrance, which may result in a change from the 21 dwellings currently permitted.
			Total	**345**	**295**	**50**	**29**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**				
Total - Existing Allocations in the Rural Area				**1,878**	**746**	**1,132**	**234**	**264**	**237**	**170**	**160**	**65**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,130**	**1,065**				
New Allocations																													
Cambourne West	Policy SS/8 (Local Plan) & S/2903/14 (awaiting decision)	92.88	M & A	1,200	0	1,200	0	0	0	70	130	150	150	150	150	150	150	100	0	0	0	0	0	**1,200**	**200**	Y	Y	Y	One of the developers is seeking allocation of a larger site with a capacity of 2,350 dwellings and submitted a planning application for this scheme in December 2014. The Council has taken a more cautious approach to delivery than suggested by the developers and assumes that the site will deliver no more than 150 dwellings a year.
			Total	**1,200**	**0**	**1,200**	**0**	**0**	**0**	**70**	**130**	**150**	**150**	**150**	**150**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**1,200**	**200**				
Dales Manor Business Park, Sawston	Policy H/1a (Local Plan)	10.70	M & A	200	0	200	0	0	0	50	50	50	20	30	0	0	0	0	0	0	0	0	0	**200**	**100**	Y	Y	Y	Part of the site is available immediately, further parts of the site will become available for development in early 2017, and the remaining parts of the site will become available from late 2019-2022. The phasing of delivery takes account of the leaseholds on the site. The agent has advised that a planning application for 350 dwellings, with no employment uses, on a slightly larger site is anticipated to be submitted in Spring 2016.
			Total	**200**	**0**	**200**	**0**	**0**	**0**	**50**	**50**	**50**	**20**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**200**	**100**				
Land north of Babraham Road, Sawston	Policy H/1b (Local Plan)	3.64	M & A	80	0	80	0	0	10	60	10	0	0	0	0	0	0	0	0	0	0	0	0	**80**	**80**	Y	Y	Y	The agent anticipates that the site will be able to accommodate 130 dwellings.
			Total	**80**	**0**	**80**	**0**	**0**	**10**	**60**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**80**				
Land south of Babraham Road, Sawston	Policy H/1c (Local Plan)	12.04	M & A	260	0	260	0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	0	0	**260**	**110**	Y	Y	Y	The site is not available immediately as notice needs to be given to the tenant farmer; however it is anticipated that the site will become available in 2017-2018.
			Total	**260**	**0**	**260**	**0**	**0**	**0**	**55**	**55**	**50**	**50**	**50**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**260**	**110**				
Land north of Impington Lane, Impington	Policy H/1d (Local Plan)	1.19	M & A	25	0	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	**25**	**25**	Y	Y	Y	The landowners are seeking the allocation of a larger site with a capacity of approximately 74 dwellings.
			Total	**25**	**0**	**25**	**0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**25**				
Land west of New Road, Melbourn (land south west of Victoria Way)	Policy H/1e (Local Plan) & S/2048/14	3.00	M	40	0	40	10	10	4	6	10	0	0	0	0	0	0	0	0	0	0	0	0	**40**	**40**	Y	Y	Y	The site is in multiple land ownership. Planning permission has been granted for 64 dwellings and the Council's planning committee in September 2015 gave officers delegated powers to approve the erection of a further 18 dwellings, giving a total of 82 dwellings on this new allocation.
			A	24	0	24	0	0	16	8	0	0	0	0	0	0	0	0	0	0	0	0	0	**24**	**24**				
			Total	**64**	**0**	**64**	**10**	**10**	**20**	**14**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**64**	**64**				
Land west of New Road, Melbourn (land at 36 New Road)	Policy H/1e (Local Plan) & S/0287/15 (resolved to grant)		M	11	0	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**11**	**11**	Y	Y	Y	
			A	7	0	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**7**	**7**				
			Total	**18**	**0**	**18**	**0**	**0**	**18**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18**	**18**				
Green End Industrial Estate, Gamlingay	Policy H/1f (Local Plan) & S/2068/15 (being considered)	4.09	M & A	90	0	90	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	**90**	**90**	Y	Y	Y	
			Total	**90**	**0**	**90**	**0**	**0**	**30**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**90**				
East of Rockmill End, Willingham	Policy H/1g (Local Plan)	2.12	M & A	50	0	50	0	0	10	25	15	0	0	0	0	0	0	0	0	0	0	0	0	**50**	**50**	Y	Y	Y	
			Total	**50**	**0**	**50**	**0**	**0**	**10**	**25**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**50**				
Land at Bennell Farm, West Street, Comberton	Policy H/1h (Local Plan) & S/2204/15 (being considered)	6.29	M & A	90	0	90	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	**90**	**90**	Y	Y	Y	
			Total	**90**	**0**	**90**	**0**	**0**	**30**	**30**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**90**				
Land at Linton Road, Great Abington	Policy H/1i (Local Plan, major modification)	4.11	M & A	35	0	35	0	18	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**35**	**35**	Y	Y	Y	The landowners have undertaken preliminary site assessment and layout work, and are proposing that the site could accommodate 36 dwellings.
			Total	**35**	**0**	**35**	**0**	**18**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**35**	**35**				
Land at junction of High Street & Pampisford Road, Great Abington	Policy H/1j (Local Plan, major modification)	0.55	M & A	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**12**	**12**	Y	Y	Y	The developer is proposing the development of a slightly larger site with a capacity of 20 dwellings.
			Total	**12**	**0**	**12**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**				
Land at Bancroft Farm, Church Lane, Little Abington	Policy H/1k (Local Plan, major modification)	0.42	M & A	6	0	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**6**	**6**	Y	Y	Y	The landowners have undertaken preliminary site assessment and layout work, and are proposing that the site could accommodate 9 dwellings.
			Total	**6**	**0**	**6**	**0**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**6**				
Land at Toseland Road, Graveley	Policy H/1l (Local Plan, major modification)	0.40	M & A	6	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**6**	**6**	Y	Y	Y	
			Total	**6**	**0**	**6**	**0**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**6**				
Total - New Allocations in the Rural Area				**1,936**	**0**	**1,936**	**10**	**34**	**153**	**359**	**330**	**250**	**220**	**230**	**150**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**2,136**	**886**				
Total - Allocations in the Rural Area							**244**	**298**	**390**	**529**	**490**	**315**	**220**	**230**	**150**	**150**	**150**	**100**	**0**	**0**	**0**	**0**	**0**	**3,266**	**1,951**				

Table SC6: Housing Trajectory for South Cambridgeshire - Windfalls

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: 2015-2031	Totals: Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Unallocated Sites with Planning Permission																													
Land at Moores Farm, Fowlmere Road, Foxton	S/1029/10, S/0684/14 & S/2043/14	0.74	M	9	0	9	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	Y	Y	Y	
			A	6	0	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6				
			Total	**15**	**0**	**15**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**				
Land west of 22a West Road, Gamlingay	S/0261/09 & S/1866/14	0.53	M	10	0	10	4	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	
			Total	**10**	**0**	**10**	4	6	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**				
57 Brickhills, Willingham	S/0733/11	0.47	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	13	Y	Y	Y	
			A	6	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6				
			Total	**19**	**0**	**19**	19	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**19**				
Land south of Station Road, Gamlingay	S/1771/08 & S/1948/12	2.89	M	51	37	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	
			A	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total	**85**	**71**	**14**	14	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**14**	**14**				
Land at junction of Long Drove & Beech Road, Cottenham	S/2509/12	1.63	M	28	12	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	Y	Y	Y	
			A	19	10	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9				
			Total	**47**	**22**	**25**	25	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25**	**25**				
31 The Moor, Melbourn	S/2609/11 & S/1798/10	0.33	M	6	-1	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	Y	Y	Y	
			A	4	0	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4				
			Total	**10**	**-1**	**11**	11	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**				
Land at Former EDF Energy Depot & Training Centre, Ely Road, Milton	S/0983/11 & S/1388/12	8.53	M	55	54	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	N	It is unclear exactly when the restoration and conversion of North Lodge to a dwelling will be undertaken, and therefore no allowance has been made for this dwelling in the housing trajectory.
			A	35	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
			Total	**90**	**89**	**1**	0	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Former John Falkner Infants School, The Baulks, Sawston	S/1783/12 & S/1786/12	0.65	M	10	1	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	9	Y	Y	Y	
			Total	**10**	**1**	**9**	9	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**	**9**				
Land at Church Street, Great Eversden	S/1044/11	0.83	A	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	
			Total	**10**	**0**	**10**	0	10	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**				
Land at London Road, Great Shelford & Granta Terrace, Stapleford	S/1725/12, S/1727/12, S/1728/12, S/0990/14, S/1023/14 & S/1800/14	2.12	M	48	4	44	14	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	44	Y	Y	Y	
			A	14	0	14	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14				
			Total	**62**	**4**	**58**	14	44	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**58**	**58**				
Land west of Cody Road, Waterbeach	S/0645/13 & S/0296/15 (resolved to grant)	1.87	M & A	60	0	60	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	Y	Y	Y	
			Total	**60**	**0**	**60**	0	30	30	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**60**	**60**				
Land north of Bannold Road, Waterbeach	S/1359/13 & S/1431/15 (pending)	3.98	M & A	90	0	90	0	0	36	36	18	0	0	0	0	0	0	0	0	0	0	0	0	90	90	Y	Y	Y	A new outline planning application for a residential development of 144 homes was submitted in June 2015.
			Total	**90**	**0**	**90**	0	0	36	36	18	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**90**	**90**				
Showmans Site, Biddall's Boulevard, Kneesworth Road, Meldreth	S/2607/12	2.08	TS	10	6	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	N	It is unclear exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.
			Total	**10**	**6**	**4**	0	0	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Land north of Fen Drayton Road, Swavesey	S/2312/13	0.86	A	20	0	20	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	Y	Y	Y	
			Total	**20**	**0**	**20**	0	20	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**20**				
Land rear of Cygnus Business Park, Swavesey	S/1329/13	0.40	M	5	0	5	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	Y	Y	Y	
			A	7	0	7	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7				
			Total	**12**	**0**	**12**	0	9	3	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**				
Granta Processors, Mill Lane, Whittlesford	S/0641/13	0.59	M	10	0	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10	Y	Y	Y	The site is not available immediately as there is an existing active employment use on the site that needs to be relocated; however it is anticipated that the site will become available in mid 2017.
			A	6	0	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6				
			Total	**16**	**0**	**16**	0	0	10	6	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**16**	**16**				
Land at Bannold Road & Bannold Drove, Waterbeach	S/0558/14	1.76	M	34	0	34	0	0	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	34	34	Y	Y	Y	
			A	23	0	23	0	0	12	11	0	0	0	0	0	0	0	0	0	0	0	0	0	23	23				
			Total	**57**	**0**	**57**	0	0	29	28	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**57**	**57**				
Newdigate House, 3 Horseheath Road, Linton	S/2762/13	0.30	M	7	0	7	-1	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	Y	Y	Y	
			A	4	0	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4				
			Total	**11**	**0**	**11**	-1	12	0	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**11**				
Land to the east of Cody Road & north of Bannold Road, Waterbeach	S/1907/14	1.47	M & A	36	0	36	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	36	Y	Y	Y	
			Total	**36**	**0**	**36**	0	0	36	0	0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**36**	**36**				
Small Sites (9 dwellings or less) already Under Construction	-	-	M & A	-	-	187	140	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	187	187	Y	Y	Y	
Small Sites (9 dwellings or less) Not Under Construction	-	-	M & A	-	-	242	25	60	87	50	20	0	0	0	0	0	0	0	0	0	0	0	0	242	242	Y	Y	Y	These sites have been discounted by 10% to allow for any that may not come forward.
Total - Unallocated Sites with Planning Permission				**670**	**192**	**907**	**260**	**253**	**231**	**120**	**38**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**902**	**902**				

Site Name and Address	Policy and / or Planning Permission(s)	Site (ha)	Market (M), Affordable (A), Key Worker (KW) or Travelling Showpeople plots (TS)	Total Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: 2015-2031	Totals: Five Year Supply: 2015-2020	Available	Suitable	Achievable	Comments
Unallocated Sites with Resolution to Grant Planning Permission																													
Land west of Longstanton	S/1970/07 (resolved to grant)	64.91	M	36	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**0**	**0**	Y	Y	N	There are still issues to be resolved relating to the s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory.
			Total	**36**	**0**	**36**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth	S/1199/13 (resolved to grant)	0.95	M	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**10**	**10**	Y	Y	Y	
			A	10	0	10	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**10**	**10**				
			Total	**20**	**0**	**20**	**0**	**20**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**20**	**20**				
Land adjacent to Hill Farm, Fowlmere Road, Foxton	S/2658/14 (resolved to grant)	0.59	A	15	0	15	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**15**	**15**	Y	Y	Y	
			Total	**15**	**0**	**15**	**0**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**15**				
Land at Ermine Street, Caxton	S/1504/13 (resolved to grant)	0.40	M	2	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**2**	**2**	Y	Y	Y	
			A	8	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**8**	**8**				
			Total	**10**	**0**	**10**	**0**	**10**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**10**				
Former CEMEX Cement Works, Haslingfield Road, Barrington	S/2365/14 (resolved to grant)	33.50	M	132	0	132	0	0	44	44	44	0	0	0	0	0	0	0	0	0	0	0	0	**132**	**132**	Y	Y	Y	
			A	88	0	88	0	0	30	30	28	0	0	0	0	0	0	0	0	0	0	0	0	**88**	**88**				
			Total	**220**	**0**	**220**	**0**	**0**	**74**	**74**	**72**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**220**	**220**				
Land north of Daniels Close, Willingham	S/2341/14 (resolved to grant)	0.50	A	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**12**	**12**	Y	Y	Y	
			Total	**12**	**0**	**12**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**12**	**12**				
Total - Unallocated Sites with Resolution to Grant Planning Permission				**313**	**0**	**313**	**0**	**57**	**74**	**74**	**72**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**277**	**277**				
Windfall Allowance																													
Unidentified' Windfall Sites	-	-	M & A				**0**	**0**	**0**	**100**	**150**	200	200	200	200	200	200	200	200	200	200	200	0	**2,450**	**250**	Y	Y	Y	See Section i of the 'Greater Cambridge Housing Trajectory: Assessment of Housing Land Supply Sites in South Cambridgeshire'.
							260	**310**	**305**	**294**	**260**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**200**	**0**	**3,629**	**1,429**				

Cambridge Housing Trajectory – Summary of Sites

Cambridge City Council aims to ensure that the housing trajectory is as robust and realistic as possible. Letters and questionnaires are sent to agents, developers or landowners of sites (as part of the Council's Annual Monitoring Report) asking them to provide details on whether their site is deliverable, available, achievable and viable (as set out in the National Planning Policy Framework (NPPF)[1]), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent by Cambridge City Council and South Cambridgeshire District Council to sites on the edge of Cambridge that span the two local authorities.

For the small number of sites where the Council does not receive a completed questionnaire, annual completions are estimated based on survey data collected by Cambridgeshire County Council's Research and Monitoring Team; information included within the planning application; representations to the relevant section of the Local Plan; or information known by the case officer. Where questionnaires are returned, but they are considered unrealistic and unreliable, the Council takes a cautious approach and discusses these sites with case officers.

Below is a summary of each site contained within the housing trajectory tables. The site summaries are shown in housing trajectory order and outline any new developments on the sites and general comments.

References within this document which begin with the prefix 'RD/' can be found in the Councils' joint Reference Document Library, located on Cambridge City Council's website at https://www.cambridge.gov.uk/local-plan-review-reference-documents-library[2]. Additionally, there are also references to the document M8/CCC&SCDC. This is the Councils' joint hearing statement, produced for the hearing sessions concerning Matter 8: Housing Land Supply and Delivery as part of the examination of the Local Plans. This document and supporting appendices and supplements can be found at: https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery.

Cambridge Urban Area, Existing Allocations (see table C2)

- **CUP site Clarendon Road**

  This parcel of land is allocated as site 5.01 in the 2006 Local Plan. All 409 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **The Paddocks Trading Estate, Cherry Hinton Road**

  This parcel of land is allocated as site 5.02 in the 2006 Local Plan and as site R7 in the Cambridge Local Plan 2014: Proposed Submission. The allocation of this site is supported by LaSalle Investment Management (Representation 25384 to the Cambridge

[1] Paragraph 47 of the National Planning Policy Framework.

[2] The reference document library comprises the evidence base and supporting documents that were used in the production of the Cambridge Local Plan 2014: Proposed Submission and the South Cambridgeshire Submission Local Plan (July 2013). The reference document library will be updated throughout the examination process and additional sections will be added.

Local Plan 2014: Proposed Submission consultation). The Council has agreed a statement of common ground with LaSalle Investment Management (RD/SCG/140) with regard to this site. It is agreed that the most likely current time-frame for development is 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users. There is scope for vacant possession and/or break clauses in leases to allow for development to take place. It is agreed that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. Alternative locations are currently being explored and all current occupiers are aware of the development intentions. There is scope within existing employment sites in the city, including land in Cambridge City Council ownership, for the relocation of uses through redevelopment and densification. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2023 and it is anticipated that development could be completed by 2025 (M8/CCC&SCDC, Appendix 9, page 116 - 117). The site is phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.02. The site was considered developable after 2016. Pages 125-140 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 61 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner in a statement of common ground (RD/SCG/140).

- **British Telecom, Cromwell Road**

This parcel of land is allocated as site 5.03 in the 2006 Local Plan. All 136 residential units on the site were completed as of the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **379-381 Milton Road**

This parcel of land is allocated as site 5.04 in the 2006 Local Plan and as site M1 in the Cambridge Local Plan 2014: Proposed Submission. WFM Motors (Representation 26624 to the Cambridge Local Plan 2014: Proposed Submission consultation) expressed their intentions in 2013 to develop the site as 100% housing within the plan period and confirmed that the lease for the current tenant expires on 24 December 2019 and can be broken on 25 December 2015.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site is phased later in the plan period to allow for relocation of uses. The housing trajectory currently indicates that that development could be completed by 2027 (see M8/CCC&SCDC, Appendix 9, page 118 - 119).

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 52 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.04. The site was considered developable. Pages 433–449 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 64 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through their representation 26624 (Cambridge Local Plan 2014: Proposed Submission consultation). The site is in close proximity to the forthcoming station at Cambridge Northern Fringe East.

- **Cambridge City Football Ground, Milton Road**

This parcel of land is allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. Planning Application 14/0790/FUL was approved for the provision of 106 residential units. Previously a football stadium and car park, the site is now under construction. In a response to the housing trajectory questionnaire, the landowner's agents confirm that completion of the residential units will be between 2017/18 and 2018/19. Therefore, in accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable and will be completed within five years.

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and as site R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory as site R14 (Cambridge Urban Area, New Allocations).

The Council has agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/280), which confirms that the site can be developed within the plan period. It has been confirmed that underground cabling is not an uncommon occurrence on such sites and can be addressed as part of development. Any local issues with surface water management can also be addressed through the development management process and through use of sustainable urban drainage systems. The site is phased later in the plan period to allow for relocation of uses.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2019 and it is anticipated that development could be completed by 2022 (see M8/CCC&SCDC, Appendix 9, page 122 - 123).

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.06 and CC583 (the car park). The site was considered developable. Pages 242-257 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 53 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through their statement of common ground (RD/SCG/280).

- **Willowcroft, Histon Road**

This parcel of land is allocated as site 5.07 in the 2006 Local Plan and as site R2 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. Site 5.07 was assessed and allocated for 67 residential units net. The remainder of the site (CC 312 – SHLAA 2013) was assessed as being capable of providing 11 additional net units. This information can be found in table 5 of the SHLAA 2013 (RD/STRAT/140, page 52). In combination, these sites were allocated as site R2 in the Cambridge Local Plan 2014: Proposed Submission and are capable of providing a total of 78 residential units (net). The site is owned by ATS Euromaster, Skymond Ltd and Murketts.

Multiple ownership of the site has meant that the site is coming forward in small parcels. Planning permission was granted (subject to Section 106 agreement) at Cambridge City Council's planning committee on 5 November 2014 for 15 flats (14/1254/FUL). A further application has been submitted for 23 units adjacent to this site and is currently pending consideration. In addition, ATS Euromaster has replied to the housing trajectory survey noting that a further portion of the site will become available for development within the next 12-24 months.

Murketts Ltd stated in their response to the Cambridge Local Plan 2014: Proposed Submission consultation (representation 27853) that they currently have no plans to bring the car dealership site forward for redevelopment. However, with the change in trading conditions (such as dealers holding less stock) and the changing maintenance requirements (vehicles have longer service intervals); they are finding that the existing site is no longer being utilised to its full potential. They therefore envisage that in the future, the business could downsize to a smaller site, enabling the existing site to come forward for redevelopment. This would occur before 2031.

The Council's assessment of the overall allocation site identifies the net capacity as 78. This assessment includes the demolition of any residential units currently on site

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, ATS Euromaster have confirmed that a large portion of the site will be available by 2016 and it is anticipated that development on this portion of the site could be completed by 2019. This part of the site is considered deliverable within five years in accordance with footnote 11 to paragraph 47 of the NPPF.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 52 of RD/Strat/140) as site 5.07. The site was considered developable subject to landowners' intentions. Pages 42-57 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 59 of RD/Strat/150).

- **Territorial Army, Cherry Hinton Road**

This parcel of land is allocated as site 5.08 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Travis Perkins, Devonshire Road**

This site is allocated as site 5.09 in the Cambridge Local Plan 2006 and site R9 in the Cambridge Local Plan 2014: Proposed Submission. The site is currently home to a builders' merchants. Application 11/1294/FUL was granted permission for 43 units in April 2014. Delivery of the site is expected within five years.

In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable for the following reasons:

Available - The landowners have a current planning application on the site for the development of residential units and are currently actively investigating relocation options for their business.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 46 of RD/Strat/140) as site 5.09. The site was considered deliverable. Pages 157-172 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable – Viability was addressed as part of the approved planning application 11/1294/FUL.

- **Caravan Park, Fen Road**

This parcel of land is allocated as site 5.11 in the 2006 Local Plan. The landowners have informed the Council that they have no intention to develop the site in the plan period. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Police Station, Parkside**

  This parcel of land was allocated as site 12.2 in the 1996 Local Plan and is currently allocated as site 5.12 in the 2006 Local Plan. These allocations also included the fire station, which has now been developed. The police station is allocated as site M4 in the Cambridge Local Plan 2014: Proposed Submission. The Council has agreed a statement of common ground with Cambridgeshire Constabulary Estates (RD/SCG/120) with regard to this site, which confirms that the redevelopment of the site is achievable within the plan period.

  The police station is likely to be vacated by the Police Service for a number of reasons:

  The nature of policing has significantly changed since the building was first occupied and as a result the building and its internal layout no longer provide the level and standard of accommodation required to meet the needs and expectations of the occupying departments. The lifespan of the existing buildings on the site is also limited, due to the nature of the building's construction and the significant likely cost of remedial works to bring the building up to modern standards.

  The population served by this division is anticipated to increase by some 25% over the next decade with the creation of Northstowe and the Cambridge fringe developments; this will have a significant impact on the operational needs of the Southern Division of Cambridgeshire Police. Furthermore, the site's location in the city centre makes it increasingly difficult to respond to calls within all areas of the Southern Division within an appropriate response time.

  In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

  Available - In a response to the housing trajectory questionnaire, Cambridgeshire Constabulary Estates confirmed that the site will be available for development in 2018, with first completions expected in the 2020/21 monitoring year.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.12. The site was considered developable. Pages 486–503 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 66 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through the statement of common ground (RD/SCG/120).

- **Fire Station, Parkside**

  This parcel of land is allocated as part of site 5.12 in the Cambridge Local Plan 2006. 99 residential units were completed on the site in 2012/13.

- **Milton Infant & Junior School, Milton Road**

  This site is allocated as site 5.13 in the 2006 Local Plan. The original approved application (07/0328/FUL) for the site was for an 88 bed care home and 67 flats with community facility. Part of the application has been built out (the care home). An application for a 133 unit aparthotel and 5 residential townhouses under application 14/0052/FUL was allowed at appeal on 23 June 2015.

  The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 53 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.13. The site is considered deliverable under the definition of footnote 11 to paragraph 47 of the NPPF. The site was not allocated in the Cambridge Local Plan 2014: Proposed Submission as it was under the threshold for allocation.

- **Ridgeons, Cavendish Road/Cromwell Road**

  This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations).

  Site R12 Ridgeons (75 Cromwell Road) houses a builders' merchant. Ridgeons have expressed an interest in relocating their current operations at Cromwell Road to an alternative site in Cambridge. Cambridge City Council and Ridgeons Ltd have signed a statement of common ground with regard to this site (RD/SCG/200). Cambridge remains an important location for Ridgeons, who have begun initial work scoping out relocation options and consider that the indicative start date could be as early as 2017. This is however dependent on a replacement site being found and a new store being built before that time. Ridgeons have confirmed that they are committed to finding a new site locally. A potential new relocation site has been identified and 'heads of terms' have been agreed with the owners of the relocation site. Lawyers are fully instructed and it is the intention of all parties to have an 'Agreement to Lease' in place by late Spring 2015. Once signed, planning permission will be sought to erect the new Ridgeons building on the new site. When constructed, Ridgeons would relocate from site R12, into the new store. The existing store on site R12 will remain open until the new store is fully operational. At this point, site R12 will then become available for redevelopment. Planning permission to redevelop site R12 for residential purposes is however expected to be sought in the interim period, thus enabling development to commence swiftly once the site is available.

  The site is proposed to be allocated for housing with an indicative capacity of 245 dwellings. The approach taken to calculating densities for the site allocations was design-led. Factors for consideration included access, car parking, landscaping and building heights. The indicative capacity of the site increased from 120 to 245 dwellings between Issues and Options 2 and the Proposed Submission consultations. The increase in capacity occurred due to an assessment of the site by the Council which established that the site was capable of accommodating a higher density of 75 dwellings per hectare due to:

    - this density sitting within a range somewhere between terraced development (as seen on Cromwell Road already) and flatted development;

- if car parking is well-designed and the use of large parking courts is avoided (using underground, undercroft or on plot parking instead) then this density can accommodate a wide range of house types;
- the site is accessible to key primary routes;
- the site has a very long westerly edge to the rail line suggesting the optimum use for this edge would be flatted development. This is also an appropriate way to curb noise from the rail line.

Work on a Supplementary Planning Document for the site is currently underway. A draft SPD has been produced and expected to go to Development Plan Scrutiny Sub Committee in December for approval for public consultation. Public consultation on the draft Supplementary Planning Document is likely to take place in early 2016. Initial discussions reveal that Ridgeons are looking to submit an outline application for the site in 2016.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site could be available as early as 2017 and the landowner anticipates that development could be completed between 2022 and 2027 (see M8/CCC&SCDC, Appendix 9, page 130 - 131).

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.14 and site 5.14 and CC922 respectively. The site was considered developable. Pages 208-224 and 29–48 of the Technical Background Documents (RD/LP/260 and RD/LP/310) also provide an assessment of the site and show that the site has an overall rating of green in both RD/LP/260 and RD/LP/310. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 47 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through the statement of common ground (RD/SCG/200).

- **Henry Giles House, Chesterton Road**

This parcel of land is allocated as site 5.15 in the 2006 Local Plan and as R4 in the Cambridge Local Plan 2014: Proposed Submission. The Council has agreed a statement of common ground with Telereal Trillium (RD/SCG/270) with regard to the majority of this site, which confirms that the redevelopment of the Henry Giles House element of the site is achievable within the plan period. Employment uses on site can be relocated to other employment sites in Cambridge, including those subject to redevelopment and densification. There is scope for vacant possession and break clauses to allow development to come forward.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - The site will be available by 2019 and it is anticipated that development could be completed by 2023 (see M8/CCC&SCDC, Appendix 9, page 132–133 and RD/SCG/270).

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site 5.15. The site was considered developable. Pages 75-90 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding and location within Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 60 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through the statement of common ground (RD/SCG/120). The proposed Mitcham's Corner improvements support the enhancement of the area.

- **Junction of Cherry Hinton Road and Hills Road (The Marque)**

  This parcel of land is allocated as site 5.16 in the 2006 Local Plan. 133 residential units were completed on this site in the 2013/14 monitoring year. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **295 Histon Road**

  This parcel of land is allocated as site 5.17 in the 2006 Local Plan and as site R1 in the Cambridge Local Plan 2014: Proposed Submission for 32 residential units (net). An outline planning application (15/0519/OUT) with all matters reserved except for access, for the demolition of all structures on site and the development of 27 dwellings was submitted in April 2015 and has yet to be determined. The site was previously home to a squash club.

  In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

  Available – In a response to the housing trajectory questionnaire, agents acting on behalf of the landowner confirm that the site is available immediately for development and that development could start on site in late 2016 (dependent on the length of time to discharge conditions and get reserved matters approval). The squash club lease ended in April 2015 and the buildings have been vacated. Therefore the site can be considered deliverable under the definition of footnote 11 to paragraph 47 of the NPPF.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 5.17 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 54 of RD/Strat/140). The site was considered developable. Pages 26–41 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding and loss of the squash club. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 58 of RD/Strat/150) and was confirmed as developable and deliverable by the landowner through this year's housing trajectory return.

- **Sandy Lane**

This parcel of land is allocated as site 5.18 in the 2006 Local Plan. It is not allocated in the Cambridge Local Plan 2014: Proposed Submission. There are a number of live planning applications on the Sandy Lane site. Some of applications on this site overlap each other so the final figure is unknown:

  - 03/0406/FUL: Erection of 18 No. 4 and 5 bedroom dwellings following demolition of existing workshops;
  - 03/1241/FUL: Erection of five dwelling houses following demolition of existing industrial buildings;
  - 06/1305/FUL: Erection of seven one-bedroomed flats with associated parking (adjacent to 3 and to the rear of 5, 7, 9 and 11 Montague Road);
  - 06/0544/FUL: Erection of one 5-bedroom house;
  - 09/1024/EXP: still pending determination (06/0544/FUL).

From analysing the various applications, it is reasonable to assume that 23 units could come forward on the site. This would comprise application 03/0406/FUL (18 units) and 03/1241/FUL (5 units). These applications do not overlap site boundaries.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable. The site is suitable for housing, has planning permission and a visit to the site in July 2015 showed that hoardings have now been erected around the periphery of the site. The Council has sought legal advice on this site, which confirmed that commencement/implementation had taken place in 2009. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 54 of RD/Strat/140) as site 5.18. The site was considered deliverable.

- **Site 7.01 New Street/Newmarket Road**

This parcel of land is allocated as site 5.17 in the Cambridge Local Plan 2006, the allocation comprises multiple applications, which total 121 residential units and development of this site is well underway. Planning applications for 19 residential units at 23-29 Occupation Road (10/1067/FUL) and 20 Occupation Road (09/0743/FUL) were completed in the 2012/13 monitoring year. A further 13 units were completed in the 2014/15 monitoring year on the land between 30-31 Occupation Road (12/0628/FUL). Residential units are now under construction at 71-73 New Street (14/1407/FUL) and at 9-15 Harvest Way (11/0219/FUL). In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the remaining planning applications at 71-73 New Street (14 units) and 9-15 Harvest Way (75 units) are deliverable within the five-year period.

- **Betjeman House, Hills Road**

This parcel of land is allocated as site 7.02 in the Cambridge Local Plan 2006 and as site R44 in the Cambridge Local Plan 2014: Proposed Submission. Currently in use as offices, the site is 1.17 hectares and capable of providing 156 residential units. Work on a Supplementary Planning Document for the site is currently underway partnership with the landowner.

In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31.

Scoping meetings and discussions have taken place to create a draft programme for the production of a Supplementary Planning Document for the site. The site is considered capable of providing 156 residential units.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available – In a response to the housing trajectory questionnaire, agents acting on behalf of the landowners have confirmed that the site is available for development. The site will be developed in three phases with housing completions on the residential section of the site expected in 2029/30 and 2030/31. The landowner is working with the Council to produce a Supplementary Planning Document for the development area.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 7.02 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 55 of RD/Strat/140). The site was considered developable.

Achievable and Viable - The site is viable and achievable, and was confirmed as developable by the landowner through this year's housing trajectory return.

- **Coldham's Lane/Newmarket Road**

  This parcel of land is allocated as site 7.03 in the Cambridge Local Plan 2006. This site was redeveloped as a hotel and is therefore no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Mitcham's Corner**

  This parcel of land is allocated as site 7.04 in the Cambridge Local Plan 2006. Planning application 14/0506/FUL was approved on 9 July 2014 for retail development, provision of medical practitioner facility and car parking. On 14 October 2014, a planning application (14/0543/FUL) was approved for student accommodation, A1 food retail and bicycle and car parking. This allocation is no longer available for residential development. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **West Cambridge, Madingley Road**

  This parcel of land is allocated as site 7.06 in the Cambridge Local Plan 2006. The site has been allocated in the Local Plan 2014: Proposed Submission as site M13 for University and research uses. No further residential accommodation is expected on this site, although the policy approach allows for student accommodation on this site.

- **Leckhampton House Grounds**

  This parcel of land is allocated as site 7.07 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site for

residential use. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Grange Farm off Wilberforce Road**

  This parcel of land is allocated as site 7.06 in the Cambridge Local Plan 2006. This site has been allocated in the Local Plan 2014: Proposed Submission as site U3 for student accommodation. No further residential accommodation is expected on this site.

- **Land Around 16 Mill Lane**

  Allocated as site 7.10 in the Cambridge Local Plan 2006 and as U1 in the Cambridge Local Plan 2014: Proposed Submission. A Supplementary Planning Document was developed to guide development on the site and was adopted on by the Council on 12 January 2010. The University is currently in the early stages of masterplan preparation for the site and is considering the potential delivery of student housing, which is consistent with the adopted Old Press/Mill Lane Supplementary Planning Document. Masterplan options will be considered in 2015/2016, ascertaining a clearer understanding of parameters relating to the mix and phasing of development in early autumn. In a response to the housing trajectory questionnaire, the University have confirmed that the site could also deliver 30 residential units.

  In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

  Available – The University has responded to the housing trajectory survey and note that site is available for development. Demolition of some buildings could start on-site in 2017/18, with construction commencing in 2020/21. The University is in the early stages of masterplan preparation for the site.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed as site 5.17 in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 56 of RD/Strat/130 and page 57 of RD/Strat/140). The site was considered developable. Pages 398–413 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and show that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, known archaeology on site, the presence of listed buildings and the site's location within the Air Quality Management Area. These issues are considered to be capable of mitigation as part of the development management and masterplanning process.

  Achievable and Viable - The site is viable and achievable. This was confirmed by the University through this year's housing trajectory return.

- **Brunswick Site**

  This parcel of land is allocated as site 7.11 in the Cambridge Local Plan 2006. The 205 residential units on site were fully completed in the 2014/15 monitoring year. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Magnet Warehouse, Mill Road**

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Approximately half of the original allocation for site 7.12 has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road); this has not been carried forward into site R21. The current parcel of land known as site 7.12 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations).

The land at site R21 (315-349 Mill Road) is in two ownerships: the Co-operative Group (TCG) own the site known as 7.12 in table C2 of the housing trajectory and Cambridgeshire Community Services NHS Trust (the Trust) own the site known as R21 in table C3 of the housing trajectory. The total land area for site R21 is 2.78 hectares. The Trust is the majority landowner of approximately 2.18 hectares of the site, with TCG owning only 0.6 hectares of the site. The Council has agreed a statement of common ground (RD/SCG/230) with the Trust, the owner of the majority of this site. Site 7.12 is identified by the Council as having scope for 30 dwellings, whilst the additional land within R21 increases the overall capacity by 98 units to a total of 128 units.

The Trust have confirmed their support for the allocation for 98 residential units and are particularly interested in the development of the frontage on Mill Road as part of the redevelopment and reorganisation of their site. In response to the housing trajectory survey, the Trust note that not all of the site will be redeveloped for housing as there are existing uses that may need to remain on site. Development of the site would be dependent on NHS plans and relocation of certain facilities, availability of the land is currently estimated to be around 2023/24 to 2025/26.

McLaren Group has an option on the land owned by TCG. The portion of site R21 owned by TCG has recently been subject to a planning application 14/1496/FUL for land at 315 - 349 Mill Road for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access. This planning application was presented at the Council's planning committee on 4 March 2015 and was refused. The application is at appeal, with a public inquiry timetabled to take place in the first week of December 2015. The Council considers that TCG and the McLaren Group's aspirations in relation to this site need to be reconsidered.

TCG responded to the housing trajectory survey this year and identified that the site could deliver 270 student rooms or 100 residential units. They state that the site is immediately available for development, is achievable and viable with no known constraints. If residential development were to come forward on the site, completions would be expected in 2018.

As a result of these uncertainties, the Council has decided to leave the housing trajectory completions for site 7.12 (table C2 of the housing trajectory) in the 2022/23 monitoring year (as per last year's trajectory) until further information becomes available. The Council is defending the residential nature of the allocation at the appeal and believes that the principle of 30 residential units on this portion of the site is appropriate and in keeping with the surrounding area.

In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, The Co-operative Estates have confirmed that the site will be available for development by 207/18.

The Arthur Rank Hospice occupies some of the Trust's part of Site R21, but has stated its intention to move from the site. In order to secure an alternative site in South Cambridgeshire, the Arthur Rank Hospice has obtained planning permission S/2005/14/FL for erection of a hospice building with associated education centre, provision of hard surfaced parking areas, landscaping and associated works and infrastructure following demolition of existing outbuilding at Caius Farm, Cherry Hinton Road, Shelford Bottom on 3 December 2014. The decision notice was issued by South Cambridgeshire District Council on 19 January 2015 and building works are underway.

The portion of site R21 owned by TCG has recently been subject to a planning application 14/1496/FUL for land at 315 - 349 Mill Road for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new substation, infrastructure and access. This planning application was presented at the Council's planning committee on 4 March 2015 and was refused. The application is at appeal, with a public enquiry timetabled to take place in the first week of December. The Council considers that the McLaren Group's aspirations in relation to this site need to be reconsidered.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 58 of RD/Strat/130 and page 57 of RD/Strat/140) as site 7.12 and site 7.12 and site 934 respectively. The site was considered developable. Pages 360–377 and 103-121 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and show that the site has an overall rating of amber in RD/LP/260 and RD/LP/310. This indicates that the site has development potential and some constraints and adverse impacts. RD/LP/260 notes that this is due to the site being in an Air Quality Management Area, contamination and proximity to Buildings of Local Interest. This assessment is mirrored in RD/LP/310 with the addition of concerns about loss of community facilities. These issues are considered to be capable of mitigation as part of the development management process

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 63 of RD/Strat/150) and the majority of the site is confirmed as developable outside the first five years of the plan period by the main landowner through the statement of common ground (RD/SCG/230).

- **64-66 Peverel Road**

  This parcel of land is allocated as site 9.14 in the Cambridge Local Plan 2006. Planning application 13/1594/FUL was approved and a Section 106 agreement signed on 3 October 2014 for B1 building use for Marshall Aerospace and Defence Group. The site is not available for residential development, as a result this allocation was not taken forward into the Local Plan 2014: Proposed Submission.

- **Downing College, Athletic Ground**

  This parcel of land is allocated as site 9.02 in the Cambridge Local Plan 2006. This development was completed in the 2010/11 monitoring year. 100 residential units were built on the site. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Station Area – Blue Phase**

  This site is allocated as site 9.10 and 9.15 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission. 150 of the 169 residential units have now been completed on the site, the remaining 19 units are under construction and are expected to be completed in the 2015/16 monitoring year.

  In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, is currently under construction and aims to complete development within five years.

- **Station Area – Pink Phase**

  This site is allocated as site 9.02 in the Cambridge Local Plan 2006 and site M14 in the Local Plan 2014: Proposed Submission.

  Planning application 13/1034/REM was approved on 10 January 2014 for part of the Pink Phase of the CB1 development. The application comprised 137 residential units within blocks C1, C2, D1 and F1, along with associated car parking, cycle parking, electricity sub-station, landscaping, the Northern Residential Park and Station Road Open Space (part) and the Northern Access Road.

  Blocks C1, C2 and D1 are currently under construction and are anticipated to be completed by the fourth quarter of 2015. In response to the housing trajectory survey, the agents also noted that an application submission for blocks I1 and K1 proposing 89 residential units is imminent and that pre-application discussions are commencing with regard to blocks F2, G2, B2 which could deliver 151 residential units. Completion of the Pink Phase is currently expected by 2018/19.

  In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, is currently under construction. Development is likely to be completed within five years.

Cambridge Urban Area, New Allocations (see table C3)

- **Camfields Resource Centre and Oil Depot 137-139 Ditton Walk**

  This parcel of land is a new allocation (R5) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 35 residential units. The site has two owners, one of which is Cambridgeshire County Council. The County Council, as the landowner, has confirmed support for the allocation and that the land is immediately available for development. The County Council is in contact with the landowner of the remaining portion of the site. There is no change this year in the delivery of the site from the figures provided in last year's trajectory.

  In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

  Available - The County Council is in discussions with the landowners of the remaining portion of the site (the oil depot) to enable comprehensive development of the whole allocation. The portion of the site owned by Cambridgeshire County Council is available

immediately for development as demonstrated through the County Council's response to the housing trajectory survey. The oil depot was recently removed from the hazardous installations list by the Health and Safety Executive.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 69 of RD/Strat/130 and page 65 of RD/Strat/140) as site 906. The site was considered developable. Pages 91–107 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to surface water flooding, contamination and impact on green space. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 52 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by Cambridgeshire County Council, as detailed in their response to the housing trajectory survey.

- **149 Cherry Hinton Road and Telephone Exchange, Coleridge Road**

This parcel of land is a new allocation (R8) in the Cambridge Local Plan 2014: Proposed Submission. The site is jointly owned by Swiss Laundry and British Telecom. This site is considered to be capable of providing 35 residential units.

The Council has agreed a statement of common ground (RD/SCG/240) with Swiss Laundry Ltd. Swiss Laundry Ltd made representation 26840 (Cambridge Local Plan 2014: Proposed Submission consultation) with regard to site R8. They confirmed that the site could be made available for redevelopment during the plan period to 2031 if Swiss Laundry could find a suitable alternative site, for either all or part of its existing operation, and would relocate provided such a move is viable. It is agreed that the existing uses on the site do not preclude the site's developability within the plan period.

The Council has also agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/250) confirming that the most likely current time-frame for development is 2029 to 2031, although it is possible that development will come forward earlier.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Swiss Laundry have confirmed that the site will be available by 2029, and it is anticipated that development could be completed by 2031. The site was phased later in the plan period to allow for relocation of uses.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 37 of RD/Strat/130 and page 36-37 of RD/Strat/140) as sites 081 and 087. The sites were considered developable. Pages 141–107 of the Technical Background Documents (RD/LP/260) also provide an assessment of the site known as 149 Cherry Hinton Road and shows that it has an overall rating of green. Pages 9–28 of the Technical Background Document Supplement (RD/LP/310) assess an expanded

version of the site, which includes the telephone exchange and also produces an overall site rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 35 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowners through the statements of common ground (RD/SCG/240 and 250).

- **Mill Road Depot and Adjoining Properties, Mill Road**

This parcel of land was previously allocated in the 1996 Local Plan (Site 6.24), but was not allocated in the Cambridge Local Plan 2006. A change in circumstances have led to a new allocation (R10) in the Cambridge Local Plan 2014: Proposed Submission for 167 residential units.

The Council's Planning Services has agreed a statement of common ground (RD/SCG/150) with the Council's Property Services. Since the submission of the representations to the Proposed Submission consultation, further work has been undertaken by the Council on the relocation of the depot. The Council and South Cambridgeshire District Council have agreed a single shared waste service with a single management structure and workforce. This service is now located at the Waterbeach Depot. These operations take up a significant part of the site R10, and relocating them is an important step towards moving operations from the site. Work regarding the relocation of the other uses on site is currently underway.

Scoping meetings and discussions have taken place to create a draft programme for the production of a Supplementary Planning Document for the site.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, Cambridge City Council Property Services have confirmed that the site will be available by 2022, if not earlier, and it is anticipated that development could be completed by 2027. The site was phased later in the plan period to allow for relocation of uses, although the site may come forward earlier

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 45 of RD/Strat/130 and page 43 of RD/Strat/140) as site 102. The site was considered developable. Pages 173–190 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to setting of listed building, multiple ownership, access, contamination and cycling provision. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 44 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns and the statement of common ground (RD/SCG/150).

- **Horizon Resource Centre, 285 Coldham's Lane**

  This parcel of land is a new allocation (R11) in the Cambridge Local Plan 2014: Proposed Submission. The site is currently in use as a day centre with car parking facilities. The site is owned by Cambridgeshire County Council and is considered to be capable of providing 40 residential units. The County Council, as the landowner, has confirmed support for the allocation.

  In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

  Available - A reply to the housing trajectory survey from Cambridgeshire County Council indicates that the site could be delivered between 2029/30 and 2030/31. Further investigation needs to be carried out to ensure that the current services on the site are incorporated into the development or relocated to a suitable location, but these are not considered to prevent development from coming forward.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 629. The site was considered developable. Pages 191-206 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access. These issues are considered to be capable of mitigation as part of the development management process.

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 49 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns.

- **British Telecom, Long Road**

  This parcel of land is allocated as site 5.06 in the 2006 Local Plan and has been allocated as R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 76 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 3 of this document.

- **Cambridge Professional Development Centre, Foster Road**

  This parcel of land is a new allocation (R16) in the Cambridge Local Plan 2014: Proposed Submission. The landowner, Cambridgeshire County Council, no longer uses the venue as a training facility. There are no operational requirements affecting delivery of development. This site is considered to be capable of providing 40 residential units on land which excludes the playing fields. The County Council as landowner has confirmed support for the allocation to the Council.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - A reply to the housing trajectory survey from Cambridgeshire County Council indicates that the site could be delivered between 2027/28 and 2030/31.

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 50 of RD/Strat/130 and page 50 of RD/Strat/140) as site 905. The site was considered developable. Pages 276-292 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 51 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns.

- **Mount Pleasant House, Mount Pleasant**

This site is a new allocation (R17) in the Cambridge Local Plan 2014: Proposed Submission. A representation from Universities Superannuation Scheme Ltd to the Plan (Representation 28065) supported the proposed allocation and enclosed analysis that demonstrated the site has the potential to deliver at least 87 new homes at 153 dwellings per hectare. The site has been sold to the Howard Group who wishes to develop the site for student accommodation. Pre-application discussions have taken place between the Howard Group and the Council. The Council is likely to resist this loss and still considers the site to be suitable for residential use and therefore has retained the figures used in the previous housing trajectory. No planning application has been submitted as yet.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - The site is currently available for development, and it is anticipated that development could be completed by 2022 (see M8/CCC&SCDC, Appendix 9, page 158 - 159).

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 66 of RD/Strat/140) as site 919. The site was considered developable. Pages 293-309 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the loss of office accommodation, the location of the site within an Air Quality Management Area and the protection of the setting of the conservation area and a scheduled monument. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 31 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns.

- **Clifton Road Area**

This parcel of land is a new allocation (M2) in the Cambridge Local Plan 2014: Proposed Submission. Site M2 Clifton Road Area houses industrial, office and leisure uses. It is allocated for residential redevelopment to include 550 dwellings at a range of densities and 2 hectares of employment floorspace. The Council has agreed a statement of common ground (RD/SCG/160) with USS Limited. The statement of common ground explains the collaborative process that has been entered into between Cambridge City Council and Universities Superannuation Scheme Limited and the workstreams that Universities Superannuation Scheme Limited has commissioned to demonstrate the deliverability of the proposed site allocation M2 and Policy 20: Station Area West and Clifton Road Areas of Major Change.

Cambridge City Council is the major freeholder. There are however other landowners with freehold interests on the site. These include Royal Mail Group and Network Rail. The existing Clifton Road Industrial Estate, of which Universities Superannuation Scheme Limited is the long leaseholder, accommodates 46 businesses across 56 units. All of these leases will expire during the early part of the plan period with the last unit expiring in 2025. This means that existing lease arrangements are not an overriding constraint to the deliverability of the site.

The site allocation proposes a mix of employment uses on circa two hectares, leisure-related uses and residential uses with a maximum capacity of 550 dwellings. Universities Superannuation Scheme Limited has carried out high-level masterplan work which provides assurance over the capacity of the site to accommodate both the quantum and diversity of uses envisaged in the site allocation, whilst avoiding negative impacts on its immediate neighbours and the wider area.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - In a response to the housing trajectory questionnaire, USS have confirmed that first completions are expected in 2022, and it is anticipated that development could be completed by 2031.

Suitable - The site is at the first stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 70 of RD/Strat/130 and page 37 of RD/Strat/140) as site 913 and site M2. The site was considered developable. Pages 450–467 and pages 83-102 of the Technical Background Documents (RD/LP/260 and RD/LP/310 respectively) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access, contamination and noise. These issues are considered to be capable of mitigation as part of the development management process.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 54 of RD/Strat/150) and confirmed as developable outside

the first five years of the plan period by the landowner through the statement of common ground (RD/SCG/160).

- **Michael Young Centre, Purbeck Road**

  This site is a new allocation (M3) included in the Cambridge Local Plan 2014: Proposed Submission. This site currently contains office, industrial and warehouse uses. The Local Plan 2014: Proposed Submission allocated the site for 50 residential dwellings and over 0.5 hectares of employment. A planning application (13/1250/OUT) was approved in February 2014 which includes the addition of a further 45 residential units, bringing the total number of dwellings on the site to 95. A reserved matters application for the site (14/1648/REM) was approved on 5 February 2015 and construction is already underway. The developers replied to this year's housing trajectory survey and confirmed that the site will be completed in the 2015/16 monitoring year. In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission, is currently under construction and will be completed within five years.

- **82-88 Hills Road and 57-63 Bateman Street**

  This parcel of land is a new allocation (M5) in the Cambridge Local Plan 2014: Proposed Submission. A representation was submitted to the Cambridge Local Plan 2014: Proposed Submission consultation by the landowner, Trinity Hall (Representation 26612). At the time the landowner believed that an extra 30 dwellings could be developed on the site and the site size could be increased by 0.08ha.

  A recent reply to the housing trajectory from the Trinity Hall noted that the College will retain the commercial use in the short to medium term. Therefore the completions are phased towards the end of the plan period.

  In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable for the following reasons:

  Available - The development is phased later in the plan period to allow the allocation to be retained as commercial use in the short to medium term.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 872. The site was considered developable. Pages 504- 19 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within an Air Quality Management Area, its proximity to an historic park and garden, conservation area, and access to the site. These issues are considered to be capable of mitigation as part of the development management process.

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 50 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns.

- **636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road**

  This parcel of land is a new allocation (R6) in the Cambridge Local Plan 2014: Proposed Submission. Cambridge City Council and Cambridgeshire County Council, as landowners, acknowledge that the site is currently occupied. The SHLAA 2013 (RD/Strat/140, page 33) notes that community facilities would need to be incorporated as part of the development. This was included in the constrained capacity calculation.

  Cambridge City Council is currently looking to redevelop the community centre on this site, which should not impact on the redevelopment of the wider site and should maintain operational requirements. Whilst the land is in multiple ownership, this is not considered to be an issue with the majority of developable land owned by Cambridge City Council and Cambridgeshire County Council. Discussions are underway to discuss joint development options. A recent reply to the housing trajectory survey from the County Council indicates that their portion of the site is available immediately for development and they are currently looking at the provision of a flatted development situated above a community hub.

  In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

  Available – The parcel of land owned by Cambridgeshire County Council is available for immediate development and has the potential to be delivered as early as 2017/18. To allow for time for joint development options to be investigated and implemented on-site (the Council's preferred development option), the Council has decided to leave the predicted housing completions at the end of the plan period.

  Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 32 of RD/Strat/130 and page 33 of RD/Strat/140) as site 443. The site was considered developable. Pages 108-124 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 26 of RD/Strat/150) and confirmed as developable outside the first five years of the plan period by the landowner through previous trajectory returns.

- **Ridgeons, Cromwell Road/Cavendish Road**

  This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 245 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 8 of this document.

- **315-349 Mill Road and Brookfields**

  This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Approximately half of the original allocation for site 7.12 has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road); this has not been carried forward into site R21. The current parcel of land known as site 7.12 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 128 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 14 of this document.

Cambridge Fringe Sites, Existing Allocations (see table C4)

- **Cambridge East, Land North of Cherry Hinton**

  While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge and South Cambridgeshire, as provided for in the Cambridge East Area Action Plan (RD/AD/280). This site was proposed for allocation in both Councils' submitted Local Plans as R40 and SS/3 and is expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is owned by two landowners, both of whom are in pre-application discussions with the Councils. Housing trajectory questionnaires from two landowners state that the site is available immediately and that development could start on site in 2017 (see M8/CCC&SCDC, Appendix 9, page 99 -100 and Appendix 14, page 189-190).

  In 2015 the Councils have explored the potential for an extension to the allocation, which would mean carrying forward a larger part of the allocation in the adopted Cambridge East AAP, rather than changing it to safeguarded land that could only come forward through a plan review. Recent discussions with the landowners (Marshall and the White family) and further technical work has been undertaken and resulted in the reallocation of a wider site area, which will provide at least 1,200 residential units within Cambridge and South Cambridgeshire. Allocation R40 in the Cambridge City Council Housing Trajectory has therefore been expanded and reallocated as site R47 for 780 residential units. The Councils have previously agreed statements of common ground with Marshall (RD/SCG/210) and the Whites (RD/SCG/220).

  Part of the site is considered by all parties to be deliverable within a five-year time period and is available immediately for development.

  In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

  Available - The site is available immediately and it is anticipated that housing completions could start on site in 2017 (see statements of common ground RD/SCG/210 and RD/SCG/220). Pre-application discussions are underway with both landowners (see M8/CCC&SCDC, Appendix 9, page 99 -100 and Appendix 14, page 190).

Suitable - The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. Pages 49–65 of Technical Assessment Document (RD/LP/310) provide an assessment of the site and shows that the site has an overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). The site was also assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. The land North of Cherry Hinton was considered deliverable from 2021 – 2026. A further site assessment on the new allocation (site R47) has also recently being carried out and illustrates that the site's development potential remains green.

Achievable and Viable - The site is viable and achievable, with confirmation provided by landowners that the site is achievable.

- **Cambridge East – Land at Coldham's Lane**

The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 59 of RD/Strat/130 and page 57 of RD/Strat/140) as a larger site 9.01. The land North of Cherry Hinton was considered deliverable from 2017/18. Pages 66–82 of Technical Assessment Document (RD/LP/310) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to the location of the site within air safeguarding zones and noise issues. These issues are considered to be capable of mitigation as part of the development management process.

Application 14/0028/OUT for land North of Coldham's Lane for 57 units was approved at Joint Development Control Committee on 19 November 2014 subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and completions are expected within five years.

- **NIAB Main**

Allocated as site 9.03 in the Cambridge Local Plan 2006 and as site R43 in the Cambridge Local Plan 2014: Proposed Submission, the site is located off Huntingdon Road and has outline permission for a mixed use development comprising 1,593 residential units. A housing trajectory return from the agents indicated that the first completions are expected in 2016/17. The Council has taken a cautious approach to the housing completions expected on site and moved completions back one year to allow time for the approval of the reserved matters application.

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, 153 of which have been completed. The remaining 34 units are not expected to come forward

until 2025/26, in line with the completion of the NIAB Main development. This is due to the phasing plan of the site.

- **Clay Farm**

  This parcel of land is allocated as site 9.05 and 9.06 in the 2006 Local Plan and has been allocated as part of R42a in the Cambridge Local Plan 2014: Proposed Submission. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 60 of RD/Strat/130 and page 58 of RD/Strat/140) as sites 9.05 and 9.06. The site was considered developable and deliverable from 2011–2022. There are multiple approved planning applications relating to the site (see housing trajectory spreadsheets).

  In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

  The site currently has six developers involved in the site: Countryside Properties, Skanska, Bovis, Cambridge City Council, Crest Nicholson and Cala Homes. Currently 680 of the 2,165 units have been built. The whole of Clay Farm now has planning permission: application 15/1002/REM was approved on 1 September 2015 for 49 residential units on parcels 9a and 9b; and application 15/0844/REM was approved on 21 August 2015 for 251 residential units.

  Quarterly monitoring completions data from Cambridgeshire County Council indicates that 334 residential units have been constructed at Clay Farm between 1 April 2014 and 31 December 2014. This figure is based on three developers working on site (Countryside, Skanska and Bovis). Furthermore, Cambridge City Council (with development partner Hill Residential), Crest Nicholson and Cala Homes have indicated that completions will begin on their parcels of land in 2016/17. The Council considers that completions will meet the predicted numbers in the trajectory. Parcels 19 and 20 were developed by Skanska and completed in the 2014/15 monitoring year.

- **North West – Cambridge University**

  The site known as the North West Cambridge Development (also referred to as Land between Madingley Road and Huntingdon Road, Cambridge) and as identified in the North West Cambridge Area Action Plan (RD/AD/290) is capable of delivery during both Cambridge City Council and South Cambridgeshire District Council plan periods (2011-2031), and has been secured through an outline planning permission in 2013 (Reference 11/1114/OUT and S/1886/11). The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.07. The site was considered developable.

  The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway. Numerous planning applications for residential units have been approved on site including 13/1748/REM (for 117 residential units), 13/1827/REM (232 units), 14/0109/REM (73 units) and 14/1722/REM (264 units).

  In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

The delivery rate across the North West Cambridge Development reflects the nature of the development, which includes 50% key worker housing for the University of Cambridge, information supplied by the University of Cambridge, and the existing pace of construction.

The site at North West Cambridge will include a range of dwelling types, from apartments through to detached houses. The first phase of development, which the University is currently implementing, is focused on the local centre and is predominantly flats. Flatted schemes are capable of delivering large number of units relatively quickly. Development has commenced and there are three contractors on site at the moment working on four different lots (three of them delivering schemes with new dwellings), in addition to a fourth contractor delivering site-wide infrastructure. Latest information from the University indicates that there are currently 756 units with planning permission where development has commenced or will commence during 2015.

- **Trumpington Meadows**

  Allocated as site 9.08 in the Cambridge Local Plan 2006 and as site R42b in the Cambridge Local Plan 2014: Proposed Submission. It is addressed by the Southern Fringe Area of Major Change Policy (Policy 17) in the Cambridge Local Plan 2014: Proposed Submission. Current applications for the site include 11/0073/REM and 11/0075/REM, 14/0348/REM, 14/0624/REM and 14/2103/REM. 140 dwellings have yet to be dealt with under reserved matters. The site is currently under construction and 322 dwellings have been built to date. The developers have moved the completion figures forward for the remaining residential units due to the high demand for houses.

- **Glebe Farm (Glebe Farm 1)**

  This parcel of land is currently allocated as site 9.13 in the 2006 Local Plan and has been allocated as part of R42c in the Cambridge Local Plan 2014: Proposed Submission. Applications 08/0361, 08/0363 and 09/1140/FUL have previously been approved on this site. In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

  Application 13/0706/FUL amended the number of dwellings on site from 286 to 287 through the erection of four dwellings in lieu of plots 240, 241 and 242. 34 residential units remain to be completed on-site and are expected to be delivered in the 2015/16 monitoring year.

  Available - The site is available immediately and it is anticipated that development could be completed by 2016/17.

  Suitable - The site was allocated for development in the adopted Cambridge Local Plan 2006, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.13. The site was considered deliverable.

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 56 of RD/Strat/150) and the submission of a full planning application for the site.

- **Bell School**

  Allocated as site 9.12 in the Cambridge Local Plan 2006 and as site R42d in the Cambridge Local Plan 2014: Proposed Submission. A reserved matters application (13/1786/REM) was approved for 270 dwellings in April 2014. The developers anticipate starting on site in 2014 with first completions in 2016/17.

Cambridge Fringe Sites, New Allocations (see table C5)

- **Land North of Worts' Causeway**

  This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB1. The site is home to a Local Heritage Asset which would have to be retained on the site and archaeological investigation will be required before construction can begin on the site. This site is situated on Green Belt land and is believed to be capable of providing 200 residential units. The promoters of the site indicated in their response to the housing trajectory that the site could be delivered earlier than indicated in the previous year's trajectory. The Council has noted this response, but has taken a cautious approach.

  A masterplan supplementary planning document will be produced for Land North of Worts' Causeway (GB1) and Land South of Worts' Causeway (GB2). An initial scoping meeting has been held to determine the work that needs to be undertaken with representatives of the landowners: Commercial Estates Group, Nathaniel Lichfield and Partners and Cambridgeshire County Council.

  In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

  Available - A housing trajectory return from the agents indicated that the first completions are expected in 2017/18. The site is available immediately and it is anticipated that development could be completed by 2020/21.

  Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 166 of RD/Strat/140) as site GB1. The site was considered developable.

  Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 55 of RD/Strat/150).

- **Land South of Worts' Causeway**

  This site is a new allocation included in the Cambridge Local Plan 2014: Proposed Submission. The current site reference for the site is GB2. This site is situated on Green Belt land and is believed to be capable of providing 230 residential units. The landowner has indicated that the site could be delivered earlier than indicated in the previous year's trajectory. The Council has noted this response, but has taken a cautious approach.

A masterplan supplementary planning document will be produced for Land North of Worts' Causeway (GB1) and Land South of Worts' Causeway (GB2). An initial scoping meeting has been held to determine the work that needs to be undertaken with representatives of the landowners: Commercial Estates Group, Nathaniel Lichfield and Partners and Cambridgeshire County Council.

In accordance with footnote 12 to paragraph 47 of the NPPF, this site is considered developable for the following reasons:

Available - A housing trajectory return from the agents indicated that the first completions are expected in 2017/18. The site is available immediately and it is anticipated that development could be completed by 2020/21.

Suitable - The site was allocated for development in the Cambridge Local Plan 2014: Proposed Submission. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessment 2013 (page 133 and 167 of RD/Strat/140) as site GB1. The site was considered developable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 56 of RD/Strat/150).

- **Glebe Farm 2**

This figure was reduced to 30 units in the housing trajectory from 35 units in 2013 Annual Monitoring Report (RD/AD/350) and remained at 30 units in the 2014 Annual Monitoring Report (RD/AD/360). Application 14/1792/FUL was submitted for this piece of land for 30 residential units on 21/11/2014. It is currently being considered. After objections with regard to residential units overlooking properties and the classification of the cycle path, the developers have decided to submit revised drawings for the applications. The resolution to approve the application was made on 17 June 2015. The Section 106 agreement is in the process of being finalised. The number of residential units remains unchanged.

In accordance with footnote 11 to paragraph 47 of the NPPF, this site is considered deliverable as it has planning permission and is under construction.

Available - The site is available immediately and a recent reply to the housing trajectory survey from the developers anticipates that development could be completed by 2017/18.

Suitable - The site was allocated for development in the adopted Cambridge Local Plan 2006, having been released from the Cambridge Green Belt. It is at the second stage in the development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (Page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.13. The site was considered deliverable.

Achievable and Viable - The site is viable and achievable, according to preliminary viability assessment (page 62 of RD/Strat/150) and the submission of a full planning application for the site.

Cambridge Windfall: **Identified Windfall – Large Sites Over 50 Dwellings** (see table C6)

- **Cambridge Water Company, Rustat Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (07/1223/REM) for 143 residential units. A subsequent application (13/6001/S106BA) was approved on 9 December 2013, which changed the market/affordable housing split from that of 60%/40% to 94%/6%. The overall number of residential units remains at 143 and the site is under construction. First completions are expected in the 2015/16 monitoring year.

Cambridge Windfall: Identified Windfall – Small Sites (10 to 49 dwellings) (see table C6)

- **115-119 Perne Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0730/FUL) for 12 residential units. The site is under construction with the build taking approximately 12 to 18 months.

- **169-173 High Street, East Chesterton**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/0086/FUL) for 12 residential units. Monitoring information from Cambridgeshire County Council indicates that the site was completed in the 2014/15 monitoring year.

- **18-19 Regent Terrace**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (11/1375/FUL) for 11 residential units. Monitoring information from Cambridgeshire County Council indicates that the site was completed in the 2014/15 monitoring year.

- **51 Barnwell Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0776/FUL) for 21 residential units. Monitoring information from Cambridgeshire County Council indicates that the site was completed in the 2014/15 monitoring year.

- **1 Ditton Walk**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1554/FUL) for 12 residential units. The site was completed

after April 2015 and therefore completions have been recorded in the 2015/16 monitoring year.

- **186-189 Histon Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/0231/FUL) for 12 residential units. A new application (15/0120/FUL) was approved at Planning Committee on 5 in August 2015, subject to a Section 106 agreement. The application is for the demolition of 2 houses and the erection of 13 flats, which equates to a net of 11 residential units. The developer has confirmed that the estimated year of completion is 2017/18.

- **Land to the Rear of 231-247 Milton Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (12/1537/FUL) for 13 residential units. Monitoring information from Cambridgeshire County Council indicates that the site was completed in the 2014/15 monitoring year.

- **394-398 Mill Road and 8 Montreal Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/0195/FUL) for 17 residential units. The application includes the demolition of four residential units; therefore the net total for the site is 13 residential units. An agent on behalf of the landowner has confirmed that the development is currently out to tender and that the estimated year of completion is 2018/19.

- **40-64 Colville Road and 1-9 Augers Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1129/FUL) for 33 residential units. The application includes the demolition of 18 residential units; therefore the net total for the site is 23 residential units. Monitoring information received from Cambridgeshire County Council's Research and Monitoring Team indicates that the site is under construction. The landowner confirms that the development will be completed in the 2015/16 monitoring year.

- **132-136 Newmarket Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1139/FUL) for 13 residential units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction, completions are expected in the 2015/16 monitoring year.

- **Campkin Court, Cambridge**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1385/FUL) for 32 residential units. The application consists of

48 demolitions (which were recorded in the 2014/15 monitoring year) and the construction of 32 residential units, therefore the net number of completions for the site is now 32 units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction, completions are expected in the 2015/16 monitoring year.

- **Play Area PL/006 and Garages, Atkins Close**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1741/FUL) for 12 residential units. The site was completed after April 2015 and therefore completions have been recorded in the 2015/16 monitoring year.

Cambridge Windfall: Identified Windfall – Very Small Sites (9 dwellings or less) (see table C6)

At 31 March 2015, 141 dwellings (net) had planning permission and were under construction on small sites within Cambridge. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. However, as these small sites are under construction, it is considered reasonable to count all of these dwellings. All of these dwellings are anticipated to be completed within two years.

At 31 March 2015, there were 186 (net) dwellings with planning permission on small sites within Cambridge that are not currently under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of these sites may not come forward for development. As such, approximately 10% of the total number of units has been deducted to account for the potential non-implementation of some planning applications. On this basis, 165 dwellings are anticipated to be completed within five years.

Cambridge Windfall: Planning permissions granted between 1 April 2015 and 30 June 2015 (where decision notices have been issued) (see table C6)

- **Land and Buildings to Rear of 1-5 Napier Street and Adjacent to 1a Napier Street (Tregold Lane).**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (14/1995/FUL) for 14 residential units. An agent on behalf of the landowner has confirmed that the development is currently out to tender and that the estimated year of completion is 2017/18.

- **Land Between 60-68 Victoria Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has

planning permission (14/1878/FUL) for 10 residential units. Completions are expected in the 2017/18 monitoring year.

- **Land at 21 to 23 Milton Road**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (15/0363/FUL) for 10 residential units. Completions are expected in the 2017/18 monitoring year.

- **Planning applications for 9 or less dwellings (minus 10%)**

  Between 1 April 2015 and 30 June 2015, there were 36 (net) dwellings where a decision notice for approval of planning permission on small sites within Cambridge had been issued. None of these sites are under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent. As development has yet to start on these sites, it is considered necessary to assume that a proportion of sites may not come forward for development. As such, 10% of the total number of units has been deducted. On this basis, 33 dwellings are anticipated to be completed within five years, between 2018/18 and 2019/20.

Cambridge Windfall: Windfall Allowance (see table C6)

Paragraph 48 of the National Planning Policy Framework (NPPF) says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Cambridge City Council has taken a measured and robust approach to windfall calculations. Any allowance should have regard to the SHLAA (Strategic Housing Land Availability Assessment), historic windfall delivery rates and expected future trends, and should not include residential gardens. In line with paragraph 48 of the NPPF, the approach taken by the Council excluded garden land, allocated land and any development on sites over 0.5 hectares from the windfall calculations. Based on the Planning Advisory Service's advice, the SHLAA 2012 identified small sites (9 dwellings or less and 0.25 hectares or under in broad locations). These broad locations were identified in lieu of windfall and included in Annex 2 of the 2012 SHLAA (RD/Strat/130). Following the publication of the NPPF, reflecting the requirements of paragraph 48, the Council produced the SHLAA 2013 (RD/Strat/140) which focussed on strategic sites of 0.5ha or more and undertook detailed research on small windfall sites (up to 0.5 hectares).

The methodology for calculating a realistic windfall allowance is set out in the Council's Housing Land Supply Topic Paper (RD/Top/070). In summary, the Council identified past windfall completions from 2002 to 2012 omitting the two highest and lowest years of delivery and calculated an annualised average on the remaining years of data. This resulted in an annualised windfall figure of 123.3 residential units per annum. This figure is reflected in the Council's Windfall Allowance figures.

The Council performed a 'health check' on these calculations in 2014 as part of the Local Plan Examination Hearing Sessions for Matter 8: Housing Land Supply and Delivery[3]. As per the SHLAA methodology, the two highest and lowest years of data were removed to allow for any potential anomalies. The final annualised windfall allowance resulted in a figure of 122.44 residential units per annum. This very small variation is 0.86 units less than the original calculation (123.3). This highlights that the trend for windfall calculations is still consistently available in line with paragraph 48 of the NPPF.

Due to the highly built up nature of the city, the strength of the housing market and the continuing demand for housing, and scope for intensification of sites, the Council considers that windfall sites remain a significant and continuing component of housing supply. In line with paragraph 48 of the NPPF, this provides compelling evidence that such sites become consistently available.

As more identified windfall comes through within the five year housing trajectory period (2015/16 to 2019/20) the windfall allowance is reduced to ensure that windfall completions do not exceed 123 dwellings a year if a windfall allowance is included in that year. It is anticipated that unidentified windfall sites will currently deliver 1,511 dwellings by 2031.

[3] https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery

Greater Cambridge Housing Trajectory: Assessment of Housing Land Supply Sites in South Cambridgeshire

a. Existing Allocations within Cambridge Urban Area (see Table SC2)

Orchard Park

A.1. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005 (which has now lapsed). The **Site Specific Policies DPD** (adopted in January 2010) and **Local Plan** (submitted in March 2014) carry forward the allocation, and also allow the potential for additional housing development on three parcels in place of other uses.

A.2. **Parcels Q, Com2 and the former HRCC site**: this is a combined package of three parcels where additional housing development has been allowed. A hybrid planning application incorporating an outline planning application for 112 dwellings and a full planning application for a local centre and 28 flats above was granted in February 2013, and three detailed planning permissions for 112 dwellings have since been granted. The developer anticipates that the remaining 39 dwellings on parcels Q and the former HRCC site will be completed by March 2016 and that the construction of the final 26 dwellings on land adjacent to the local centre will be started and completed in 2016-2017.

A.3. In accordance with footnote 11 to paragraph 47 of the NPPF **parcels Q, Com2 and the former HRCC site** are considered **deliverable** for the following reasons:

- ***Available***: the site has planning permission and is under construction.
- ***Suitable***: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has planning permission. It is at the first stage in the development sequence.
- ***Achievable and Viable***: the site has planning permission and is under construction, and the developer anticipates that the development will be completed by March 2017.

A.4. **Parcel K1**: this is the only remaining parcel from the original outline planning permission without detailed planning permission. A planning application for 38 PassivHaus dwellings and ancillary facilities including common house and communal gardens was submitted in November 2014, and has an officer recommendation for approval subject to a s106 agreement being completed. The agent anticipates that construction will start on site in Spring 2016 and that the development will be completed in Spring 2017. A planning application for a revised scheme of 40 dwellings is anticipated.

A.5. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel K1** is considered **deliverable** for the following reasons:

- ***Available***: a planning application for the site has an officer recommendation for approval subject to a s106 agreement being completed and the agent has advised that the site is available immediately, subject to planning permission being granted.
- ***Suitable***: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). It is at the first stage in the development sequence.
- ***Achievable and Viable***: the agent has advised that the scheme for Cambridge Co-Housing is achievable and viable, and anticipates that the development will be completed in 2016-2017.

A.6. **Parcels L2 and Com4**: the **Site Specific Policies DPD** (adopted in January 2010) identified these two parcels as having the potential for additional housing development and anticipated that together they could provide 80 dwellings. Design criteria for these two sites are included in the **Orchard Park Design Guidance SPD** (adopted in March 2011). The proximity of these two sites to the A14 means that noise and air quality constraints will influence the design and layout of the sites, and mitigation measures will need to be agreed through the planning application process.

A.7. Outline planning permission for 15 townhouses on parcel L2 was granted in October 2015. It is unclear exactly when construction will start as the landowner has not provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years.

A.8. Two alternative planning applications for parcel Com4 proposing schemes of either 132 flats or 42 apartments and an 82 unit apart/hotel have been refused and appeals have been lodged. Noise and air quality constraints will influence the design and layout of this parcel. Taking a precautionary approach, no allowance has been made for housing on this parcel in the housing trajectory as an acceptable scheme has not yet been submitted.

A.9. In accordance with footnote 11 to paragraph 47 of the NPPF **parcel L2** is considered **deliverable** for the following reasons:
- ***Available***: the site has outline planning permission.
- ***Suitable***: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has outline planning permission. It is at the first stage in the development sequence.
- ***Achievable and Viable***: there is a reasonable prospect that the scheme will be delivered in five years as the site has outline planning permission and a s106 agreement has been signed for the provision of onsite affordable housing and financial contributions for community space, education, household waste, monitoring and public open space.

A.10. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF it is **not** considered possible to provide sufficient confidence that **parcel Com4** is **deliverable or developable** in order to include an allowance in the housing trajectory for the following reasons:
- ***Available***: the landowner has previously advised that the site is available immediately.

- ***Suitable***: the site is part of Orchard Park, which is allocated for development in the adopted Site Specific Policies DPD (January 2010) and the suitability of the site has therefore been tested through examination. The site is allocated for development in the Local Plan (submitted in March 2014). It is at the first stage in the development sequence.
- ***Achievable and Viable***: an acceptable scheme for the development of this site has not yet been submitted. The two alternative schemes for the site were refused as the planning applications failed to demonstrate that it was possible to construct a building(s) in conformance with the design parameters set out in the Orchard Park Design Guidance SPD, and that the noise and air quality considerations had been addressed. Therefore there is uncertainty over the achievability of the site until a scheme that addresses these considerations appropriately has been approved.

b. Existing Allocations on Cambridge Fringe (see Table SC3)

North West Cambridge (University Site)

A.11. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.

A.12. Outline planning permission for the site was granted in February 2013 and the landowner anticipates that on the basis of the approved scheme 1,155 dwellings will be provided in South Cambridgeshire. Detailed planning permissions for lots 1-8 have been granted, including 70 dwellings in South Cambridgeshire. Construction of the access to the site is underway, and works have started on some of the residential buildings.

A.13. Pre-application discussions are underway for lots M1, M2, S1 and S2, and a planning application for lots M1 and M2 is expected in Autumn 2015. The landowner has previously advised that the first 20 dwellings in South Cambridgeshire will be completed in 2015-2016.

A.14. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:
- ***Available***: the whole site has outline planning permission, and reserved matters planning permissions have been approved for lots 1-8. The development is under construction.
- ***Suitable***: the site is allocated for development in the adopted North West Cambridge Area Action Plan (October 2009), having been released from the Cambridge Green Belt. The whole site has outline planning permission and detailed planning permissions for lots 1-8 have been granted. It is at the second stage in the development sequence.

- ***Achievable and Viable***: the development has planning permission and is under construction.

Land between Huntingdon Road, Histon Road and the A14 (Darwin Green 2 / NIAB 2 and Darwin Green 3 / NIAB 3)

A.15. The site is allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD** (adopted in January 2010) and in the **Local Plan** (submitted in March 2014). The site known as Darwin Green (and formerly known as NIAB) is adjacent to the Cambridge City Council allocation (Darwin Green 1 / NIAB 1) and will provide a secondary school to serve development in the whole of the north-west part of Cambridge. Outline planning permission for Darwin Green 1 (land within Cambridge) was approved in December 2013. The Local Plan proposes the removal of a small additional area of land from the Green Belt, and reduces the notional capacity of the site from approximately 1,100 dwellings to 1,000 dwellings. This change takes account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge, although it does not preclude a higher number of dwellings if demonstrated to be appropriate through a design-led approach.

A.16. Initial discussions have been held and pre-application discussions are anticipated to begin once the delivery of NIAB 1 starts. The agent anticipates that the first completions on Darwin Green 1 will be delivered in 2016-2017; however Cambridge City Council has assumed that the first completions will be delivered in 2017-2018. The agent anticipates that construction of Darwin Green 2 and 3 will start in 2019 and that the site (with the proposed small extension included in the Local Plan) will deliver 1,200 dwellings. Until the developer's proposals have been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 1,000 dwellings. The Council has also taken a more cautious approach in terms of the timetable for delivery of the site, by anticipating that the first housing completions will not be delivered until 2020-2021.

A.17. In accordance with footnote 12 to paragraph 47 of the NPPF **land between Huntingdon Road, Histon Road and the A14** is considered **developable** for the following reasons:

- ***Available***: the agent has advised the site is available immediately and pre-application discussions are anticipated to begin once delivery of NIAB 1 starts.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
- ***Achievable and Viable***: the agent anticipates that construction will start in 2019 and has advised that the development is achievable and viable, subject to securing a suitable planning permission.

Cambridge East

A.18. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.

A.19. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The **Local Plan** (submitted in March 2014) carries forward the parts of Cambridge East that can be delivered with the airport remaining and proposes that land the remainder of the land at Cambridge Airport is identified as safeguarded land that could be brought forward for development at a later date through a review of the Local Plan if circumstances change. As no housing is expected to be delivered on the Airport site in the plan period to 2031, no allowance is made for housing in the housing trajectory on the land proposed to be safeguarded.

A.20. **Land north of Newmarket Road (WING)**: this land is allocated as Phase 1 in the **Cambridge East AAP** (adopted in February 2008) and as Policy SS/3(2) in the **Local Plan** (submitted in March 2014). In December 2013, Marshall submitted an outline planning permission for up to 1,300 homes, a primary school, a food store, community facilities and open space. The landowner has indicated that, subject to resolving viability discussions and securing outline planning permission in 2016, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development will be completed in 2028.

A.21. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Newmarket Road** is considered **deliverable and developable** for the following reasons:

- ***Available***: the landowner has advised that the site is available immediately, subject to the approval of the submitted planning application.
- ***Suitable***: the site is part of the land allocated for development in the adopted Cambridge East Area Action Plan (February 2008) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
- ***Achievable and Viable***: the landowner anticipates that construction will start in 2017 and has advised that the development is achievable and viable, subject to resolving the viability discussions being undertaken relating to the submitted planning application.

A.22. **Land north of Cherry Hinton**: while the airport remains on site, there is potential for residential development on land north of Cherry Hinton, as identified in the **Cambridge East AAP** (adopted in February 2008). The Cambridge and South Cambridgeshire **Local Plans** (submitted in March 2014) allocate land north of Cherry Hinton for approximately 460 dwellings, of which approximately 110 dwellings are anticipated to be in South Cambridgeshire. This represented the situation at the time the Local Plans were submitted and was based on an understanding of the land that could come forward with the airport still operating. The land is in two separate

ownerships and discussions are in progress with both landowners. One landowner has taken a development partner to take forward the development.

A.23. In consultation with the landowners, the Councils are proposing modifications through the **examinations** of the Local Plans to allocate additional land for residential development in the area north of Cherry Hinton, reflecting an improved understanding of constraints and progress by landowners to bring forward development. The additional work required by the Inspectors has resulted in new modifications being proposed to replace the existing allocations with a new larger allocation for 1,200 dwellings, of which approximately 420 dwellings are anticipated to be in South Cambridgeshire.

A.24. The two landowners have indicated that development of the proposed new larger allocation could start on site in mid-2017 and be completed in 2023-2024.

A.25. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **land north of Cherry Hinton** is considered **deliverable and developable** for the following reasons:

- ***Available***: the landowners have advised that the site is available immediately, and pre-application discussions are in progress with both landowners and their development partners.
- ***Suitable***: the site is part of the land allocated for development in the adopted Cambridge East Area Action Plan (February 2008) and in the Local Plan (submitted in March 2014), having been released from the Cambridge Green Belt. It is at the second stage in the development sequence.
- ***Achievable and Viable***: the landowners anticipate that construction could start on site in mid-2017 and have advised that the development is achievable and viable.

Trumpington Meadows (Cambridge Southern Fringe)

A.26. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. The s106 agreement was signed and outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge City – South Cambridgeshire boundary, with approximately half in South Cambridgeshire.

A.27. Detailed planning permissions for phase 1 (353 dwellings, including 29 dwellings in in South Cambridgeshire) were granted in Summer 2011. Construction of this phase is almost completed. All 29 dwellings in South Cambridgeshire have been completed.

A.28. Construction of phase 2 is underway. Detailed planning permissions have been granted for lots 6-8 (161 dwellings, including 25 dwellings in South Cambridgeshire). At March 2015, none of the dwellings in South Cambridgeshire had been started. The remainder of phase 2 is anticipated to provide a further 203 dwellings, and consists of the Local Centre (43 dwellings, all of which will be within South

Cambridgeshire) and the Riverside lot (160 dwellings, of which 99 dwellings are anticipated to be in South Cambridgeshire). Initial discussions on developing these lots have been undertaken. The developers anticipate that the remaining phases (lots 9, 10 and 11) will provide 501 dwellings, of which 464 dwellings are anticipated to be in South Cambridgeshire. Initial discussions on developing these lots have been undertaken.

A.29. The developer anticipates that the dwellings in South Cambridgeshire will be completed in 2020-2021. Using the predicted completions for future lots provided by the developer, it is anticipated that the total number of dwellings for the whole of the Trumpington Meadows site will exceed 1,200 dwellings. The outline planning permissions for the site include a condition limiting the number to 1,200 dwellings, unless a change is agreed in writing with the local planning authorities. Until the developer's proposals for the remaining lots have been considered through reserved matters planning applications for each lot, the Councils are only assuming that Trumpington Meadows as a whole will provide 1,200 dwellings, and therefore the housing trajectory assumes that lots 9, 10 and 11 will deliver less dwellings in South Cambridgeshire than anticipated by the developers.

A.30. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- ***Available***: the whole site has outline planning permission, and reserved matters planning permissions have been approved for lots 1-8. Construction of phase 1 is almost completed and construction of phase 2 is underway.
- ***Suitable***: the site is allocated for development in the adopted Cambridge Southern Fringe Area Action Plan (February 2008), having been released from the Cambridge Green Belt. The whole site has outline planning permission and reserved matters planning permissions have been approved for lots 1-8. It is at the second stage in the development sequence.
- ***Achievable and Viable***: the development has planning permission and the developer anticipates that the development will be completed in 2020-2021 and has advised that the development is achievable and viable.

c. Existing Allocations at New Settlements (see Table SC4)

Northstowe

A.31. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the **Northstowe Area Action Plan** (adopted in July 2007) with an area of reserve land to the west of the town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.

A.32. Development beyond 1,500 homes is dependent on the completion of the improvement works to the A14 to provide the necessary transport capacity. The

Development Consent Order for the A14 improvements is currently undergoing examination[1]. The scheme is planned to be open in 2020.

A.33. **Phase 1**: outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Construction has started on the primary school and infrastructure, including primary road network, foul water pumping station, and surface water drainage network. The landowner anticipates that the first 32 dwellings will be completed in 2017-2018 and that the construction of phase 1 will be completed in 2023-2024, and anticipates annual delivery rates of up to 260 dwellings. Gallagher's are currently marketing the first parcels of land within phase 1 to housebuilders, and the delivery timetable that they have provided takes account of the timetable for this process.

A.34. The Council has taken a more cautious approach in the housing trajectory than suggested by the landowner. The housing trajectory assumes that the site as a whole will deliver no more than 250 dwellings a year. There are no controls on the rate of delivery of Northstowe, so if more than 250 dwellings can be delivered in a year there are no planning policy barriers to that. The landowners are working with the Council to accelerate delivery of the site.

A.35. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **phase 1** is considered **deliverable and developable** for the following reasons:

- ***Available***: the site has outline planning permission and construction has started on site. The landowner has advised this land is available immediately. The majority of the development is now controlled by the two main landowners: Gallagher's and the Homes & Communities Agency.
- ***Suitable***: the site is allocated for development in the adopted Northstowe Area Action Plan (July 2007). The site has outline planning permission. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
- ***Achievable and Viable***: the site has outline planning permission and a s106 agreement has been signed. The landowner anticipates that this phase will be completed in 2023-2024 and has advised that the development is achievable and viable.

A.36. **Phase 2, phase 3 and later phases**: the Northstowe Joint Development Control Committee in June 2015 resolved to grant outline planning permission for **phase 2** (up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub), subject to the prior completion of a s106 agreement. The conditions and s106 agreement were agreed by the Joint Northstowe Development Control Committee in July 2015. **Phase 3** and any later phase(s) including the reserve land identified in the Northstowe AAP are anticipated to provide a further 5,000 dwellings. The reserve land is allocated in the Local Plan (submitted March 2014) as the **Northstowe Extension** (Policy SS/7) to provide flexibility for the phasing and delivery of the new town.

[1] http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/

A.37. The landowner has not provided a completed questionnaire this year, however they have previously advised that early enabling works for phase 2 are planned for 2016 with the first housing completions in 2019. The delivery of the majority of phase 2 and later phases is constrained until improvements have been made to the A14.

A.38. The Council has taken a more cautious approach in the housing trajectory than suggested by the landowner. The housing trajectory assumes that the site as a whole will deliver no more than 250 dwellings a year. There are no controls on the rate of delivery of Northstowe, so if more than 250 dwellings can be delivered in a year there are no planning policy barriers to that. The landowners are working with the Council to accelerate delivery of the site.

A.39. In accordance with footnote 12 to paragraph 47 of the NPPF **phase 2, phase 3 and later phases** are considered **developable** for the following reasons:

- ***Available***: the Northstowe Joint Development Control Committee has resolved to grant outline planning permission for phase 2 and has agreed the conditions and s106 agreement. The majority of the development is now controlled by the two main landowners: Gallagher's and the Homes & Communities Agency. The delivery of the majority of phase 2 and later phases is constrained until improvements have been made to the A14.
- ***Suitable***: the site is allocated for development in the adopted Northstowe Area Action Plan (July 2007). The Northstowe Joint Development Control Committee has resolved to grant outline planning permission for phase 2 and has agreed the conditions and s106 agreement. It is at the third stage in the development sequence. A site wide masterplan was endorsed by the Northstowe Joint Development Control Committee in July 2012.
- ***Achievable and Viable***: the landowner has previously advised that the development is achievable and viable.

d. New Allocations at New Settlements (see Table SC4)

Waterbeach New Town

A.40. Land north of Waterbeach is allocated in the **Local Plan** (submitted in March 2014) for the creation of a sustainable new town. The new town will provide 8,000 to 9,000 dwellings and employment, retail, sports and leisure, community, and education uses. **Policy SS/5** of the **Local Plan** assumes that no more than 1,400 dwellings will be completed by 2031 and **Policy SS/12** requires the development to be phased so that the first housing completions will be in 2026.

A.41. The site is owned by multiple landowners but has two joint promoters. The promoters have indicated that the total capacity of the site could be up to 12,000 dwellings. They have advised that preparatory work is being undertaken to inform more detailed masterplanning of the site, to inform work on a Development Framework Document for the site, and to support the submission of a planning application(s). A Neighbourhood Plan for the parish of Waterbeach is due to be produced, and will be undertaken in close consultation with the local authorities, local community and other

stakeholders. A Joint Working Agreement[2] has been agreed and signed by both the Parish and District Councils that sets out a framework for how the two Councils will work together in relation to key projects such as the Local Plan, Neighbourhood Plan, Development Framework Document and the City Deal.

A.42. The promoters anticipate that development could start on site in Spring 2018 and that the first new dwellings could be completed in 2019. Conversion of the existing barracks accommodation could deliver an additional 250 dwellings before 2019. Initial transport and infrastructure assessments have indicated that an early phase of development could start in 2018, as there is some capacity in existing infrastructure. The promoters of the former barracks and airfield are intending to deliver private rental sector dwellings in the early phases, which will boost the initial annual completions. The promoters anticipate that annual completions of 400-500 dwellings could be achieved.

A.43. **Policy SS/5** of the **Local Plan** assumes that no more than 1,400 dwellings will be completed by 2031 and **Policy SS/12** requires the development to be phased so that the first housing completions will be in 2026. The promoters' timetable is not consistent with these policy requirements; however, as a result of the additional work undertaken by the Council in response to the Inspectors' preliminary conclusions and progress made by the promoters, the Council is now proposing modifications to the Local Plan including removing these restrictions.

A.44. Although, the Council is proposing a modification to remove these restrictions, the Council has taken a more cautious approach in the housing trajectory on a precautionary basis than suggested by the promoters, who advise that development could start in Spring 2018. Through discussions with the promoters, they have advised that they intend to prepare a Development Framework Document by Spring 2016 and to submit an outline planning application in Autumn/Winter 2016 (the exact timing will depend on the issues that arise during the early stages of preparation), and that they have started engagement with the local communities. The housing trajectory assumes that the first homes will be completed in 2022-2023 and that the site will deliver an average of 250 dwellings a year following a gradual build up in the early years. The proposed modifications mean that there will be no controls on the rate of delivery of Waterbeach New Town, so if development could start earlier and if more than 250 dwellings can be delivered in a year there would be no planning policy barriers to that.

A.45. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered **developable** for the following reasons:

- ***Available***: the promoters have advised that the site is available immediately.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
- ***Achievable and Viable***: the promoters anticipate that construction will start on site in Spring 2018 (although the conversion of the existing barracks

2 https://www.scambs.gov.uk/sites/default/files/documents/Waterbeach%20Joint%20Working%20Agreement%20for%20website.pdf

accommodation could deliver additional dwellings before then) and have advised that the development is achievable and viable.

Bourn Airfield New Village

A.46. Land at Bourn Airfield is allocated in the **Local Plan** (submitted in March 2014) for the development of a new village of approximately 3,500 dwellings. The development will include a new secondary school and at least two primary schools.

A.47. The developer has indicated that the site is available immediately and that construction of the strategic infrastructure could start in late 2017 and that construction of the dwellings could start in late 2018. The developer anticipates that annual completions of up to 270 dwellings could be achieved and that the development could be completed in 2032. The developer's timetable for delivery is based on an outline planning application being submitted in Spring 2016 and takes account of the development of Cambourne West being taken forward. Through discussions with the developers, they have advised that they intend to prepare a Development Framework Document by Spring 2016 in consultation with the local authorities, local community, and other stakeholders.

A.48. **Policy SS/6** of the **Local Plan** (as submitted in March 2014) requires the development to be phased so that the first housing completions will be in 2022 and that no more than 1,700 dwellings will be completed by 2031. The developer's timetable is not consistent with these policy requirements; however, as a result of the additional work undertaken by the Council in response to the Inspectors' preliminary conclusions and progress made by the developers, the Council is now proposing modifications to the Local Plan including removing these restrictions.

A.49. Although, the Council is proposing a modification to remove these restrictions, the Council has taken a more cautious approach in the housing trajectory on a precautionary basis than suggested by the developer. The housing trajectory assumes that the first homes will be completed in Spring 2021 and that the site will deliver no more than 150 dwellings a year, so that together this site and Cambourne West will deliver no more than 300 dwellings a year. The proposed modifications mean that there will be no controls on the rate of delivery of Bourn Airfield New Village, so if more than 150 dwellings can be delivered in a year there would be no planning policy barriers to that.

A.50. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered **developable** for the following reasons:

- ***Available***: the developer has advised that the site is available immediately, and that they intend to submit an outline planning application in Spring 2016.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014). It is at the third stage in the development sequence.
- ***Achievable and Viable***: the developer anticipates that construction will start on site in late 2017 and has advised that the development is achievable and viable.

e. Existing Allocations in the Rural Area (see Table SC5)

Cambourne – additional 950 dwellings

A.51. Cambourne is a new settlement to the west of Cambridge and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** (adopted in January 2010) states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per hectare.

A.52. Outline planning permission to increase the capacity by 950 dwellings was granted in October 2011. Detailed planning permissions for 741 dwellings have been granted. At March 2015, 451 dwellings were built, 108 dwellings were under construction and 182 dwellings were not started. It is unclear exactly when the development will be completed as the developer has not provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years.

A.53. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the site has outline planning permission for 950 dwellings, of which 741 dwellings have detailed planning permission. The development is under construction.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010). The site has outline planning permission for 950 dwellings, of which 741 dwellings have detailed planning permission.
- ***Achievable and Viable***: the development has planning permission and is under construction.

Fulbourn & Ida Darwin Hospitals

A.54. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site could provide up to 275 dwellings. The site will be developed in phases, starting with the relocation of the medical uses to the Fulbourn Hospital site.

A.55. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities.

A.56. Due to the discussions undertaken during the consideration of the planning application it is unlikely that the site will be able to accommodate any more than 230 dwellings. It is unclear exactly when construction will start as the landowner has not provided a completed questionnaire this year; however it is reasonable to assume

the site will be started within five years as the agent has previously advised that the first housing completions could be in 2017-2018.

A.57. The Council has taken a more cautious approach in terms of the timetable for delivery of the site, by anticipating that the first housing completions will not be delivered until 2018-2019.

A.58. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- ***Available***: the site is not available immediately as the existing medical uses need to be relocated; however there is a reasonable prospect that the site will be available during the early part of the plan period.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). A development brief for the site was endorsed by Planning Committee in June 2014.
- ***Achievable and Viable***: the agent has previously advised that the development is achievable and viable.

Papworth Everard West Central

A.59. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. This is anticipated to take the form of a number of separate developments of individual land parcels within the policy area. Discussions have taken place with landowners and stakeholders regarding the implementation of the policy.

A.60. **Land south of Church Lane**: a hybrid planning permission for the erection of up to 58 dwellings, 8 units for either housing or business use, a brewhouse, a bakery, community rooms and open space was granted in October 2014. The agent anticipates that construction will start in 2016 and be completed in 2019.

A.61. In accordance with footnote 11 to paragraph 47 of the NPPF **land south of Church Lane** is considered **deliverable** for the following reasons:

- ***Available***: the site has planning permission and the agent has advised that the site is available immediately.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has planning permission.
- ***Achievable and Viable***: the site has planning permission and the agent anticipates that the development will be completed in 2017-2019 and has advised that the development is achievable and viable.

A.62. **Catholic Church site**: this site could provide 2 dwellings. A planning application for the erection of a dwelling and the renovation of the church building was refused in August 2014 as the applicant failed to provide contributions towards community facilities and public open space necessary to make the development acceptable in planning terms. It is unclear exactly when the site will be developed as the landowner / agent has not provided a completed questionnaire this year, and therefore no allowance has been made for housing on this site in the housing trajectory.

A.63. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **the Catholic Church site** is **not** considered **deliverable or developable** for the following reasons:

- ***Available***: a planning application for a dwelling and the renovation of the church building was refused as the applicant failed to agree to provide the necessary contributions. It is unclear exactly when the site will become available.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: it is unclear whether the development will be achievable and viable.

Former Bayer CropScience Site

A.64. The former Bayer CropScience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010 (which has now lapsed). The site was contaminated and remediation works have been undertaken and signed off.

A.65. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The housing trajectory therefore assumes that only 285 dwellings will be provided on this site. Detailed planning permission was granted in December 2012 for 201 dwellings on phase 1 and at March 2015, construction had started with 25 dwellings under construction.

A.66. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- ***Available***: the site has outline planning permission for up to 380 dwellings, of which 201 dwellings have detailed planning permission. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, and therefore the housing trajectory assumes this lower number of dwellings will be provided. The development is under construction.
- ***Suitable***: the site is allocated for development in the adopted Site Specific Policies DPD (January 2010) and in the Local Plan (submitted in March 2014). The site has outline planning permission, and detailed planning permission for phase 1.
- ***Achievable and Viable***: the development has planning permission and is under construction.

West of Ermine Street South, Papworth Everard

A.67. This is a village extension originally allocated in the Local Plan 1993. The site has detailed planning permission for 351 dwellings following the demolition of the 6 existing dwellings. At March 2015, all 6 existing dwellings had been demolished, 301 new dwellings had been completed, 22 dwellings were under construction and 28 dwellings were not started. Two housebuilders are working on the site, and they

anticipate that the development will be completed in late 2016. Alternative designs and layouts are being discussed for the land at the entrance, which may result in a change from the 21 dwellings currently permitted.

A.68. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission, is under construction and is largely completed.

f. New Allocations in the Rural Area (see Table SC5)

Cambourne West

A.69. Land north west of Lower Cambourne, including an area of land within the current Business Park, is allocated in the **Local Plan** (submitted in March 2014) for the development of a sustainable, fourth linked village to Cambourne. The site allocated in the Local Plan (submitted in March 2014) has multiple landowners and capacity for approximately 1,200 dwellings with high levels of green infrastructure.

A.70. **Land north west of Lower Cambourne**: the developer is seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger development site with a capacity of 2,350 dwellings (on land outside of the Business Park) and submitted a planning application for this larger scheme in December 2014. Council officers have advised that: "Whilst the proposed allocation in the Submission Local Plan remains sound, the arguments made by the applicant for development of the wider site have some merit. Especially with regards to place making and the comprehensive delivery of services and facilities that may not come forward if the additional land were developed as part of a potential, future allocation. It is recognised that a lot of work has gone into the proposed masterplan and that designing it around the landscape constraints reflects the approach originally taken at Cambourne. However, there remain a number of key matters that would need to be addressed to ensure a sustainable development. The officer view is that if these matters can be satisfactorily addressed, it is anticipated that a recommendation of approval is likely to be appropriate." The developer of this land has previously indicated that for this larger scheme, construction could start in 2016 and be completed in 2028, assuming an average of 220 dwellings per year.

A.71. **Land within the Business Park**: this area is has capacity for approximately 240 dwellings, and forms part of the overall capacity of the allocation proposed in the Local Plan (submitted in March 2014) of approximately 1,200 dwellings. Initial discussions have been undertaken with the landowner / agent; however it is unclear exactly when construction will start as the landowner has not provided a completed questionnaire this year. Further discussions are expected soon.

A.72. **Cambourne West (proposed allocation included in the Local Plan, submitted in March 2014)**: the developer's proposal for a larger allocation on land north west of Lower Cambourne together with the land within the Business Park could provide a total capacity of 2,590 dwellings. However until the developer's proposal for a larger allocation has been considered through the examination of the Local Plan, or until

planning permission is granted or has a resolution to grant planning permission, the Council is only relying on Cambourne West (as proposed in the Local Plan, submitted in March 2014) to provide 1,200 dwellings. The housing trajectory assumes that the site will deliver no more than 150 dwellings a year, so that together this site and Bourn Airfield New Village will deliver no more than 300 dwellings a year. This is a more cautious approach on a precautionary basis than the developers have previously advised (in August 2014 they indicated delivery rates of up to 220 dwellings per year) and lower than the 220 dwellings per year average for the delivery of Cambourne so far. There are no controls on the rate of delivery of Cambourne West, so if more than 150 dwellings can be delivered in a year there are no planning policy barriers to that.

A.73. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF **Cambourne West** is considered **deliverable and developable** for the following reasons:

- ***Available***: a planning application has been submitted for land north west of Lower Cambourne and initial discussions have been undertaken with the landowner / agent of land within the business park.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent has previously advised that the development is achievable and viable, and a planning application has been submitted.

Dales Manor Business Park, Sawston

A.74. The site is allocated in the **Local Plan** (submitted in March 2014) for 200 dwellings and light industrial and office uses. Part of the site is available immediately, further parts of the site will become available for development in early 2017, and the remaining parts of the site will become available from late 2019 – 2022. The phasing of delivery takes account of the leaseholds on the site. The agent has advised that a planning application for 350 dwellings, with no employment uses, on a slightly larger site is anticipated to be submitted in Spring 2016, and based on this proposal that development will start on site in 2018, deliver 50 dwellings per year, and be completed in 2025. Until the landowners' proposals have been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 200 dwellings. The Council has also revised the landowners' delivery timetable to take account of when the existing leases expire across the site and to allow for the phasing of the development to be fully considered.

A.75. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- ***Available***: the site is not available immediately, but part will become available for development in early 2017. The phasing of delivery takes account of the leaseholds on the site.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent has previously advised that the development is achievable and viable.

Land north of Babraham Road, Sawston

A.76. The site is allocated in the **Local Plan** (submitted in March 2014) for 80 dwellings. The agent anticipates that development will start on site in Autumn 2016 / Spring 2017 and be completed in Spring 2019. Initial pre-application discussions have been undertaken and the agent anticipates that the site will be able to accommodate 130 dwellings. Until the capacity has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 80 dwellings. The site is currently in the Green Belt and this is taken into account in the timetable for its delivery.

A.77. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: initial pre-application discussions have been undertaken and the agent has advised that the site is available immediately.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2017-2020 and has advised that the development is achievable and viable.

Land south of Babraham Road, Sawston

A.78. The site is allocated in the **Local Plan** (submitted in March 2014) for 260 dwellings. The site is not available immediately as notice needs to be given to the tenant farmer. The agent responding on behalf of all landowners anticipates that the site will become available in 2017-2018, construction will start at the same time, and be completed in 2023. The site is currently in the Green Belt and this is taken into account in the timetable for its delivery.

A.79. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is considered **deliverable and developable** for the following reasons:

- ***Available***: the agent has advised that the site will become available in 2017-2018 and that notice needs to be given to the tenant farmer.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2018-2023 and has advised that the development is achievable and viable.

Land north of Impington Lane, Impington

A.80. The site is allocated in the **Local Plan** (submitted in March 2014) for 25 dwellings. The landowners are seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger residential development with a capacity of approximately 74 dwellings. Until the landowners proposals have been considered through the examination of the Local Plan, the Council is only relying on this site to provide 25 dwellings. The site is not available immediately as a developer has not yet been confirmed. The agent anticipates that development will

start on site in early 2018 and be completed by late 2019. The site is currently in the Green Belt and this is taken into account in the timetable for its delivery.

A.81. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has advised that the site will become available in early 2018 and that a developer needs to be confirmed.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed within five years and has advised that the development is achievable and viable.

Land west of New Road, Melbourn

A.82. The site is allocated in the **Local Plan** (submitted in March 2014) for 65 dwellings. The site has multiple landowners and is being brought forward as two separate but complementary developments.

A.83. **Land south west of Victoria Way**: the site has planning permission for 64 dwellings. The development would not normally have been considered acceptable in principle as a result of its location. However, as the site forms part of a proposed allocation in the **Local Plan** (submitted in March 2014), and as a result of the Council not being able to demonstrate a 5 year housing land supply, any adverse impacts of the development were not considered to demonstrably outweigh the benefits of the development. At March 2015 construction works had started and the agent has indicated that this scheme will be completed in 2019.

A.84. **Land at 36 New Road**: the Council's planning committee in September 2015 gave officers delegated powers to approve the erection of 18 dwellings and the retention of the existing dwelling at 36 New Road, subject to the prior completion of a s106 agreement. The development would not normally have been considered acceptable in principle as a result of its location. However, as the site forms part of a proposed allocation in the **Local Plan** (submitted in March 2014), and as a result of the Council not being able to demonstrate a 5 year housing land supply, any adverse impacts of the development were not considered to demonstrably outweigh the benefits of the development. The agent acting on behalf of the landowner anticipates that this scheme will be delivered in 2017-2018.

A.85. In accordance with footnote 11 to paragraph 47 of the NPPF **land west of New Road, Melbourn** is considered **deliverable** for the following reasons:

- ***Available***: the site has multiple landowners and is being brought forward as two separate but complementary developments. The site has planning permission for 64 dwellings and a resolution to grant planning permission for an additional 18 dwellings, subject to the completion of a s106 agreement.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014). The site has planning permission for 64 dwellings and a resolution to grant planning permission for an additional 18 dwellings.
- ***Achievable and Viable***: construction has started on site to deliver the 64 dwellings on land south of Victoria Way, and the agent anticipates the

development will be completed in 2019 and has advised that this development is achievable and viable. The agent for land at 36 New Road anticipates that this development will be completed in 2017-2018.

Green End Industrial Estate, Gamlingay

A.86. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings and light industrial and/or office uses. An outline planning application covering approximately 75% of the site was submitted in August 2015 for the demolition of 5 dwellings and industrial and office units and the erection of up to 90 dwellings together with associated parking, public open space, landscaping, and infrastructure works. The agent has indicated that development could start on site in September 2016 and be completed in September 2019.

A.87. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has advised that the site is available immediately.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2017-2020 and has advised that the development is achievable and viable.

East of Rockmill End, Willingham

A.88. The site is allocated in the **Local Plan** (submitted in March 2014) for 50 dwellings. It is unclear exactly when construction will start as the landowner has not provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years. The agent has previously advised that development will start on site in 2016 and be completed in 2018. The Council has taken a more cautious approach in terms of the timetable for delivery of the site, by anticipating that the first housing completions will not be delivered until 2017-2018 and that the development will not be completed until 2019-2020.

A.89. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has previously advised that the site is available immediately.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent has previously advised that the development is achievable and viable.

Land at Bennell Farm, West Street, Comberton

A.90. The site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. An outline planning application for up to 90 dwellings, a car park, football pitch and changing facilities, and associated infrastructure works was submitted in August 2015. The agent has indicated that, subject to planning approval and the Local Plan being

found 'sound', development will start on site in 2016-2017 and be completed in 2019-2020. The Council has also taken a more cautious approach in terms of the timetable for delivery of the site as the site is currently in the Green Belt, by anticipating that the first housing completions will not be delivered until 2017-2018.

A.91. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has advised that the site is available immediately, subject to the granting of planning permission.
- ***Suitable***: the site is allocated for development in the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2016-2020 and has advised that the development is achievable and viable.

Three Sites in Great and Little Abington

A.92. The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. All of the sites were considered through the **Strategic Housing Land Availability Assessment** (SHLAA) which concluded that they were not potentially capable of providing residential development due to site factors and constraints including landscape, heritage and noise impacts.

A.93. The Parish Council did not concur with the conclusions in the SHLAA and as an alternative to taking forward a Neighbourhood Plan consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/01[3]) to the **Local Plan** to allocate these three sites for housing. These sites will be subject to public consultation as part of the consultation resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions.

A.94. **Land at Linton Road, Great Abington**: the major modification proposes that the site is allocated for 35 dwellings. The landowners have undertaken preliminary site assessment and design layout work on this site, and are proposing that the site could accommodate 36 dwellings, of which 50% would be affordable. This level of affordable housing is in excess of the current policy requirement and reflects the fact that there would be no affordable housing provided on the site at Bancroft Farm, Little Abington. Until this proposal has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 35 dwellings. The agent anticipates that development will start on site in 2016-2017 and be completed in 2017-2018.

A.95. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

[3] Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: https://www.scambs.gov.uk/major-modifications-and-minor-changes

- ***Available***: the agent has advised that subject to the granting of planning permission, the site is available immediately, and the landowners have undertaken preliminary site assessment and design layout work for the site.
- ***Suitable***: the site is proposed for allocation as a major modification to the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2016-2018 and has advised that the development is achievable and viable.

A.96. **Land at junction of High Street & Pampisford Road, Great Abington**: the major modification proposes that the site is allocated for 12 dwellings. The developer is proposing the development of a slightly larger site with a capacity of 20 dwellings. Until this proposal has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 12 dwellings. The developer anticipates that construction will start on site in mid 2016 and the scheme will be completed by the end of 2017.

A.97. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the developer has advised that the site is available immediately.
- ***Suitable***: the site is proposed for allocation as a major modification to the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the developer anticipates that the development will be completed in 2017-2018 and has advised that the development is achievable and viable.

A.98. **Land at Bancroft Farm, Church Lane, Little Abington**: the major modification proposes that the site is allocated for 6 dwellings. The landowners have undertaken preliminary site assessment and design layout work on this site, and are proposing that the site could accommodate 9 dwellings, all of which would be market housing. A higher level of affordable housing than the current policy requirement is being proposed on the site at Linton Road, Great Abington to reflect the fact there would be no affordable housing provided on this site. Until this proposal has been considered through the examination of the Local Plan, or until planning permission is granted, the Council is only relying on this site to provide 6 dwellings. The agent anticipates that development will start on site in 2016-2017 and be completed in 2017-2018. The site is a former farmyard and therefore decontamination may be required.

A.99. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has advised that the site is available immediately, and the landowners have undertaken preliminary site assessment and design layout work for the site.
- ***Suitable***: the site is proposed for allocation as a major modification to the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2017-2018 and has advised that the development is achievable and viable.

Land at Toseland Road, Graveley

A.100. Graveley Parish Council is promoting a small scale housing development at Toseland Road to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people about whether the site should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/02[4]) to the **Local Plan** to allocate this site for 6 dwellings. This site will be subject to public consultation as part of the consultation resulting from the additional work undertaken in response to the Inspectors' preliminary conclusions. A planning application is being prepared and the agent anticipates that the development will start and be completed in 2016-2017.

A.101. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the agent has advised that a planning application is being prepared.
- ***Suitable***: the site is proposed for allocation as a major modification to the Local Plan (submitted in March 2014).
- ***Achievable and Viable***: the agent anticipates that the development will be completed in 2016-2017.

g. Windfalls: Unallocated Sites with Planning Permission (see Table SC6)

Land at Moores Farm, Fowlmere Road, Foxton

A.102. The site has planning permission for 15 dwellings. Initial construction works have started on site. It is unclear exactly when the development will be completed as the landowner / agent has not provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years.

A.103. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land west of 22a West Road, Gamlingay

A.104. The site has planning permission for 10 dwellings. At March 2015, the access road had been completed and construction had started on 4 dwellings. It is unclear exactly when the development will be completed as the landowner / agent has not provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years.

A.105. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

[4] Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: https://www.scambs.gov.uk/major-modifications-and-minor-changes

57 Brickhills, Willingham

A.106. The site has planning permission for 19 dwellings. At March 2015, construction had started on 17 dwellings. The agent anticipates that the scheme will be completed in Autumn 2015.

A.107. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land south of Station Road, Gamlingay

A.108. The site has detailed planning permission for 85 dwellings and outline planning permission for employment and open space uses. At March 2015, 71 dwellings had been completed and the remaining 14 dwellings were under construction. The developer anticipates that all dwellings will be completed by March 2016.

A.109. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land at the junction of Long Drove and Beech Road, Cottenham

A.110. The site has planning permission for 47 dwellings. At March 2015, 22 dwellings had been completed and the remaining 25 dwellings were under construction. The developer anticipates that the scheme will be completed in Summer 2016.

A.111. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

31 The Moor, Melbourn

A.112. The site has planning permission for 11 dwellings following the demolition of the existing dwelling. At March 2015, the existing dwelling had been demolished, and construction had started on 8 dwellings. The agent anticipates that the scheme will be completed in early 2016.

A.113. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land at Former EDF Energy Depot and Training Centre, Ely Road, Milton

A.114. The site has detailed planning permission for 89 dwellings, a sports pavilion and open space, and the restoration the Humphrey Repton landscape, and outline planning permission for the restoration of North Lodge. At March 2015, 89 dwellings and the sports pavilion were built. It is unclear exactly when the restoration and conversion of North Lodge to a dwelling will be undertaken, and therefore no allowance has been made for this dwelling in the housing trajectory.

A.115. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as although the restoration and conversion

of North Lodge has outline planning permission, it is unclear exactly when the restoration and conversion will be undertaken.

Former John Faulkner Infants School, The Baulks, Sawston

A.116. The site has planning permission for 10 dwellings. At March 2015, 1 dwelling had been completed and the remaining 9 dwellings were under construction. The agent anticipates that the scheme will be completed by December 2015.

A.117. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land at Church Street, Great Eversden

A.118. The site has planning permission for 10 affordable dwellings. The Council's Planning Committee in March 2015 gave officers delegated powers to approve a revised planning application, subject to a condition requiring low level lighting. It is anticipated that construction will start on site in Autumn 2015 and be completed in Autumn 2016.

A.119. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Land at London Road, Great Shelford and Granta Terrace, Stapleford

A.120. Three sites have detailed planning permission for 62 dwellings and open space following the demolition of existing Welch's Group buildings. At March 2015, 4 dwellings had been completed and 14 dwellings were under construction. The developer anticipates that the development will be completed in December 2016, and has provided information that anticipates that 20 dwellings will be completed by March 2016, and that the remaining 38 dwellings will be completed in the following year. The completed questionnaire was provided after the preparation of the housing trajectory, which assumes a slightly different split of completions: 14 dwellings in 2015-2016, and 44 dwellings in 2016-2017.

A.121. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land west of Cody Road, Waterbeach

A.122. Planning permission for 60 dwellings, car parking, open space and a children's play area was allowed on appeal in June 2014. The planning inspector considering the appeal lodged concluded that the Council cannot demonstrate a 5-year supply of housing land and that having regard to the development plan and the presumption in favour of sustainable development in the **NPPF** this is a suitable and sustainable location for this scale of residential development. The Council's planning committee in May 2015 gave officers delegated powers to approve a revised planning application subject to the resolution of issues and the prior completion of a s106

agreement. The developer anticipates that the scheme will be completed by Spring 2018.

A.123. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the site has planning permission and the Council's planning committee has given officers delegated powers to approve a revised scheme subject to the resolution of issues and the completion of a s106 agreement.
- ***Suitable***: the planning inspector considering the appeal lodged concluded that the Council cannot demonstrate a 5-year supply of housing land and that having regard to the development plan and the presumption in favour of sustainable development in the **NPPF** this is a suitable and sustainable location for this scale of residential development. Planning permission was allowed on appeal.
- ***Achievable and Viable***: the site has planning permission and the developer anticipates that the scheme will be completed by Spring 2018.

Land north of Bannold Road, Waterbeach

A.124. Outline planning permission for residential development of up to 90 homes was allowed on appeal in June 2014. The planning inspector considering the appeal lodged concluded that the Council cannot demonstrate a 5-year supply of housing land and that having regard to the development plan and the presumption in favour of sustainable development in the **NPPF** this is a suitable and sustainable location for this scale of residential development. The developer anticipates that the first dwellings will be completed in 2017-2018 and that the scheme will be completed in 2018-2019. A new outline planning application for a residential development of 144 homes was submitted in June 2015.

A.125. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the site has planning permission and a new outline planning application for a revised scheme has been submitted.
- ***Suitable***: the planning inspector considering the appeal lodged concluded that the Council cannot demonstrate a 5-year supply of housing land and that having regard to the development plan and the presumption in favour of sustainable development in the **NPPF** this is a suitable and sustainable location for this scale of residential development. Planning permission was allowed on appeal.
- ***Achievable and Viable***: the site has planning permission and the developer anticipates that the scheme will be completed in 2018-2019.

Showmans Site, Biddall's Boulevard, Kneesworth Road, Meldreth

A.126. Planning permission for the variation of the original planning permission to allow an additional 10 plots was granted in May 2014. This planning permission regularises 6 plots and permits 4 new plots. The 4 new plots can be occupied as conditions relating to the provision and implementation of surface water drainage, the provision and maintenance of the area of public open space, and the provision of a footpath along the north west side of Kneesworth Road have been discharged. It is unclear

exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.

A.127. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as although the site has planning permission for 4 new plots and the conditions have been discharged, it is unclear exactly when the new plots will be provided.

Land north of Fen Drayton Road, Swavesey

A.128. The site has planning permission for 20 affordable dwellings. Construction has started and it is anticipated that the scheme will be completed in May 2016.

A.129. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land rear of Cygnus Business Park, Swavesey

A.130. Planning permission for 12 dwellings was granted in May 2015. The agent anticipates that development will start on site in early 2016 and be completed in Autumn 2017.

A.131. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Granta Processors, Mill Lane, Whittlesford

A.132. The site has outline planning permission for 16 dwellings following the demolition of existing buildings. The site is not available immediately as there is an existing active employment use on the site that needs to be relocated. The agent anticipates that the site will become available in mid 2017, that construction could start on site at the same time, and that the scheme will be completed in 2018-2019.

A.133. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission, and although the site is not available immediately as the existing employment use needs to be relocated, there is no evidence to suggest the development will not be completed within five years.

Land at Bannold Road and Bannold Drove, Waterbeach

A.134. Outline planning permission for up to 57 dwellings was allowed on appeal in February 2015. The planning inspector considering the appeal lodged notes that the parties agree that the Council cannot demonstrate a five-year supply of deliverable housing sites and therefore that relevant policies for the supply of housing should not be considered up-to-date. The Inspector concluded that the proposal would not adversely affect the character and appearance of the area and would accord with the **NPPF**. It is unclear exactly when construction will start as the landowner has not

provided a completed questionnaire this year; however it is reasonable to assume the site will be completed in five years.

A.135. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** for the following reasons:

- ***Available***: the site has planning permission.
- ***Suitable***: the planning inspector considering the appeal lodged concludes that the site is a sustainable location with good access on foot to local services and facilities and good access to public transport. Planning permission was allowed on appeal.
- ***Achievable and Viable***: the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Newdigate House, 3 Horseheath Road, Linton

A.136. The site has planning permission for 12 dwellings following demolition of existing dwelling. Construction has started and the agent anticipates that the scheme will be completed in 2016-2017.

A.137. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and is under construction.

Land to east of Cody Road and north of Bannold Road, Waterbeach

A.138. Outline planning permission for up to 36 dwellings was granted in April 2015. The site was recommended for approval by the case officer as the adverse impacts of this development were not considered to significantly and demonstrably outweigh the benefits of the development, when assessed against the policies in the NPPF which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. The developer has confirmed that, subject to the granting of detailed planning permission for the site, it is reasonable to assume that the scheme will be completed in 2017-2018.

A.139. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and the developer has advised that it is reasonable to assume that the scheme will be completed in 2017-2018.

Small Sites (9 dwellings or less)

A.140. At 31 March 2015, there were 187 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.

A.141. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and are under construction.

A.142. At 31 March 2015, there were 234 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 211 dwellings are anticipated to be completed within five years.

A.143. Between 1 April and 30 June 2015, 34 dwellings were granted planning permission on small sites that did not already have planning permission at 31 March 2015. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 31 dwellings are anticipated to be completed within five years.

A.144. In accordance with footnote 11 to paragraph 47 of the NPPF these sites are considered **deliverable** as the sites have planning permission and a discount of 10% has been applied to allow for any that may not come forward. There is no clear evidence that these sites will not be delivered within five years.

h. Windfalls: Unallocated Sites with Resolution to Grant Planning Permission (see Table SC6)

Land west of Longstanton

A.145. The Council's planning committee has approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings. There are still issues to be resolved relating to the s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory.

A.146. In accordance with footnotes 11 and 12 to paragraph 47 of the NPPF this site is **not** considered **deliverable or developable** as there are still issues to be resolved relating to the s106 agreement and therefore it is unclear exactly when the development will be delivered.

Land rear of 131 The Causeway, Bassingbourn-cum-Kneesworth

A.147. The Council's planning committee in August 2014 gave officers delegated powers to approve the erection of 20 dwellings, subject to an independent assessment being undertaken to determine the viability of providing additional affordable housing within the scheme and the prior completion of a s106 agreement. The agent anticipates that development will start on site in 2016 and be completed in 2017.

A.148. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Land adjacent to Hill Farm, Fowlmere Road, Foxton

A.149. The Council's planning committee in February 2015 gave officers delegated powers to approve the erection of 15 affordable dwellings, subject to outstanding comments from and any further work required by Cambridgeshire County Council's Archaeology Service, and the prior completion of a s106 agreement. It is anticipated that construction will start on site in January 2016 and that the development will be completed in January 2017.

A.150. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Ermine Street, Caxton

A.151. The Council's planning committee in March 2015 gave officers delegated powers to approve the erection of 10 dwellings, subject to the prior completion of a s106 agreement. The agent anticipates that, subject to the completion of the s106 agreement, development will start on site in Autumn 2015 and that the scheme will be completed by December 2016.

A.152. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

Former CEMEX Works, Haslingfield Road, Barrington *

A.153. The Council's planning committee in June 2015 gave officers delegated powers to approve the demolition of all existing buildings and structures and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works, subject to the prior completion of a s106 agreement. The site was recommended for approval by the case officer as the Council does not have an up-to-date 5 year housing land supply and therefore on balance, the harm arising from the scheme does not significantly and demonstrably outweigh the benefits. The agent anticipates that the demolition of the existing buildings and the clean-up / restoration of the site will be undertaken in 2016, that the construction of dwellings will start in late 2016 / early 2017, and that the scheme will be completed by 2020.

A.154. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and the agent anticipates that the development will be completed by 2020.

Land north of Daniels Close, Willingham

A.155. The Council's planning committee in April 2015 gave officers delegated powers to approve the erection of 12 affordable dwellings subject to officers discussing with the applicant and Local Highways Authority options for a footpath on at least one side of the access road, and the prior completion of a s106 agreement. It is anticipated that construction will start on site in Autumn 2015 and that the development will be completed in Autumn 2017.

A.156. In accordance with footnote 11 to paragraph 47 of the NPPF this site is considered **deliverable** as the site has planning permission and there is no evidence to suggest the development will not be completed within five years.

i. Windfalls: Windfall Allowance (see Table SC6)

A.157. The **NPPF** says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

A.158. In South Cambridgeshire, analysis of housing completions between 2006 and 2014, shows that an average of 203 dwellings per year have been completed on windfall sites. This excludes any dwellings completed on garden land as required by the **NPPF**, and dwellings completed on allocated land as these are not windfall sites.

A.159. The housing trajectory includes two types of windfall sites: (i) identified; and (ii) unidentified. Identified windfall sites are developments with planning permission that are on land not land allocated in the Local Plan or Local Development Framework. Unidentified windfalls are developments that are not yet known about that will come forward in future on land not allocated. The housing trajectory includes an allowance for unidentified windfall sites.

A.160. Identified windfall sites are predicted to deliver over 200 dwellings a year in the first two years of the housing trajectory (2015-2017) and just under 200 dwellings in 2017-2018 and therefore no allowance for unidentified windfall sites is included in the housing trajectory for these years. For the remaining years an annual windfall allowance (rounded to the nearest 50 dwellings) is included that together with the predicted completions on identified windfall sites does not exceed 200 dwellings a year. It is anticipated that unidentified windfall sites will deliver 2,450 dwellings by 2031.

A.161. In accordance with footnotes 11 and 12 to paragraph 47 of the **NPPF** these sites are considered **deliverable and developable** as historic data shows that an average of 203 dwellings per year have been completed on windfall sites (compliant with the definition in the **NPPF**) and therefore the Council's assumption of no more than 200 dwellings on 'unidentified' windfall sites a year is a realistic allowance.

Appendix 5 Strategic Site Delivery – Proposed Major Modifications to Policies S/6, S/12, SS/5 and SS/6 in the South Cambridgeshire Local Plan

Amend South Cambridgeshire Local Plan policies as follows (deletions ~~struckthrough~~, additions <u>underlined</u>):

Policy S/6: The Development Strategy to 2031

1. The need for jobs and homes will be met as far as possible in the following order of preference, having regard to the purposes of the Cambridge Green Belt:
   a. On the edge of Cambridge;
   b. At new settlements;
   c. In the rural area at Rural Centres and Minor Rural Centres.

2. Major site allocations from the South Cambridgeshire Local Development Framework 2007-2010 together with the Area Action Plans for Northstowe, North West Cambridge, Cambridge Southern Fringe and Cambridge East (except as amended by Policy SS/3) are carried forward as part of the development plan to 2031 or until such time as the developments are complete.

3. The following 3 new strategic scale allocations are proposed for housing-led development with associated employment and supporting services and facilities to meet the majority of the additional development needs to 2031 and beyond:
   d. A new town north of Waterbeach for 8,000 to 9,000 homes~~, 1,400 of which by 2031~~;
   e. A new village based on Bourn Airfield for 3,500 homes~~, 1,700 of which by 2031~~;
   f. A major expansion of Cambourne for a fourth linked village of 1,200 homes, all of which by 2031.

4. Development in the rural area will be limited, with allocations for jobs and housing focused on Rural Centres and Minor Rural Centres, and rural settlement policies providing for windfall development for different categories of village consistent with the level of local service provision and quality of public transport access to Cambridge or a market town.

Amend paragraph 2.45 of the supporting text as follows:

2.45. Two new settlements – a new town north of Waterbeach and a new village at Bourn Airfield - and a major village expansion at Cambourne will provide the majority of the additional housing required by 2031. The preference to allocate all three strategic sites was influenced by the long lead in times for new settlements which will therefore come forward later in the plan period and continue developing beyond 2031. Without including a major expansion of Cambourne, a significant amount of development would be required at villages and would result in the sort of dispersed development strategy confirmed as being unsustainable. The timing of development at Bourn Airfield new village has regard to the longer lead in times for the development of new settlements and so that the remainder of Cambourne is well progressed before any development starts at Bourn Airfield. This will also help provide additional flexibility and ensure a continuous supply of house building land. ~~The new strategic sites will provide 4,370 homes in the plan period. Waterbeach not starting until towards the end of the plan period has the benefit of ensuring that delivery at Northstowe will be well established before another new town development begins, with about half the town having been built by the time Waterbeach starts delivering.~~

Reason:

To reflect changes to policies SS/5 Waterbeach, and SS/6 Bourn Airfield.

Soundness:

To ensure that the plan is positively prepared and that the rate of development at strategic sites is not restricted by policy which could impact upon meeting objectively assessed needs.

Policy S/12: Phasing, Delivery and Monitoring

~~1.~~ The Local Plan aims to achieve a continuous high level of housing production throughout the plan period to support predicted and actual jobs growth. Housing sites are not phased ~~with the exception of:~~

~~a. New town at Waterbeach Barracks – to start delivering housing in 2026, unless otherwise determined through a review of the Local Plan;~~

b. ~~New village at Bourn Airfield – to not start delivering housing before 2022, unless an undersupply of housing earlier in the plan period is demonstrated such that it needs to come forward earlier, including to provide an adequate 5-year housing land supply~~.

2. The Council will provide a 5% buffer as part of its 5-year housing land supply, met mainly through windfalls.

3. Compliance with policies and allocations in the Local Plan will be continuously monitored throughout the plan period. If, through monitoring, it appears that policies and allocations are not being achieved or more up to date forecasts suggest that the objectively assessed needs of South Cambridgeshire require different levels of development, the following mechanisms will be triggered:

c. Review of housing and employment land supply and allocations;

d. Action to bring forward sites for development, wherever possible in partnership with landowners and developers;

e. Action to bring forward development on previously developed land;

f. Action to secure the timely provision of infrastructure;

g. Review of all, or relevant parts of, the Local Plan.

Amend the supporting text consequent to this major modification as follows:

2.60. An important aspect of the Local Plan is to ensure that there will be a continuous supply of suitable, available and deliverable housing land to meet housing needs over the whole of the plan period. The allocations in the Plan have been made with the aim of ensuring a flexible and continuous supply of housing. To this end, the Council does not propose to phase the timing of housing development. ~~except in two important cases:~~

~~1. New town at Waterbeach Barracks – It is not expected that the new town will be able to deliver housing until towards the end of the plan period. This takes account of considerable experience in delivering new settlements in the district (Bar Hill, Cambourne and Northstowe). The Plan therefore takes a realistic view of delivery of a new town which is partly about the development needs in the plan period to 2031 but allocation is also about development needs in the period beyond and the~~

~~recognition that given the long lead in time that, like Northstowe, if a new town is to form part of the long term development strategy, a decision to allocate needs to be made in this Local Plan. In reaching this view, the Council has allocated significant major sites elsewhere to provide for needs in the most sustainable way. Therefore to ensure a continuous supply of house building land, it would not be appropriate for Waterbeach to come forward significantly earlier than envisaged in the housing trajectory and more significantly, to avoid competition with delivery at Northstowe and Bourn Airfield with negative impacts on those other developments. Therefore, Waterbeach is phased to start delivering housing in 2026 and any earlier provision can only take place through a review of the Local Plan.~~

~~2. New village at Bourn Airfield – Given the expected level of delivery at Waterbeach new town, the new village at Bourn Airfield is also required to deliver housing in the plan period to ensure a sustainable pattern of development and not require significant levels of housing in a distributed pattern across existing villages. However, to provide flexibility and not to rely solely on major developments given their lead in times and greater vulnerability to slow down in adverse economic conditions, based on recent experience, the Council sees a need to allocate some development in existing villages. The start of development at Bourn Airfield should not start delivering housing until 2022 as part of a flexible package of sites and to ensure a continuous supply of house building land. However, if there were delay in delivery in other major sites, the Plan allows for Bourn Airfield to come forward earlier.~~

2.66 The Council has included a good degree of flexibility in the Local Plan capable of responding to rapid change, ~~with a number of sites that could be brought forward in the plan period if needed, including the new village at Bourn Airfield,~~ and also has significant supply through windfalls to help make up any shortfall if that were to occur at any point during the plan period.

Reason:

The site promoters of these strategic sites consider that they could start development sooner than set out in policy S/12. Whilst the Council is taking a cautious approach to start times in its housing trajectory based on available evidence of the time taken to start strategic developments, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.

Soundness:

To ensure that the plan is positively prepared and that the rate of development at strategic sites is not restricted by policy which could impact upon meeting objectively assessed needs.

Policy SS/5: Waterbeach New Town

1. A new town of 8,000 to 9,000 dwellings and associated uses is proposed on the former Waterbeach Barracks and land to the east and north as shown on the Policies Map. The final number of dwellings will be determined in an Area Action Plan (AAP) having regard to:
   a. The location and distribution of development in the town; and
   b. The land outside the town necessary to maintain an appropriate setting for Denny Abbey listed building and scheduled monument.

2. The new town will be developed to high standards of design and layout which draw on its Fen edge location. The new town will be kept separate from Waterbeach village by an extension to the Cambridge Green Belt.

3. It will be developed to maintain the identity of Waterbeach as a village close to but separate from the new town. Appropriate integration to be secured by the provision of suitable links to enable the residents of Waterbeach village to have convenient access to the services and facilities in the new town without providing opportunities for direct road access from the wider new town to Waterbeach other than by public transport, cycle and foot.

4. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area. It will deliver high quality public transport links to Cambridge, including a new railway station, to enable a high modal share of travel by means other than the car.

~~5. No more than 1,400 dwellings will be completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.~~

5.~~6~~. An AAP will be prepared for the area shown on the Policies Map. The AAP will establish a policy framework for the site, and will address issues and requirements including:

There are no further major modifications to the policy or supporting text (policy paragraphs will be renumbered to reflect this deletion).

Reason:

The site promoters consider that they could start development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to the these matters in its housing trajectory based on available evidence of the time taken to start strategic developments and their annual rates of housing completions, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.

Soundness:

To ensure that the plan is positively prepared and that the rate of development at strategic sites is not restricted by policy which could impact upon meeting objectively assessed needs.

Policy SS/6: New Village at Bourn Airfield

1. Land south of the A428 based on Bourn Airfield is allocated for the development of a new village of approximately 3,500 dwellings. An Area Action Plan (AAP) will be prepared by the Council for the area shown on the Policies Map to guide development of the site. It will be classified as a Rural Centre once built.

2. The new village will be developed to high standards of design and layout. A key consideration will be the relationship with other settlements in the A428 corridor, and maintaining rural character and separation of individual villages.

3. It will deliver an example of excellence in sustainable development and healthier living, which will make a significant contribution to the long term development needs of the Cambridge area.

~~4. Development will be phased so that the first housing completions will be in 2022, with no more than 1,700 dwellings being completed by 2031, except as may be agreed by the Local Planning Authority to be necessary to maintain a 5 year supply of deliverable housing sites.~~

4.~~5~~.The Major Development area, which will accommodate the built development of the new village, is shown on the Policies Map. The area to be planned through the AAP is also shown on the Policies Map. This includes additional land to ensure that the development potential of the former airfield site is maximised and to ensure that the new village includes green infrastructure, landscaping and green separation, particularly from Caldecote / Highfields to help it fit into its rural setting.

There are no further major modifications to the policy or supporting text (policy paragraphs will be renumbered to reflect this deletion).

Reason:

The site promoter consider that they could start development sooner and deliver higher annual rates of housing completions. Whilst the Council is taking a cautious approach to the these matters in its housing trajectory based on available evidence of the time taken to start strategic developments and their annual rates of housing completions, it would not be positive planning for the Local Plan policy to prevent such development if it proves to be deliverable.

Soundness:

To ensure that the plan is positively prepared and that the rate of development at strategic sites is not restricted by policy which could impact upon meeting objectively assessed needs.

Appendix 6: Memorandum of Understanding for a Greater Cambridge Joint Housing Trajectory – Proposed Major Modifications

Greater Cambridge Housing Trajectory: Proposed Main Modifications to the Cambridge Local Plan 2014: Proposed Submission (RD/Sub/C/010) and the Proposed Submission South Cambridgeshire Local Plan (RD/Sub/SC/010)

The modifications below (which were attached to the Councils' Matter 1 Hearing Statement) relate to the changes required to reflect the Memorandum of Understanding between Cambridge City Council and South Cambridgeshire District Council: Greater Cambridge Joint Housing Trajectory (September 2014, RD/Strat/350). The changes are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering below refer to the relevant Local Plan, and do not take account of the deletion or addition of text.

Main Modifications to the Cambridge Local Plan

Page	Policy/ Paragraph	Main Modification
18	After paragraph 2.17	*Add new paragraph 2.17a to read:* In September 2014, a Memorandum of Understanding was agreed by Cambridge City Council and South Cambridgeshire District Council. The Memorandum recorded an agreement between the Councils under the duty to co-operate, that the housing trajectories for the two areas should be considered together, including for the purposes of calculating 5-year housing land supply in development management decisions that concern housing development.
24	Policy 3: Spatial strategy for the location of residential development	*Amend the second paragraph of Policy 3 to read:* Provision will be made for the development of not less than 14,000 additional dwellings within Cambridge City Council's administrative boundary over the period from April 2011 to March 2031 to meet the objectively assessed need for homes in Cambridge. This will enable continuous delivery of housing for at least 15 years from the anticipated date of adoption of this local plan. The housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development. ~~This p~~Provision includes two small sites to be released from the

Page	Policy/ Paragraph	Main Modification
		Cambridge Green Belt at Worts' Causeway, which will deliver up to 430 dwellings.
26	Paragraph 2.45	*Amend paragraph 2.45 to read:* The Cambridge housing trajectory ~~set out in Figure 2.2~~ included and updated each year in the Annual Monitoring Report illustrates the expected rate of delivery of new dwellings. It demonstrates how the objectively assessed need for an additional 14,000 homes to 2031 could be achieved. To meet objectively assessed need, an average of 700 additional dwellings a year are required between 2011 and 2031. As outlined in paragraph 2.17a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5 year housing land supply in development management decisions that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period.
26 & 27	Paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory	*Delete paragraphs 2.46, 2.47, and Figure 2.2: Housing trajectory*
26	Paragraph 2.48	*Amend paragraph numbering and paragraph to read:* The ~~trajectory relies~~ trajectories rely on information about sites that have the potential to deliver dwellings over the next 15 years and beyond., taken from the strategic housing land availability assessment (SHLAA) and work on local plan allocation sites.

Main Modifications to the South Cambridgeshire Local Plan

Page	Policy/ Paragraph	Main Modification
15	After paragraph 2.12	*Add new paragraph 2.12a to read:* A Memorandum of Understanding was also agreed between Cambridge City Council and South Cambridgeshire District Council in September 2014, which agrees that the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development.
26	Paragraph 2.39	*Add an additional sentence to the end of paragraph 2.39:* Over the plan period, the figure of 19,000 new homes implies an average delivery rate of 950 homes per year. While less than the Core Strategy 2007 annualised average of 1,176 homes, for comparison over the period 2001 to 2011 a total of 7,663 homes were built at an average of 766 homes per year and the Local Plan therefore represents a consistent step change in housing delivery over a lengthy period. The phasing of housing delivery is dealt with in Policy S/12.
36	Policy S/12: Phasing, Delivery and Monitoring	*Amend the first paragraph of Policy S/12 to read:* 1. The Local Plan aims to achieve a continuous high level of housing production throughout the plan period to support predicted and actual jobs growth. The housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Annual Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development. Housing sites are not deliberately phased with the exception of:
37	Paragraph 2.61	*Amend paragraph 2.61 to read:* The South Cambridgeshire Housing Trajectory ~~set out in Figure 3~~ included and updated each year in the Annual Monitoring Report illustrates the expected rate and phasing of delivery of new homes. It demonstrates how the objectively assessed need for an additional 19,000 homes between 2011 and 2031 could be achieved. This represents an average of 950 homes a year but the delivery of homes will vary over the plan period

Page	Policy/ Paragraph	Main Modification
		responding to individual site circumstances and changes in the national economy. As outlined in paragraph 2.12a, the Councils have agreed that the housing trajectories for both areas be considered together for the purposes of housing delivery, including calculation of 5-year housing land supply in development management decisions that concern housing development. This is consistent with the development sequence and spatial development strategy for Cambridge and South Cambridgeshire, and the phasing of housing delivery reflecting that strategy. As such, sites at the top of the development sequence in and on the edge of the urban area of Cambridge will deliver in the early and middle part of the plan period. Delivery in South Cambridgeshire will be greater in the middle and latter parts of the plan period, in particular as the fringe sites build out from the edge of Cambridge and move across the administrative boundary into South Cambridgeshire and as the new settlements come forward. There will also be some housing in larger villages early in the plan period. All dwelling figures in the trajectory are net additional dwellings (i.e. completed dwellings minus losses of dwellings). The ~~trajectory relies~~ trajectories rely on information about sites which have the potential to deliver dwellings over the next 15 years and beyond, taken from the Strategic Housing Land Availability Assessment and work on Local Plan allocation sites.
39	Figure 3: Housing Trajectory	*Delete Figure 3: Housing Trajectory*

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Sara Saunders
Planning Policy Manager
Cambridge City Council
PO Box 700
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CB1 0JH

5th of November 2015

Dear Sara

Cambridge Airport has a statutory duty to safeguard the airport to ensure the safety of all aircraft and the safety of the wider community. We understand that the Local Authorities propose to allocate in the region of 1,200 homes, community and education facilities to the north of Cherry Hinton. This is located on the land demarked as allocation R47 in the Cambridge City Local Plan, and allocation S/S/3 in the South Cambridgeshire District Local Plan.

I am aware that under the Adopted Cambridge East Area Action Plan (2008), Policy CE/35 allocated in the order of 800 dwellings North of Cherry Hinton on the assumption they could be brought forward without compromising the safe operation of the airport.

We have considered the land area in question and possible safeguarding implications associated with our runways and navigational equipment. We would of course encourage any prospective developer to engage the airport to understand fully any constraints associated with development so close to the airport.

At this stage of the Local Plan process, as Airport Manager, I can confirm that in principle, the majority of the land could be developed without compromising the safe operation of the airport; however this would need to be subject to detailed design and assessment of implications for airport operations. Broadly speaking, heights in the region of 8m to 12m are likely to be achievable across much of the land identified for development given the current configuration of the airport's airspace navigational aids.

In light of the proposed allocation in close proximity to the airport, Marshall Aerospace and Defence Group and Cambridge Airport has commenced a series of feasibility studies in order to fully understand the impact of the proposed development on airspace navigational aids and to identify appropriate mitigation (if required). This may require modifications to equipment, specific design constraints (e.g. building heights, layout and orientation) or relocation of aspects of the equipment.

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CAMBRIDGE
INTERNATIONAL AIRPORT

A study is also being commenced to explore the potential relocation of fire training activities from the existing fire training ground to enable to development to proceed.

The northern edge of the land proposed as S/S/3 may also impact upon operations on the cross wind grass runway (Runway 10/28), which will require further investigation to ensure the continued safe operation of the airport.

Any developer will need to have regard to all height restrictions associated with the airport. However, in principle these are not anticipated to represent insurmountable constraints to development.

We would be happy to submit further evidence once this is available, and to provide an Expert Witness to support the Local Plan Examination hearings at an appropriate stage.

Yours Faithfully

David Cran
Airport Manager
Cambridge International Airport

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