



# Public Document Pack

## Cambridge City Council

### DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

**To: Scrutiny Sub Committee Members:** Councillors Reid (Chair), Saunders (Vice-Chair), Blencowe, Brierley, Marchant-Daisley and Price

**Alternates :** Councillors Blackhurst and Herbert

**Executive Councillor for Planning and Climate Change:** Councillor Ward

*Despatched: Monday, 1 July 2013*

**Date:** Tuesday, 9 July 2013

**Time:** 4.30 pm

**Venue:** Committee Room 1 & 2 - Guildhall

**Contact:** Toni Birkin

**Direct Dial:** 01223 457013

### AGENDA

#### 1 APOLOGIES

To receive any apologies for absence.

#### 2 DECLARATIONS OF INTEREST

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

#### 3 MINUTES (*Pages 7 - 16*)

To approve the minutes of the meeting of 16<sup>th</sup> April 2013. The minutes of 29<sup>th</sup> May 2013 will be available in future. (*Pages 7 - 16*)

#### 4 PUBLIC QUESTIONS (SEE BELOW)

- 5 **AN UPDATE TO THE CAMBRIDGE CITY COUNCIL AND SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL INFRASTRUCTURE DELIVERY STUDY** *(Pages 17 - 132)*
  
- 6 **SMALL SITES AFFORDABLE HOUSING VIABILITY ASSESSMENT** *(Pages 133 - 176)*

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## DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

16 April 2013  
4.30 - 7.08 pm

**Present:** Councillors Reid (Chair), Saunders (Vice-Chair), Blencowe, Price, Marchant-Daisley and Tucker

Executive Councillor for Planning and Climate Change: Councillor Ward

### **Officers Present:**

Head of Planning - Patsy Dell

Head of Strategic Housing - Alan Carter

Senior Planning Policy Officer - Joanna Gilbert-Wooldridge

Planning Policy Transport Officer - Matthew Bowles

Senior Planning Policy Officer - Bruce Waller

Principal Conservation and Design Officer - Christian Brady

Cycling and Walking Officer - Clare Rankin

## FOR THE INFORMATION OF THE COUNCIL

**13/21/DPSSC Apologies**

**13/22/DPSSC Declarations of Interest**

Councillor Saunders, and Councillor Reid	13/25/DPSSC	Member of Cambridge Past, Present and Future
Councillor Saunders and Councillor Reid	13/25/DPSSC	Member of Cambridge Cycling Campaign

### **Chair's Announcement**

Councillor Reid proposed that the committee agree a work plan for the next meeting as there would be a very full agenda.

The Head of Planning suggested that the next meeting should start at 2.00pm with the business of the meeting split into two sections with an hours break between them. This was agreed.

A technical briefing in advance of the meeting was also agreed. This will be on Monday 20<sup>th</sup> May 2013 at 1.30pm.

### **13/23/DPSSC Minutes**

Minutes of previous meetings will agreed at the next meeting.

### **13/24/DPSSC Public Questions (See Below)**

Nigel Parry-Jones addressed the committee and made the following points:

- There is a conflict of interest in the needs to encourage major developments and the protection of heritage assets.
- The County Council's viewpoint on highways is missing from documents. Without this how can accessibility and sustainability be assessed?
- Reference is made to a formula to measure travel to work distances and this needs further clarification.
- Reference is also made to a 2 mile radius in regard to education. This is a fiscal rather than a planning matter.

Councillor Reid and Councillor Ward responded and stated that all policies seek to set priorities to enable good decision to be made. However, decisions on individual planning matters would need to be made using judgement call based in the individual circumstances.

Mr Parry-Jones asked a supplementary question on a matter outside the remit of this committee. Councillor Reid suggested that he seek technical advice from officers outside the meeting.

### **13/25/DPSSC Cambridge Local Plan -Towards 2031 - Issues and Options 2 consultation feedback**

#### **Matter for Decision:**

The current local plan was adopted in July 2006 and runs to 2016 and beyond. The committee report to 25th March 2013 Development Plan Scrutiny Sub Committee explained the background and next steps for preparation of the



new local plan. The committee was asked to consider and comment on the following sections:

- i. Section Three – Responding to Climate Change and Managing Resources (draft policies on Cambridge Airport Public Safety Zone and Air Safeguarding Zones, hazardous installations and protection of the Radio Astronomy Observatory at Lord’s Bridge);
- ii. Section Five – Providing a balanced supply of Housing (draft policy on Affordable Housing);
- iii. Six – Protecting and Enhancing the Character of Cambridge (draft policies on urban design and historic environment matters);
- iv. Section Seven – Services and Local Facilities (draft policies on community facilities, pubs and district and local shopping centres); and
- v. Section Eight – Providing Transport Infrastructure (draft policies on access to development, transport mitigation and parking management).

### **Decision of Executive Councillor for Planning and Climate Change:**

The Executive Councillor resolved to:

- i. Agree the tranche 3 draft plan sections to be put forward into the composite full draft plan;
- ii. Consider feedback from this committee on the accompanying policy justification documents for each draft policy, which will be published alongside the draft plan as an audit trail of how the policy was evidenced, consulted on and assessed; and
- iii. Agree that any amendments and editing changes that need to be made prior to the version put to Environment Scrutiny Committee in June and Full Council in June should be agreed by the Executive Councillor in consultation with the Chair and Spokesperson.

### **Reason for the Decision:**

As set out in the Officer’s report.

### **Any Alternative Options Considered and Rejected:**

Not applicable.

### **Scrutiny Considerations:**

The Committee considered the report section by section.

Appendix A: Section 3

Policy 20: Members endorsed the approach suggested, but requested additional wording to clarify the site by site approach.

Policy 21: References to Manchester University / Jodrell Bank needed to be clarified.

#### Appendix B: Section 5

Policy 27: Members questioned the viability assessments expressed in the table on page 23 of the report. Officers confirmed that the viability assessments had been based on the viability work prepared by consultants. Members instructed officers to review the viability of a lower than 10 unit threshold to see if this could be achieved.

The following concerns were expressed regarding this policy:

- i. The wording regarding the provision of and negotiation on numbers of Affordable Housing units to be built was not considered robust enough.
- ii. It was suggested that the policy could ask for 75% of the Affordable Housing to be offered as social rented units.
- iii. The overall commitment to Affordable Housing needed to be more strongly expressed.
- iv. Not seeking the maximum number of Affordable Housing units on all developments would be a missed opportunity.
- v. The use of the phrase 'in perpetuity' was questioned.
- vi. Wording regarding the definitions of Affordable Housing were considered inconsistent and needed further editing.

The Head of Planning stated that her team would investigate viability issues further with the consultants and would keep members informed by e-mail. Whilst viability appraisals could be requested for any application, these were expensive and it was not considered reasonable to expect one for every small-scale development. The approach set out in the document had been suggested as this was a common approach taken by other authorities and offered clarity to officers and developers. A policy that rendered small developments unviable ran the risk that it might not be justified if challenged.

The Head of Strategic Housing confirmed that the first paragraph of page 28 could be amended to clarify the number of housing units the council would be likely to deliver in the next few years.

In response to questions the Head of Planning confirmed the following points

- i. Co-operative housing could be submitted for consideration as Affordable Housing.
- ii. The Affordable Housing Supplementary Planning Document would be redrafted as soon as possible to reflect the changes to the Local Plan.
- iii. Supplementary Planning Documents were used to flesh out the Local Plan and it was not possible to cover all details in the plan.
- iv. Whilst all social housing providers were encouraged to cap rents at 65% of market rates, the Council had no authority to enforce this.
- v. The inclusion of employment linked housing was intended to encourage land owning employers to consider small scale development of housing for their own work force.

### Appendix C: Section 5

The Senior Planning Policy Officer and Principal Conservation and Design Officer introduced this section of the report.

Member of the Committee made the following comments:

- i. Design standards appeared to be stronger in the existing Local Plan.
- ii. The pursuit of excellence should be emphasised.
- iii. The inclusion of 'responds to context' for all areas was welcomed.
- iv. The three key objectives of the existing Local Plan should be incorporated into the new plan.
- v. Concern was expressed that not enough weight was given to protecting open spaces.
- vi. Members expressed a desire to discourage gated communities whenever possible.
- vii. Policy 39 needed greater reference to public art.
- viii. Policy 40 required more on design quality.
- ix. Was the phrase 'positive impact' strong enough given the intention to aim high?
- x. Additional wording was needed regarding numbering schemes and external letterboxes.
- xi. Policy 41 lacks clarity on roof extensions and needs to give more importance to open spaces.
- xii. Members questioned tree protection measures. This would be covered at the next meeting.
- xiii. Policy 44 needed additional wording to address green spaces as heritage assets to give them more protection.
- xiv. Members suggested that contrasting buildings could enhance an area. The Principal Conservation and Design Officer confirmed that the policy

approach did not preclude contrasting buildings being brought forward, if they were of high design quality.

- xv. The inclusion of a reference to buildings of local interest in plan was suggested.
- xvi. Policy 46 and 47 were noted.

#### Appendix D: Section 7

The Head of Planning requested that members paid particular attention to the maps and feedback any errors they noticed as soon as possible.

Members noted the approach of encouraging retail diversity but were concerned that this might not offer enough protection.

Concerns were raised that Cambridge Leisure Park had become a small retail centre. This had allowed empty units to be filled, but limited future leisure uses on the site. The Head of Planning suggested that the retail units were valued by local residents. However, the boundary of the leisure area could be re-examined.

The Senior Planning Policy Officer advised members to consider the appendices alongside Policy 56 to add context.

Policies 57 and 58 were noted.

Members suggested that the table of public houses supporting Policy 59 needed to be re-ordered into ward order and the Fleur-de-Lys site would be investigated to confirm its status. In addition, further clarity was needed regarding the criteria for alternative commercial use.. An annual update of the list of public house sites would be needed.

#### Appendix E: Section 8

Policies 63 (Supporting Sustainable Access to Development) and 64 (Mitigating the Transport Impact of Development) were endorsed by Members.

Policy 65 (Parking Management):

The Planning Policy and Transport Officer introduced Appendix E and gave the following oral update on Policy 65 (Parking Management).

#### **Car Parking**

Option J1 (residential standards)

Supports: 4 Objects: 18 Comments: 2

#### Key Issues

- Still too much car parking in a city like Cambridge, more car free developments needed.
- Car free developments to be given more of a role in new policy.
- Concerns had been raised that not enough car parking pushes the problem elsewhere. However, it was counterproductive to provide more parking. Census shows right direction being taken
- The policy needed to be clearer for applicants.

Option J2 (non-residential standards remain)

Supports: 5 Objects: 5 Comments: 0

#### Key Issues:

- Policy seen as appropriate, with reasonable levels.
- Should be no Off-Street Parking for business developments in or near the Centre. However, dependant on use class, some essential.
- Must be flexible
- Inadequate provision – especially concerned about parking in Local Centres around Trumpington and community centres, surgeries etc.
- Businesses should provide adequate parking as miscalculations result in people parking on-street.

Option J4 (local circumstances criteria & garage dimensions)

Supports: 6 Objects: 6 Comments: 1

#### Key Issues:

- Some good support for this as it takes account of specific local issues, especially impact on surrounding streets.
- Needs to be clearer for applicants, and strays into County Council Highways Authority territory.
- County Council had been consulted and happy, and criteria made clearer in relation to transport assessments.

### **Cycle Parking**

Option K1 (cycle parking)

Supports: 7 Objects: 16 Comments: 1

#### Key Issues:

- Good level of support in principal.
- Wording does not provide certainty on number of cycle parking spaces required (staff numbers).
- Lack of cycle parking in Cambridge city centre needs addressing.
- The Transport Strategy for Cambridge and South Cambridgeshire helping to deal with this along with standards
- Cycle parking should more convenient than car parking.
- Cycle parking standards still inadequate, with more needed.
- Should refer to Cycle Parking in New Developments Guidance.
- Policy should specify exact design and layout standards

Member of the Committee noted the update and made the following comments:

- i. Members noted that the policy would be delivered predominantly by using the opportunities of new developments.
- ii. National and local good practice guidelines would be considered.
- iii. Members asked if car free developments could be checked post development to ensure car parking is not simply displaced to surrounding areas.
- iv. Requiring cycle parking to be more convenient than car parking was suggested.
- v. Members requested that double row cycle ranks only be used where unavoidable or where cycle parking is predominantly for students and Cambridge cyclists tended to be older than the national norm and /or often used heavier cycles.
- vi. Stronger encouragement for car clubs was suggested.

The Head of Planning reminded members that there were difficulties in reading the plan section by section.. However, when read as a complete document, those matters would be seen within the whole plan and that should clarify Members' concerns in May.

The Committee resolved by 3 votes to 0 to endorse the recommendations.

The Executive Councillor approved the recommendations.

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

Not applicable.

The meeting ended at 7.08 pm

**CHAIR**

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To: Executive Councillor for Planning and Climate Change: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny committee: Development Plan Scrutiny Sub Committee 09/07/2013  
Wards affected: All Wards

**Cambridge City Council and South Cambridgeshire District Council  
Infrastructure Delivery Study Update  
Not a key decision**

## **1. Executive summary**

- 1.1 In March 2010 Cambridge City Council and South Cambridgeshire District Council commissioned an Infrastructure Delivery Study. It was endorsed as an evidence base document for the Cambridge Local Plan Review and the Cambridge Community Infrastructure Levy at Development Plan Scrutiny Sub-Committee in September 2012. The document was agreed as a live document that can be updated over time to reflect changing circumstances such as changes in the planned level of provision of housing and employment.
- 1.2 This update has been carried out to reflect the now agreed planned levels of provision emerging through the Cambridge City and South Cambridgeshire District Local Plan Reviews. The updated Infrastructure Delivery Study sets out when and where infrastructure will need to be provided, the scale of funding needed to achieve this and potential sources of funding.
- 1.3 The study has been produced in collaboration with infrastructure and community service providers in order to obtain first hand views on requirements. The output is a study that provides the Council with an evidence base to support its planning policies on infrastructure and developer contributions. This document will form a key part of the evidence base at both Local Plan and Community Infrastructure Levy examinations.

## **2. Recommendations**

- 2.1 The report is being submitted to Development Plan Scrutiny Sub-Committee for prior consideration and comment before decision by the Executive Councillor for Planning and Climate Change.

2.2 The Executive Councillor is recommended to

1) To endorse the update to the Cambridge and South Cambridgeshire Infrastructure Delivery Study Update for use as an evidence base document for the Draft Cambridge Local Plan 2031 and the Cambridge Community Infrastructure Levy (CIL).

### 3. Background

#### **National Planning Policy Framework (NPPF)**

3.1 The NPPF outlines that objectively assessed infrastructure requirements are part of the soundness test for Local Plan examination. The NPPF also requires that infrastructure planning needs to be part of the strategic priorities for the Local Plan and that Local Plans include policies to deliver:

- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk, coastal change management and the provision of minerals and energy (including heat); and
- The provision of health, security, community and cultural infrastructure and other local facilities

3.2 The NPPF also adds emphasis on quality, capacity, strategic infrastructure and cross boundary working.

#### **Relationship with Local Plan Review**

3.3 The timely provision of infrastructure is part of the soundness test at Local Plan examination. The Council will need to demonstrate at examination that the Local Plan is based on a strategy which seeks to meet objectively assessed development and infrastructure requirements. The Infrastructure Delivery Study and subsequent update supports the Local Plan and will form part of the Council's case at submission and examination of the Local Plan.

#### **Community Infrastructure Levy (CIL)**

3.4 The Community Infrastructure Levy Regulations 2010 (as amended) require that any levy's rates should be based on evidence of the infrastructure needed. The charging authority must consider what additional infrastructure is needed in its area to support development and what other funding sources are available. The focus should be on providing evidence of an aggregate funding gap that demonstrates the need to levy the Community Infrastructure Levy.

3.5 Latest CIL Guidance states that information on infrastructure needs in relation to CIL should be directly related to the infrastructure

assessment that underpins the Local Plan for the area, as that planning identifies the quantum and type of infrastructure required to realise local development and growth needs.

- 3.6 The Cambridge CIL charging schedule will be supported by two main pieces of evidence relating to infrastructure and the viability of development. The Infrastructure Delivery Study will provide the evidence for the former. For the purposes of CIL the Infrastructure Delivery Study needs to demonstrate that there is a funding 'gap' that CIL will, in part, be used to fill.

### **Cambridge City and South Cambridgeshire District Council Infrastructure Delivery Study 2012**

- 3.7 Planning for infrastructure provision has been, and continues to be, an ongoing process through the development of Cambridge City Council and South Cambridgeshire District Council Infrastructure Delivery Study (IDS) and partnership working with stakeholders.
- 3.8 In June 2010 Baker Associates and Transport Planning International were commissioned to undertake an Infrastructure Delivery Study by Cambridge City Council and South Cambridgeshire District Council. Since the start of the project Baker Associates merged with Roger Tym & Partners and Peter Brett Associates LLP and as a result the study was completed by Peter Brett Associates and Transport International. The IDS was endorsed as part of the evidence base for the Cambridge Local Plan Review and Cambridge Community Infrastructure Levy by Development Plan Scrutiny Sub Committee in September 2012.
- 3.9 The objectives of the Infrastructure Delivery Study and subsequent update are to establish the existing capacity of infrastructure provision in Cambridge and South Cambridgeshire and identify what infrastructure will be required in order to serve proposed growth.
- 3.10 The study has been produced in collaboration with infrastructure and community service providers in order to obtain first hand views on requirements. The output is a study that provides the Council with an evidence base to support its planning policies on infrastructure and developer contributions.
- 3.11 The IDS examines three infrastructure categories: physical (transport, energy, water and drainage, waste), social (education, health care, leisure and recreation, community and social and emergency services) and green (open space). The IDS includes an infrastructure delivery schedule and the intention has always been to update the IDS and infrastructure delivery schedule on a regular basis, to reflect

changing circumstances such as changes in the planned level of provision of housing and employment.

- 3.12 The Infrastructure Delivery Study and subsequent update provide an overview of infrastructure required to support new development, an overview of who is responsible for delivery, and a broad indication of phasing, costs and funding mechanisms. It acts as a focus for delivery but should not be seen as a detailed investment programme.
- 3.13 It is important to note that the study provides a snapshot in time using information that was available at the time of writing; however the study should be viewed as a live document that will be monitored annually and updated over time as required.

### **Cambridge City Council and South Cambridgeshire District Council Infrastructure Delivery Study Update 2013**

- 3.14 Planned provision of development and subsequent infrastructure requirements have evolved as a result of the Cambridge Local Plan and South Cambridgeshire Local Plan Review process. This has led to the requirement to update the IDS.
- 3.15 The specific components of the IDS update are the report and the infrastructure schedule (Appendix A to the report). The schedule provides a spatial breakdown of infrastructure requirements including information for category, cost, delivery, phasing, funding, responsibility and location.

### **Key Findings**

#### Prioritisation

- 3.16 Guidance from the Planning Inspectorate is that infrastructure delivery studies need to take a pragmatic view towards delivery and that crucial to the delivery of planning strategies is delivery within the first 5 years. To demonstrate this, the Infrastructure Delivery Study Update sets out a broad framework for infrastructure delivery but with more detailed costing in the first 5-10 years where available. Following on from this the study proposes a prioritisation process to help identify projects that should form the initial focus for investment.
- 3.17 As far as the Draft Local Plan for Cambridge is concerned, most of the development proposed to come forward over the next five years for housing and employment has already been granted outline planning permission, with infrastructure requirements included to support this.

- 3.18 The study has examined the indicative phasing of planned development across Cambridge and South Cambridgeshire and infrastructure requirements have been placed within time bands dependent on when they are likely to be required by new development.
- 3.19 The prioritisation process takes account of the intended spatial pattern of growth and reflects the importance of enabling physical infrastructure such as access roads and flood prevention but also recognises that there will be competing objectives, such as community infrastructure, that will be necessary to make a development sustainable.
- 3.20 The consultants have categorised the prioritisation of infrastructure in the IDS as 'critical', 'necessary' and 'desirable'.

#### *Critical Infrastructure*

- 3.21 Critical and necessary infrastructure projects are essential to support development, but the differing factor between them is the timing of their delivery. Critical infrastructure is largely physical and enabling infrastructure, which must be delivered on time to allow proposed development to proceed. Failure to provide critical infrastructure could result in significant delays to the delivery of development.

#### *Necessary Infrastructure*

- 3.22 This infrastructure is required if development is to be achieved in a timely and sustainable manner. Infrastructure in this category is unlikely to prevent physical development in the short term, however failure to invest could lead to delays in the medium term. The most common type of necessary infrastructure is social and community infrastructure such as schools, health facilities and children's play space. The category has the potential to allow infrastructure prioritisation if funding shortfalls occur.

#### *Desirable Infrastructure*

- 3.23 This category has been included so more aspirational schemes to support sustainable development could be included within the IDS.

#### *CIL Eligible Infrastructure*

- 3.24 The updated IDS also include summary tables related to CIL eligible infrastructure. CIL eligible infrastructure is comprised of any infrastructure project that relates to a proposed development, an existing infrastructure deficiency or an aspiration infrastructure project. Infrastructure projects related to existing planning permissions or projects that have any S.106 allocated to them are not included in this list. This schedule provides evidence of the aggregate funding gap

required to levy a CIL charge. It also provides a starting point for future prioritisation of CIL funding.

### **Infrastructure Requirements**

#### **Cambridge**

- 3.25 The cost of Infrastructure requirements for Cambridge (excluding fringe sites) identified in the study is approximately £249 million. Taking into account public funding/bids (£16.6 million) and private funding (£25 million), an overall shortfall of approximately £207.5 million has been identified for the period 2011 – 2031.
- 3.26 Overall the critical infrastructure funding shortfall identified for Cambridge (excluding fringe sites) is £12.9 million and the shortfall for the first five years is £12.4 million.
- 3.27 The aggregate funding gap associated with CIL eligible infrastructure in Cambridge (excluding fringe sites) to 2031 is £163.9 million.

#### **Fringe Sites**

- 3.28 Overall the cost of infrastructure requirements on fringe sites is £280.6 million, with a funding shortfall of £168 million identified.
- 3.29 Critical infrastructure requirements to support development costs on fringe sites have been identified as £106 million, with no shortfall in the first five years.
- 3.30 The aggregate funding aggregate associated with CIL eligible infrastructure on fringe sites to 2031 is £130.5 million

#### **Strategic Infrastructure (Both Local Authorities)**

- 3.31 Strategic infrastructure requirements to support both local authorities amount to £230.6 million, and a funding shortfall of £98 million has been identified
- 3.32 Critical strategic infrastructure requirements to support development have been identified as £77 million, with no shortfall in the first five years.
- 3.33 The aggregate funding aggregate funding gap associated with CIL eligible strategic infrastructure in Cambridge (excluding fringe sites) to 2031 is £95.5 million

#### **South Cambridgeshire**

- 3.34 Overall the cost of infrastructure requirements identified in South Cambridgeshire District (excluding fringe sites) is over £2.1 billion, with a funding shortfall of £1.46 billion identified (£1.13 billion of this is attributable to the A14 which growth in South Cambridgeshire is predicated upon).

- 3.35 Critical infrastructure to support development costs in South Cambridgeshire District (excluding fringe sites) have been identified as £1.7 billion, with an £8.6 million funding shortfall in the first five years.
- 3.36 The aggregate funding aggregate funding gap associated with CIL eligible infrastructure in South Cambridgeshire (excluding fringe sites) to 2031 is £1.45 billion (£1.13 billion of this is attributable to the A14 which growth in South Cambridgeshire is predicated upon).

### **Funding**

- 3.37 The original IDS has considered a wide variety of potential public and private funding sources in Section 8 of the main report. The Council will have to consider these sources including prudential borrowing, user chargers and developer contributions as a means to potentially addressing the funding shortfall.
- 3.38 The three Councils are bidding for city deal status but, until that process is concluded, certainty over the availability of additional infrastructure funding is unknown.
- 3.39 However, in practice financial resources will rarely meet all the identified needs for infrastructure at any given time and there will inevitably be a requirement to phase and prioritise projects across an area. The Infrastructure Delivery Study and subsequent updates should be a key document in informing the prioritisation process.
- 3.40 A copy of the IDS update is attached at Appendix A.

## **4. Implications**

### **(a) Financial Implications**

- 4.1 There are no direct financial implications arising from this report.

### **(b) Staffing Implications** (if not covered in Consultations Section)

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

### **(c) Equal Opportunities Implications**

- 4.3 An Equalities Impact Assessment will be undertaken as part of developing the Local Plan Review and the CIL.

### **(d) Environmental Implications**

- 4.4 There are no direct environmental implications arising from this report. Once introduced the Local Plan and the CIL will assist in the delivery of high quality sustainable new developments, alongside the

protection and enhancement of the built and natural environments of the city. As such it is anticipated that both the Local Plan and the CIL will have a positive climate change rating, although the precise nature of this positive impact will be dependent on the detailed proposals.

(e) **Consultation**

4.5 The Report is a technical study and has not been subject to direct public consultation. However, a wide range of key stakeholders were consulted throughout the study process with a view to identifying relevant evidence material and they are listed at Appendix 1 of the Infrastructure Delivery Study.

(f) **Community Safety**

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

5. **Background Papers**

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

- Cambridge City Council and South Cambridgeshire District Council Infrastructure Delivery Study 2012 - <https://www.cambridge.gov.uk/public/ldf/CIL/Appendix%20B%20-%20Infrastructure%20Delivery%20Study%20FINAL%20REPORT%20and%20Appendices.pdf>

6. **Appendices**

- Appendix A – Cambridge and South Cambridgeshire Infrastructure Delivery Study Update 2013.

7. **Inspection of papers**

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

Author's Name: Brendan Troy  
Author's Phone Number: 01223 457442  
Author's Email: [Brendan.troy@cambridge.gov.uk](mailto:Brendan.troy@cambridge.gov.uk)



# Cambridge and South Cambridgeshire Infrastructure Delivery Study Update (Draft Final Report)

Infrastructure Delivery Study, 2013 Update

On behalf of **Cambridge City Council & South Cambridgeshire District Council**



Project Ref: a491/001 | Rev: AA | Date: June 2013



## Document Control Sheet

**Project Name:** Cambridge and South Cambridgeshire Infrastructure Delivery Study Update

**Project Ref:** a491/001

**Report Title:** Infrastructure Delivery Study Update 2013

**Doc Ref:** Final Report

**Date:** 26/06/2013

	Name	Position	Signature	Date
<b>Prepared by:</b>	A Simpson / P Jobson	Planner / Associate		25/06/2013
<b>Reviewed by:</b>	P Jobson	Associate		26/06/2013
<b>Approved by:</b>	J Baker	Partner		26/06/2013
<b>For and on behalf of Peter Brett Associates LLP</b>				

Revision	Date	Description	Prepared	Reviewed	Approved
001	13/06/2013	Draft Report	AS/PJ	PJ	JB
002	26/06/2013	Draft Final Report	AS/PJ	PJ	JB

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## Appendices

Appendix A Planned Provision Maps

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# 1 Introduction

## 1.1 Introduction

1.1.1 Peter Brett Associates were commissioned to update the Infrastructure Delivery Study (2012) for Cambridge City Council and South Cambridgeshire District Council. The Update tests new levels of planned development and identifies the associated infrastructure requirements. The objective of the study is to provide Cambridge City Council and South Cambridgeshire District Council with an updated evidence base to support its planning policies on infrastructure and developer contributions.

1.1.2 The Infrastructure Delivery Study (IDS) represented a snap shot in time and used information available at the time of writing. To date the study has used numerous responses from Infrastructure stakeholders to update the evidence, but it should be noted that the at Draft Report stage, responses for some infrastructure categories remain outstanding. It is anticipated that these will be incorporated into the Final Update Report following the member workshop.

1.1.3 Like the original IDS, the update has examined three infrastructure categories, physical, social and green. **Table 1.1** sets out a list specific areas and indicative facilities to help define their scope.

Table 1.1: Scope of Infrastructure

Physical Infrastructure Categories	Indicative Facility Types
Transport	Road Rail Bus Cycling Walking/public realm
Energy	Electricity Gas
Water & Drainage	Water Supply Waste Water Drainage and Flood Alleviation
Waste (non-strategic)	Household Recycling Centres Refuse and Recycling Vehicles Bring Sites Kerbside Collection Containers
Telecommunications	Broadband
Social Infrastructure Categories	Indicative Facility Types
Education	Childcare/Nurseries/Children's Centres Primary Schools Secondary Schools Further Education Special Schools
Health Care	General Practitioners Hospitals Ambulance
Leisure and Recreation	Swimming Pools Sports Halls/Centres Play Pitches
Community and Social	Libraries Community Centres and Village Halls (including Arts

	and Culture) Faith Facilities Cemeteries and Crematorium
Emergency Services	Police Fire
Green Infrastructure Categories	Indicative Facility Types
Green Space	Informal Open Space Children's Play Space Allotments Natural Space Public Rights of way

- 1.1.4 The IDS (2012) defined what is meant by infrastructure for each category type, examined approaches to the identification of infrastructure requirements, provided context and support evidence where available and established costs, potential funding sources and delivery issues.
- 1.1.5 For the update, Peter Brett Associates have been working with stakeholders to update the infrastructure requirements previously identified in the IDS. This included:
- Updating information on existing identified schemes;
  - Removing infrastructure schemes that have been completed, under construction or are no longer needed to support development;
  - Identifying new infrastructure schemes to support new developments;
  - Clarifying if infrastructure is required due to permitted development or proposed development, e.g. development without planning permission.
- 1.1.6 The structure of the Draft Report is as follows:
- Methodology changes – key changes to the method used;
  - Updated Planned Provision – The locations and levels of development tested;
  - Overall Requirements – Overall requirements and critical infrastructure summaries.

## 2 Methodology Changes

### 2.1 Identify the Existing Infrastructure Needs and Future Infrastructure Requirements for Cambridge and South Cambridgeshire to 2031

2.1.1 The primary objectives of the IDS are:

- Establish the existing capacity of infrastructure provision in Cambridge and South Cambridgeshire; and
- Identify what infrastructure will be required in order to serve proposed growth.

2.1.2 The methodology to update the study is largely the same as the original 2012 IDS. However the following changes have been made:

#### Future Population and Dwelling Mix

2.1.3 The potential impact for certain infrastructure categories such as community and green space, directly relate to the increase in population that proposed development will support.

2.1.4 To calculate the infrastructure requirements, Peter Brett Associates has assumed an indicative population per dwelling based on the forecast average household size in both Districts by 2031. **Table 2.1** illustrates the projected change in average household size:

Table 2.1: Average Household Size 2011 to 2031

Local Authority	Average Household Size 2011	Average Household Size 2031*	Reduction 2011 to 2031
Cambridge	2.54	2.43	0.11
South Cambridgeshire	2.42	2.31	0.11

Source: Cambridge Sub Region Strategic Housing Market Assessment 2012, chapter 12, Table 11

2.1.5 The Census 2011 identifies the average household size in South Cambridgeshire was 2.42 and within Cambridge it was 2.54 people per household. Based on the projected reduction in average household size identified in the Cambridge Sub Region Strategic Housing Market Assessment 2012, it has been assumed that the population per dwelling will be 2.42 persons per dwelling in Cambridge and 2.31 persons per dwelling in South Cambridgeshire by 2031.

2.1.6 It should be noted that Cross Boundary developments will therefore reflect a combination of both household assumptions based on the quantum of planned provision within each District.

2.1.7 The IDS considers the planned provision for Cambridge and South Cambridgeshire in **Section 3**. This sets out the level of development that has been tested in the IDS, but it should be noted that if planned provision changed, population levels could vary and subsequently effect the requirements for infrastructure.



## 3 Updated Planned Provision

### 3.1 Introduction

3.1.1 **Section 3** sets out the planned provision that has been examined in the study. This included a breakdown of the location and level of planned residential and employment growth within Cambridge and South Cambridgeshire between 2011 and 2031.

### 3.2 Main Settlements/Sub Areas

3.2.1 The updated study has used the main settlements/sub areas identified in the 2012 IDS. The update does include five new development locations in South Cambridgeshire and on the Cambridge Fringe for testing and one name change (highlighted below). Development within the following sub areas have been tested in the study:

- Cambridge
  - Station Area;
  - Area North;
  - Area East;
  - Area South; and
  - Area West/Central.
  
- South Cambridgeshire rural areas (secondary school catchments) and new settlements/strategic scale development:
  - Bassingbourn;
  - **Cambourne**;
  - Comberton;
  - Cottenham;
  - **Bottisham (previously called Fulbourn)**;
  - Gamlingay (including fringe of St Neots);
  - Histon / Impington;
  - Linton;
  - Melbourn;
  - Sawston;
  - Swavesey;
  - Northstowe;
  - **Waterbeach (new town, 8,000-9,000 homes, 1,400 by 2031)**;
  - **Bourn Airfield (new village, 3,500 homes, 1,500 by 2031)**; and
  - **Camborne West (major village expansion, 1,500 homes, all by 2031)**.
  
- Cambridge Fringe Developments:
  - Southern Fringe;
  - North West Cambridge;

- Cambridge East;
- Orchard Park/Arbury; and
- **Worts Causeway/Fulbourn Road.**

### 3.3 Existing Completions and Permissions

- 3.3.1 Existing housing and employment completions and permissions have been identified. These dwellings or employment premises are already having an infrastructure impact (completions) or already have planning permission and potentially S106 agreements that restrict further contributions via S106 mechanisms.
- 3.3.2 As part of the study, information on sites under construction and those with full or outline permission available from Cambridge City Council and South Cambridgeshire District Council has been used. Sites with permission needed to be tested separately to proposed development, e.g. sites without permission. It is important to make the distinction because certain infrastructure funding opportunities are not available for these sites.

### 3.4 Planned Provision

- 3.4.1 We examined available material and agreed the planned provision for testing with planning officers. The tables below set out the total residential and employment development tested and identifies, the change in planned residential development since the 2012 study. The following key points should be noted:
- An important change from the 2012 study was the need to consider permitted development (with planning permission) and proposed development (without planning permission) separately. Results have been identified for both categories, in addition to the aspirational infrastructure or existing deficiency categories used in the original IDS study;
  - A range of development levels (8,000 to 9,000 dwelling) have been tested for the new town of Waterbeach. Results indicate if a specific infrastructure project relates to the minimum or maximum figure tested;
  - The infrastructure requirements of large strategic sites that will be completed beyond the plan period to 2031 have been tested. Results indicate if a specific infrastructure project relates development beyond the plan period e.g. 2031+;
- 3.4.2 **Tables 3.1, 3.2 and 3.3** set out the development options for Cambridge, South Cambridgeshire and Cambridge Fringe locations. Maps of the planned provision are set out in **Appendix A**.

Table 3.1: Cambridge Development for Testing

	Residential to 2031 (Dwellings)				Employment to 2031 (ha Employment Land)		
	Permitted development	Proposed development	Total (Update)	Change from Original	Permitted development	Proposed development	Total
<b>Cambridge Urban Area</b>							
Station Area	331	555	886	523	1.63	3.74	5.37
Area North	175	715	890	-297	0	11.85	11.85
Area East	545	1,351	1,896	-1014	0	0	0

Area South	<b>627</b>	<b>711</b>	1,338	-296	<b>0</b>	<b>8.25</b>	8.25
Area West/ Central	<b>299</b>	<b>713</b>	1,012	-232	<b>8.54</b>	<b>0</b>	8.54
<b>Cambridge Totals</b>	<b>1,977</b>	<b>4,045</b>	<b>6,022</b>	<b>-1316</b>	<b>10.17</b>	<b>23.84</b>	<b>34.01</b>

Table 3.2: South Cambridgeshire Development for Testing

	Residential to 2031 (Dwellings)				Employment to 2031 (ha Employment Land)		
	Permitted development	Proposed development	Total (Update)	Change from Original	Permitted development	Proposed development	Total
<b>South Cambridgeshire (Secondary School Catchment Areas) and New Settlements</b>							
Bassingbourn Area	<b>39</b>	<b>183</b>	227	195	<b>3.31</b>	<b>0</b>	3.31
Bottisham Area	<b>102</b>	<b>570</b>	672	172	<b>0.06</b>	<b>0</b>	0.06
Cambourne Area	<b>993</b>	<b>0</b>	993	993	<b>9.17</b>	<b>0</b>	9.17
Comberton Area	<b>52</b>	<b>551</b>	578	-999	<b>1.37</b>	<b>0</b>	1.37
Cottenham Area	<b>138</b>	<b>296</b>	434	298	<b>8.83</b>	<b>2.26</b>	11.09
Gamlingay Area	<b>183</b>	<b>90</b>	273	175	<b>0.08</b>	<b>0</b>	0.08
Histon / Impington Area	<b>272</b>	<b>189</b>	461	187	<b>0.02</b>	<b>0</b>	0.02
Linton Area	<b>47</b>	<b>174</b>	221	205	<b>15.84</b>	<b>0</b>	15.84
Melbourn Area	<b>357</b>	<b>645</b>	1,002	491	<b>0.94</b>	<b>0</b>	0.94
Sawston Area	<b>65</b>	<b>1,200</b>	1,265	1,151	<b>34.7</b>	<b>1.18</b>	35.88
Swavesey Area	<b>575</b>	<b>292</b>	867	86	<b>8.57</b>	<b>12.22</b>	20.79
Northstowe	<b>0</b>	<b>9,500</b>	5,965 by 2031 <u>Overall Total</u> 9,500	0	<b>0</b>	<b>20</b>	20
Waterbeach (new town)	<b>0</b>	<b>9,000</b>	1,400 by 2031 <u>Overall Totals</u> Minimum 8,000 Maximum 9,000	Minimum 8,000 Maximum 9,000	<b>0</b>	<b>20</b>	20
Bourn Airfield (new village)	<b>0</b>	<b>3,500</b>	1,470 by 2031 <u>Overall Total</u> 3,500	3,500	<b>0</b>	<b>9.4</b>	9.4
Camborne West (major)	<b>0</b>	<b>1500</b>	1500	1500	<b>0</b>	<b>0</b>	0

village expansion)							
<b>South Cambridge-shire Total</b>	<b>2,823</b>	<b>27,690</b>	<b>Minimum 29,513 Maximum 30,513</b>	<b>Minimum 15,954 Maximum 16,954</b>	<b>82.89</b>	<b>65.06</b>	<b>147.95</b>

Table 3.3: Cambridge Fringe Development for Testing

	Residential to 2031 (Dwellings)				Employment to 2031 (ha Employment Land)		
	Permitted development	Proposed development	Total (Update)	Change from Original	Permitted development	Proposed development	Total
<b>Cambridge Fringe Development</b>							
Southern Fringe (Cambridge)	<b>3,456</b>	<b>0</b>	3,456	13	<b>17.9</b>	<b>0</b>	17.9
Southern Fringe (South Cambs)	<b>537</b>	<b>0</b>	537	-63	<b>0</b>	<b>0</b>	0
North West Cambridge (Cambridge)	<b>3,544</b>	<b>0</b>	3,544	-151	<b>4.5</b>	<b>0</b>	4.5
North West Cambridge (South Cambs)	<b>0</b>	<b>2,155</b>	2,155	-30	<b>0</b>	<b>0</b>	0
Cambridge East (Cambridge)	<b>0</b>	<b>408</b>	408	2	<b>0</b>	<b>0</b>	0
Cambridge East (South Cambs)	<b>0</b>	<b>1,310</b>	1,310	825	<b>0</b>	<b>5</b>	5
Orchard Park/Arbury (South Cambs)	<b>50</b>	<b>203</b>	253	-459	<b>0.36</b>	<b>1.5</b>	1.86
Worts Causeway/Fu Ibourn Road (Cambridge)	<b>0</b>	<b>430</b>	430	430	<b>0</b>	<b>3.70</b>	3.70
Worts Causeway/Fu Ibourn Road (South Cambs)	<b>0</b>	<b>0</b>	0	0	<b>0</b>	<b>6.92</b>	6.92

<b>Cambridge Fringe Total</b>	<b>7,587</b>	<b>4,506</b>	<b>12,093</b>	<b>567</b>	<b>22.76</b>	<b>17.12</b>	<b>39.88</b>
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### 3.5 Phasing

3.5.1 A phasing trajectory for new development was used to help determine the timing of specific infrastructure requirements. **Tables 3.4, 3.5 and 3.6** sets out the indicative phasing for the planned provision in Cambridge, South Cambridgeshire and Fringe locations. It must be noted that this trajectory was based on emerging Local Authority Housing Trajectories provided for the purposes of the IDS.

Table 3.4: Cambridge Development Phasing

<b>Residential Phasing</b>	<b>Total</b>	<b>2012-2015</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2031</b>	<b>Beyond Plan Period</b>
<b>Cambridge Urban Area</b>						
Station Area	<b>886</b>	150	181	180	375	0
Area North	<b>890</b>	37	399	268	186	0
Area East	<b>1,896</b>	394	436	563	503	0
Area South	<b>1,338</b>	442	445	245	206	0
Area West/Central	<b>1,012</b>	299	272	255	186	0
<b>TOTAL</b>	<b>6,022</b>	<b>1,322</b>	<b>1,733</b>	<b>1,511</b>	<b>1,456</b>	<b>0</b>

Table 3.5: South Cambridgeshire Development Phasing

<b>Residential Phasing</b>	<b>Total</b>	<b>2012-2015</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2031</b>	<b>Beyond Plan Period</b>
<b>South Cambridgeshire (Secondary School Catchment Areas) and New Settlement</b>						
Bassingbourn Area	<b>0</b>	28	56	65	78	0
Bottisham Area	<b>672</b>	124	306	110	132	0
Cambourne Area	<b>993</b>	388	550	55	0	0
Comberton Area	<b>578</b>	46	112	150	180	0
Cottenham Area	<b>434</b>	128	119	85	102	0
Gamlingay Area	<b>273</b>	114	69	90	0	0
Histon/Impington Area	<b>461</b>	195	156	50	60	0
Linton Area	<b>221</b>	41	48	60	72	0
Melbourn Area	<b>1,002</b>	156	406	200	240	0

Sawston Area	<b>1,265</b>	60	524	550	326	0
Swavesey Area	<b>867</b>	448	254	75	90	0
Northstowe	<b>5,965 by 2031</b> <b>Overall total</b> <b>9,500</b>	65	1,500	2,000	2,400	3,535
Waterbeach	<b>1,400 by 2031</b> <b>Overall totals</b> <b>Minimum 8,000</b> <b>Maximum 9,000</b>	0	0	0	1,400	6,600
		0	0	0	1,400	7,600
Bourn Airfield	<b>3,500</b>	0	0	150	1,320	2,030
Cambourne West	<b>1,500</b>	0	350	750	400	0
<b>TOTAL Minimum</b>	<b>29,493 minimum</b> <b>30,493 maximum</b>	<b>1,793</b>	<b>4,450</b>	<b>4,300</b>	<b>6,785</b>	<b>12,165 minimum</b> <b>13,165 maximum</b>

Table 3.6: Cambridge Fringe Development Phasing

<b>Residential Phasing</b>	<b>Total to 2031</b>	<b>2012-2015</b>	<b>2015-2020</b>	<b>2020-2025</b>	<b>2025-2031</b>	<b>Beyond Plan Period</b>
<b>Cambridge Fringe Development</b>						
Southern Fringe (Cambridge)	<b>3,456</b>	833	2,141	482	0	0
North West Cambridge (Cambridge)	<b>3,544</b>	69	2,509	966	0	0
Cambridge East* (Cambridge)	<b>408</b>	0	57	255	96	0
Southern Fringe (South Cambs)	<b>537</b>	29	323	185	0	0
North West Cambridge (South Cambs)	<b>2,155</b>	90	875	1,190	0	0
Cambridge East* (South Cambs)	<b>1,310</b>	0	700	550	60	0
Orchard Park/Arbury (South Cambs)	<b>253</b>	201	52	0	0	0
Worts Causeway/Fulbourn Road (Cambridge)	<b>430</b>	0	0	430	0	0

Worts Causeway/Fulbourn Road (South Cambs)	0	0	0	0	0	0
<b>TOTAL</b>	<b>12,093</b>	<b>1,222</b>	<b>6,657</b>	<b>4,058</b>	<b>156</b>	<b>0</b>

## 4 Overall Requirements

### 4.1 Introduction

4.1.1 The Infrastructure Delivery Study (IDS) Update has gathered additional information on the infrastructure needs across Cambridge and South Cambridgeshire. The Summary tables below set out the following for both Authorities:

- Overall infrastructure requirements by location and phase;
- Critical infrastructure requirements (Initial Views) by location and phase;
- CIL eligible infrastructure by location and phase.

4.1.2 Further explanation of each set of summary tables is provided in each sub section below. The overall Infrastructure Schedules are set out in **Appendices 2, 3 and 4**.

### 4.2 Overall Infrastructure Requirements

4.2.1 The first set of summary tables set out all infrastructure projects by location and time phase. The tables include information on the costs of all infrastructure schemes identified and all known funding that has been identified for specific infrastructure projects at this point in time. It is important to note that only funding that has clearly attributable to projects has been included. Consequently available funding where Local Authorities have not decided how to spend it yet have not been included and therefore a larger funding shortfall is illustrated.

#### Cambridge

4.2.2 The overall requirements for Cambridge excludes the requirements for Strategic Infrastructure to support development in both local authorities and infrastructure related to Cambridge Fringe Developments (see para 4.4). Overall the cost of infrastructure requirements for Cambridge is approximately £249.3 million. **Table 4.1** sets out the infrastructure requirements for locations within Cambridge including a Cambridge (City wide) row which reflects city wide projects.

Table 4.1: Infrastructure Requirements – Cambridge

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Cambridge (City Wide)	£24,585,250	£125,685,632	£31,970,100	-	£17,556,000	£199,796,982
Station Area	£131,190	-	£377,560	£786,396	£500,000	£1,795,146
Area North	£4,145,000	£4,212,608	£561,187	£389,812	£2,000,000	£11,308,607
Area East	£2,684,800	£3,542,506	£1,131,224	£1,010,668	-	£8,369,198
Area South	£4,018,000	£3,145,113	£513,463	£432,071	£5,000,000	£13,108,647
Area West/ Central	£5,555,453	£4,509,135	£533,931	£387,526	£4,000,000	£14,986,045
<b>Cambridge Total</b>	<b>£41,119,693</b>	<b>£141,094,994</b>	<b>£35,087,465</b>	<b>£3,006,473</b>	<b>£29,056,000</b>	<b>£249,364,625</b>
Public Funding	£100,000	£6,500,000	£10,000,000	-	-	£16,600,000
Private Funding	£4,215,578	£11,013,317	£6,773,971	£1,226,391	£2,000,000	£25,229,257
<b>SHORTFALL</b>	<b>£36,804,115</b>	<b>£123,581,677</b>	<b>£18,313,494</b>	<b>£1,780,082</b>	<b>£27,056,000</b>	<b>£207,535,368</b>



- 4.2.3 Taking into consideration identified public funding (£16.6 million) and private funding (£25.2 million) an overall shortfall of approximately £207.5 million has been identified for 2011-2031.
- 4.2.4 This includes funding shortfall in all time periods. The funding shortfall for 2011-2016 is £36.8 million, but increases to £123.5 million in 2016-2021. The shortfall then decreases to £18.3 million by 2021-2026 and further still to £1.7 million in 2026-2031. There is a funding shortfall of £27 million for those projects with unspecified timescales.
- 4.2.5 Since the original study the overall cost of infrastructure within Cambridge has decreased by approximately £3 million. It is considered that due to similar levels of planned provision being tested in the update study, the overall cost of infrastructure has remained broadly similar.
- 4.2.6 Infrastructure planning is constantly evolving and the further into the future you look the more difficult it is to identify requirements, costs and funding mechanisms. Crucial to the delivery of the planning strategies is delivery within the first 5 years. The Planning Inspectorate has made it clear that infrastructure delivery plans need to take a pragmatic view towards delivery.

## South Cambridgeshire

- 4.2.7 The overall requirements for South Cambridgeshire excludes the requirements for Strategic Infrastructure that supports development in both local authorities and infrastructure related to Cambridge Fringe Developments (see para 4.4). The infrastructure that will be required for developments in South Cambridgeshire that are expected to be completed after 2031, such as Northstowe and Bourn Airfield, have also been tested. For the development in Waterbeach, where the total number of dwellings to be completed after the plan period has yet to be confirmed, a maximum and minimum has been tested. **Table 4.2** sets out the overall infrastructure requirements for locations within South Cambridgeshire.

Table 4.2: Infrastructure Requirements – South Cambridgeshire

	2011-2016	2016-2021	2021-2026	2026-2031	Total in Plan Period	2031-2041
South Cambridgeshire (District Wide)	£33,382,125	£1,205,720,000	£61,510,000	£66,390,000	<b>£1,367,002,125</b>	-
Bassingbourn Area	£34,266	£127,182	£172,302	£206,761	<b>£540,511</b>	-
Bottisham Area	£91,260	£854,138	£291,062	£349,729	<b>£1,586,189</b>	-
Cambourne	£805,000	-	-	-	<b>£805,000</b>	-
Cambourne West	-	£1,302,992	£2,500,373	£1,845,114	<b>£5,648,479</b>	-
Comberton Area	£45,795	£553,869	£397,006	£476,182	<b>£1,472,852</b>	-
Cottenham Area	£116,403	£456,608	£224,706	£269,420	<b>£1,067,137</b>	-
Gamlingay Area	£4,003,427	£40,631	£238,658	-	<b>£4,282,716</b>	-
Impington Area	£593,137	£423,969	£132,714	£158,349	<b>£1,308,169</b>	-
Linton Area	£24,495	£2,131,344	£158,349	£190,245	<b>£2,504,433</b>	-
Melbourn Area	£135,774	£10,143,043	£529,720	£634,529	<b>£11,443,066</b>	-
Sawston Area	£99,811	£5,491,163	£1,215,519	£822,212	<b>£7,628,705</b>	-
Swavesey Area	£66,265	£3,355,161	£197,936	£238,658	<b>£3,858,020</b>	-
Northstowe	£1,291,520	£122,535,641	£104,219,610	£45,234,646	<b>£273,281,417</b>	£33,516,150

Waterbeach (by 2031)	-	£29,000,000	£360,000,000	£18,573,540	<b>£407,573,540</b>	
Waterbeach (Total Minimum)					<b>£0</b>	£66,744,987
Waterbeach (Total Maximum)					<b>£0</b>	£97,312,071
Bourn Airfield	-	-	£2,540,116	£17,233,009	<b>£19,773,125</b>	£25,763,743
<b>South Cambridgeshire Total</b>	<b>£40,689,278</b>	<b>£1,382,135,741</b>	<b>£534,328,071</b>	<b>£152,622,394</b>	<b>£2,109,775,484</b>	<b>Minimum £126,024,880 Maximum £156,591,964</b>
Public Funding/Bids	£12,000,000	£39,700,000	£6,500,000	-	£58,200,000	£0
Private Funding	£9,093,951	£68,093,175	£462,339,799	£67,953,345	£607,480,270	Minimum £57,287,736 Maximum £62,345,177
<b>SHORTFALL</b>	<b>£19,595,327</b>	<b>£1,274,342,566</b>	<b>£89,488,272</b>	<b>£84,669,049</b>	<b>£1,468,095,214</b>	<b>Minimum £68,246,787 Maximum £94,246,787</b>

4.2.8 **Table 4.2** identifies the total cost of infrastructure at approximately £2.1 billion within the plan period. Identified funding includes public funding/bids (£58.2 million) and private funding (£607.4 million) resulting in an overall funding shortfall of approximately £1.4 billion over the 2011-2031 period. It is important to note that the alternative A14 highway scheme has a funding shortfall of £1.13 billion. If this scheme is set aside, the overall funding shortfall in the District is £19.5 million in 2011-2016 and £140.3 million in 2016-2021.

4.2.1 Since the original study the overall cost of infrastructure for South Cambridgeshire excluding the A14 scheme has increased by approximately £491 million. This considerable increase is largely attributable to the additional planned provision tested at Waterbeach (8,000 to 9,000 dwellings) and Bourn Airfield (3,500 dwellings). These two developments have increased the overall costs in South Cambridgeshire by £407.5 million and £19.7 million respectively.

## Strategic Infrastructure and Fringe Developments

4.2.2 **Table 4.3** and **4.4** below set out the infrastructure costs for strategic infrastructure required to support overall growth across both local authorities. The schemes include strategic transport improvements.

Table 4.3: Infrastructure Requirements – Strategic for both Local Authorities

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Strategic for Both Local Authorities	£9,687,657	£127,500,000	£2,000,000	£6,500,000	£85,000,000	£230,687,657
Public Funding/Bids	-	£38,500,000	-	-	£30,000,000	£68,500,000
Private Funding	£8,313,657	£625,000	-	-	£55,000,000	£63,938,657

<b>Overall Shortfall</b>	<b>£1,374,000</b>	<b>£88,375,000</b>	<b>£2,000,000</b>	<b>£6,500,000</b>	<b>£0</b>	<b>£98,249,000</b>
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4.2.3 **Table 4.3** shows a funding shortfall of £98.2 million. It should be noted that the unspecified column represents the BDUK Superfast Broadband project which will be implemented over the whole of Cambridgeshire by 2031.

4.2.4 **Table 4.4** below sets out the overall requirements for Cambridge Fringe developments at the Orchard Park, Cambridge East, Southern Fringe, North West Cambridge and Worts Causeway/Fulbourn Road. It is important to note that some infrastructure projects relate to more than one fringe development and have consequently been included in a Cambridge Fringe category that includes projects that support multiple fringe locations.

Table 4.4: Infrastructure Requirements – Cambridge Fringe Developments

	<b>2011-2016</b>	<b>2016-2021</b>	<b>2021-2026</b>	<b>2026-2031</b>	<b>Total</b>
Cambridge Fringe	-	£16,000,000	£76,000,000	-	£92,000,000
Orchard Park/Arbury	£5,183,218	£127,009	-	-	£5,310,227
Cambridge East	-	£39,461,261	£1,610,665	£321,035	£41,392,961
Southern Fringe	£44,289,326	£25,203,710	£521,000	-	£70,014,036
North West Cambridge	£23,995,181	£44,419,483	£1,364,606	£1,022,756	£70,802,026
Worts Causeway/Fulbourn Road	-	-	£1,144,022	-	£1,144,022
<b>Cross Boundary Total</b>	<b>£73,467,725</b>	<b>£125,211,463</b>	<b>£80,640,293</b>	<b>£1,343,791</b>	<b>£280,663,272</b>
Public Funding/Bids	£615,000	£3,900,000	-	-	£4,515,000
Private Funding	£56,099,912	£46,950,057	£3,671,542	£1,343,791	£108,065,302
<b>SHORTFALL</b>	<b>£16,752,813</b>	<b>£74,361,406</b>	<b>£76,968,751</b>	<b>£0</b>	<b>£168,082,970</b>

4.2.5 **Table 4.4** illustrates an overall shortfall of £280 million and a funding shortfall in the first three time periods. The funding shortfall for 2011-2016 is £16.7 million, but increases substantially to £74.3 million in 2016-2021. The shortfall then increases to £76.9 million in 2021-2026 and then decreases to zero in 2026-2031.

4.2.6 The cost of strategic infrastructure to support both Local Authorities and Cambridge Fringe Developments has decreased due to view that the alternative A14 highway scheme is not required to support development within Cambridge. The overall decrease masks an increase in infrastructure projects required to support the levels of development across both authorities and a decrease in the infrastructure costs from Cambridge Fringe Developments for which known funding has increased.

## 4.3 Critical Infrastructure

4.3.1 The second group of summary tables considers the prioritisation of infrastructure projects. Peter Brett Associates have worked with stakeholders to identify views on what infrastructure is the highest priority across both Local Authorities. The final view on what constitutes critical infrastructure is one to be taken by each Council respectively. Infrastructure critical for delivery

of planning strategies generally relates to physical infrastructure such as transport, flood prevention and utilities, including gas, electricity and water/sewerage due to their fundamental enabling nature. The initial approach has focused on physical infrastructure required to enable development, but it is important to note that decisions on prioritisation will need to be taken by both Council's.

## Cambridge

- 4.3.2 **Table 4.5** sets out the initial view on what the consultants consider to be the cost of critical infrastructure within Cambridge.

Table 4.5: Critical Infrastructure – Cambridge

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Cambridge (City Wide)	£3,475,000	£3,000,000	£15,500,000	-	-	£21,975,000
Station Area	-	-	-	-	£500,000	£500,000
Area North	£3,000,000	£3,000,000	-	-	£2,000,000	£8,000,000
Area East	£500,000	£2,000,000	-	-	-	£2,500,000
Area South	£2,500,000	£2,000,000	-	-	-	£4,500,000
Area West/Central	£3,000,000	3,000,000	-	-	-	£6,000,000
<b>Cambridge Total</b>	<b>£12,475,000</b>	<b>£13,000,000</b>	<b>£15,500,000</b>	<b>£0</b>	<b>£2,500,000</b>	<b>£43,475,000</b>
Public Funding/Bids	-	6,500,000	10,000,000	-	-	16,500,000
Private Funding	-	6,500,000	5,500,000	-	2,000,000	14,000,000
<b>SHORTFALL</b>	<b>£12,475,000</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£500,000</b>	<b>£12,975,000</b>

- 4.3.3 Overall the critical Infrastructure funding shortfall is approximately £12.9 million, with a shortfall for the first 5 years of approximately £12.4 million.

## South Cambridgeshire

- 4.3.4 **Table 4.6** sets out the initial view on what the consultants consider to be the cost of critical infrastructure within South Cambridgeshire.

Table 4.6: Critical Infrastructure – South Cambridgeshire

	2011-2016	2016-2021	2021-2026	2026-2031	Total
South Cambridgeshire (District Wide)	£24,375,000	£1,205,500,000	£58,500,000	-	£1,288,375,000
Bassingbourn Area	-	-	-	-	£0
Bottisham Area					£0
Cambourne	-	-	-	-	£0
Cambourne West	-	-	-	-	£0
Comberton Area	-	-	-	-	£0
Cottenham Area	-	-	-	-	£0

Gamlingay Area	£4,000,000	-	-	-	£4,000,000
Impington Area	£500,000	-	-	-	£500,000
Linton Area	-	£2,000,000	-	-	£2,000,000
Melbourn Area	-	£9,500,000	-	-	£9,500,000
Sawston Area	-	£4,500,000	-	-	£4,500,000
Swavesey Area	-	£3,000,000	-	-	£3,000,000
Northstowe	-	£9,634,000	-	-	£9,634,000
Waterbeach	-	£29,000,000	£360,000,000	-	£389,000,000
Bourn Airfield	-	-	-	-	£0
<b>South Cambridgeshire Total</b>	<b>£28,875,000</b>	<b>£1,263,134,000</b>	<b>£418,500,000</b>	<b>£0</b>	<b>£1,710,509,000</b>
Public Funding/Bids	£12,000,000	£39,700,000	£6,500,000	-	£58,200,000
Private Funding	£8,262,933	£13,300,000	£12,000,000	-	£33,562,933
<b>SHORTFALL</b>	<b>£8,612,067</b>	<b>£1,210,134,000</b>	<b>£424,000,000</b>	<b>£0</b>	<b>£1,642,746,067</b>

- 4.3.5 **Table 4.6** shows that the cost of critical infrastructure across South Cambridgeshire is £1.7 billion with an identified shortfall of £8.6 million within the first five year period. It is important to note that £1.13 billion relates to the alternative A14 highway scheme. Without this scheme the shortfall in the time period 2016 to 2021 would be £76.1 million.

## Strategic Infrastructure and Fringe Developments

- 4.3.6 **Table 4.7** and **Table 4.8** sets out the initial view on what the consultants consider to be the cost of critical strategic infrastructure required to support development across both Local Authorities and at Cambridge Fringe Developments.

Table 4.7: Critical Infrastructure – Strategic for Both Local Authorities

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Strategic for Both Local Authorities	£7,687,657	£115,500,000	-	-	-	£123,187,657
Public Funding/Bids	-	£38,500,000	-	-	-	£38,500,000
Private Funding	£7,687,657	-	-	-	-	£7,687,657
<b>Overall Shortfall</b>	<b>£0</b>	<b>£77,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£77,000,000</b>

- 4.3.7 **Table 4.7** illustrates that there is a £77 million funding shortfall in the 2016-2021 period.
- 4.3.8 **Table 4.8** overleaf sets out the initial view on critical infrastructure requirements related to Cambridge Fringe developments. It is important to note that some infrastructure projects relate to more than one fringe development and have consequently but included in a Cambridge Fringe category that includes projects that support multiple fringe locations.

Table 4.8: Critical Infrastructure – Cambridge Fringe Developments

	2011-2016	2016-2021	2021-2026	2026-2031	Total
Cambridge Fringe	-	£16,000,000	£76,000,000	-	£92,000,000
Orchard Park/Arbury	-	-	-	-	£0
Cambridge East	-	£14,000,000	-	-	£14,000,000
Southern Fringe	£1,230,000	£16,216,567	-	-	£17,446,567
North West Cambridge	£70,000	£3,500,000	-	-	£3,570,000
Worts Causeway/ Fulbourn Road	-	-	-	-	£0
<b>Cross Boundary Total</b>	<b>£1,300,000</b>	<b>£49,716,567</b>	<b>£76,000,000</b>	<b>£0</b>	<b>£127,016,567</b>
Public Funding/Bids	£615,000	£3,900,000	-	-	£4,515,000
Private Funding	£685,000	£15,816,567	-	-	£16,501,567
<b>OVERALL SHORTFALL</b>	<b>£0</b>	<b>£30,000,000</b>	<b>£76,000,000</b>	<b>£0</b>	<b>£106,000,000</b>

4.3.9 **Table 4.8** illustrates that the cost of critical infrastructure to support Cambridge Fringe Developments costs £127 million and there is no funding shortfall in the first 5 years, but this increases to £30 million in 2016-2021 and £76 million in 2021-2016.

## 4.4 CIL Eligible Infrastructure

4.4.1 The third set out summary tables set out CIL Eligible infrastructure. For the purposes of the update study this is defined as any infrastructure project that relates to an existing deficiency and proposed developments, or is considered an aspirational infrastructure project. Crucially only projects that have no existing S106 funding have been included. Both Local Authorities will need to make decision on the use of potential CIL funding and a requirement of the study was to narrow the overall infrastructure schedule to start this process for the Council's.

### Cambridge

4.4.2 **Table 4.9** sets out the initial view on what the consultants consider to be CIL liable Infrastructure in Cambridge. It should be noted that strategic Infrastructure projects required to support development in both Local Authorities and at Cambridge Fringe developments are excluded from this summary table and included at para 4.4.6.

Table 4.9: CIL Eligible Infrastructure – Cambridge

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Cambridge (City Wide)	£23,790,250	£81,405,700	£10,970,100	-	£17,556,000	£133,722,050
Station Area	-	-	£225,842	£470,316	£500,000	£1,196,158
Area North	£3,750,000	£677,131	£335,295	£233,036	-	£4,995,462
Area East	£1,888,675	£1,314,928	£656,683	£586,699	-	£4,446,985
Area South	£2,758,000	£925,964	£306,957	£258,438	£5,000,000	£9,249,359
Area West/Central	£5,200,000	£569,872	£318,997	£231,593	£4,000,000	£10,320,462
<b>Cambridge</b>	<b>37,386,925</b>	<b>84,893,595</b>	<b>12,813,874</b>	<b>1,780,082</b>	<b>27,056,000</b>	<b>£163,930,476</b>

<b>Total</b>						
Public Funding/Bids	-	-	-	-	-	£0
Private Funding	£1,700,000	£9,000	-	-	-	£1,709,000
<b>SHORTFALL</b>	<b>35,686,925</b>	<b>84,884,595</b>	<b>12,813,874</b>	<b>1,780,082</b>	<b>27,056,000</b>	<b>£162,221,476</b>

4.4.3 Overall the CIL eligible Infrastructure funding shortfall is approximately £162.2 million, with specific shortfalls in all time periods. Importantly the shortfall for the first 5 to 10 years is approximately £35.6 million in 2011-2016 rising to £84.8 million in 2016-2021.

### South Cambridgeshire

4.4.4 **Table 4.10** sets out the CIL eligible infrastructure in South Cambridgeshire. This excludes strategic infrastructure related to growth across both Local Authorities and Cambridge Fringe Developments. The Table also includes a South Cambridgeshire (District Wide) row which reflects projects that relate to development levels across the District.

Table 4.10: CIL Eligible Infrastructure –South Cambridgeshire

	2011-2016	2016-2021	2021-2026	2026-2031	Total in Plan Period	2031-2041
South Cambridgeshire (District Wide)	£16,107,125	£1,205,720,000	£58,720,000	£66,390,000	£1,346,937,125	-
Bassingbourn Area	-	£3,405	£5,675	£6,810	£15,890	-
Bottisham Area	-	£23,835	£9,080	£11,350	£44,265	-
Cambourne	-	-	-	-	£0	-
Cambourne West	-	-	-	-	£0	-
Comberton Area	-	£15,890	£12,485	£14,755	£43,130	-
Cottenham Area	-	£9,080	£6,810	£7,945	£23,835	-
Gamlingay Area	-	-	£7,945	-	£7,945	-
Impington Area	£500,000	£6,810	£4,540	£4,540	£515,890	-
Linton Area	-	-	-	£5,675	£5,675	-
Melbourn Area	-	£17,025	£17,025	£225,565	£259,615	-
Sawston Area	-	£28,375	£0	£24,970	£53,345	-
Swavesey Area	-	£9,080	£5,675	£7,945	£23,835	-
Northstowe	-	£66,010,066	£14,089,643	£17,239,286	£97,338,995	£25,748,929
Waterbeach (by 2031)	-	£29,000,000	£12,000,000	-	£41,000,000	-
Waterbeach (Total Minimum)					£0	£42,988,215
Waterbeach (Total Maximum)					£0	£68,497,858

Bourn Airfield	-	-	-	-	£0	£17,239,286
<b>South Cambridgeshire Total</b>	<b>£16,608,260</b>	<b>£1,300,843,566</b>	<b>£84,878,878</b>	<b>£83,938,841</b>	<b>£1,486,269,545</b>	<b>Minimum £68,737,144 Maximum £94,246,787</b>
Public Funding/Bids	-	£26,500,000	£6,500,000	-	£33,000,000	£0
Private Funding	-	-	-	-	-	Minimum £0 Maximum £0
<b>SHORTFALL</b>	<b>£16,608,260</b>	<b>£1,274,343,566</b>	<b>£78,378,878</b>	<b>£83,938,841</b>	<b>£1,453,269,545</b>	<b>Minimum £68,737,144 Maximum £94,246,787</b>

4.4.5 **Table 4.10** shows that the cost of CIL eligible infrastructure across South Cambridgeshire (within the plan period) is £1.48 billion and currently there is an identified shortfall of £16.6 million within the first five year period which rises to £1.27 billion in 2016-2021. It should be noted that this largely relates to the alternative A14 highway scheme, which if excluded reduces the shortfall to £140.3 million in the 2016-2021 time period.

### Strategic Infrastructure and Fringe Developments

4.4.6 **Table 4.11** and **Table 4.12** sets out the initial view on what the consultants consider to be the cost of critical infrastructure related to strategic infrastructure required for both local authorities and Cambridge Fringe developments. Strategic infrastructure requirements that are related to multiple developments or the cumulative level of development across both Local Authorities have been identified but are not attributable to one Local Authority specifically. **Table 4.11** sets out CIL eligible infrastructure related to cumulative development levels across Both Local Authorities.

Table 4.11: CIL Eligible Infrastructures – Strategic for Both Local Authorities

	2011-2016	2016-2021	2021-2026	2026-2031	Unspecified	Total
Strategic for Both Local Authorities	-	£125,500,000	£2,000,000	£6,500,000	£85,000,000	£219,000,000
Public Funding/Bids	-	£38,500,000	-	-	£30,000,000	£68,500,000
Private Funding	-	-	-	-	£55,000,000	£55,000,000
<b>Overall Shortfall</b>	<b>£0</b>	<b>£87,000,000</b>	<b>£2,000,000</b>	<b>£6,500,000</b>	<b>£0</b>	<b>£95,500,000</b>

4.4.7 **Table 4.11** identifies that the overall costs of CIL eligible infrastructure is £219 million. There are funding shortfalls of £87 million in 2016-2021 and £2 million in 2021-2026.



4.4.8 **Table 4.12** sets out the CIL eligible infrastructure costs for Cambridge Fringe Developments.

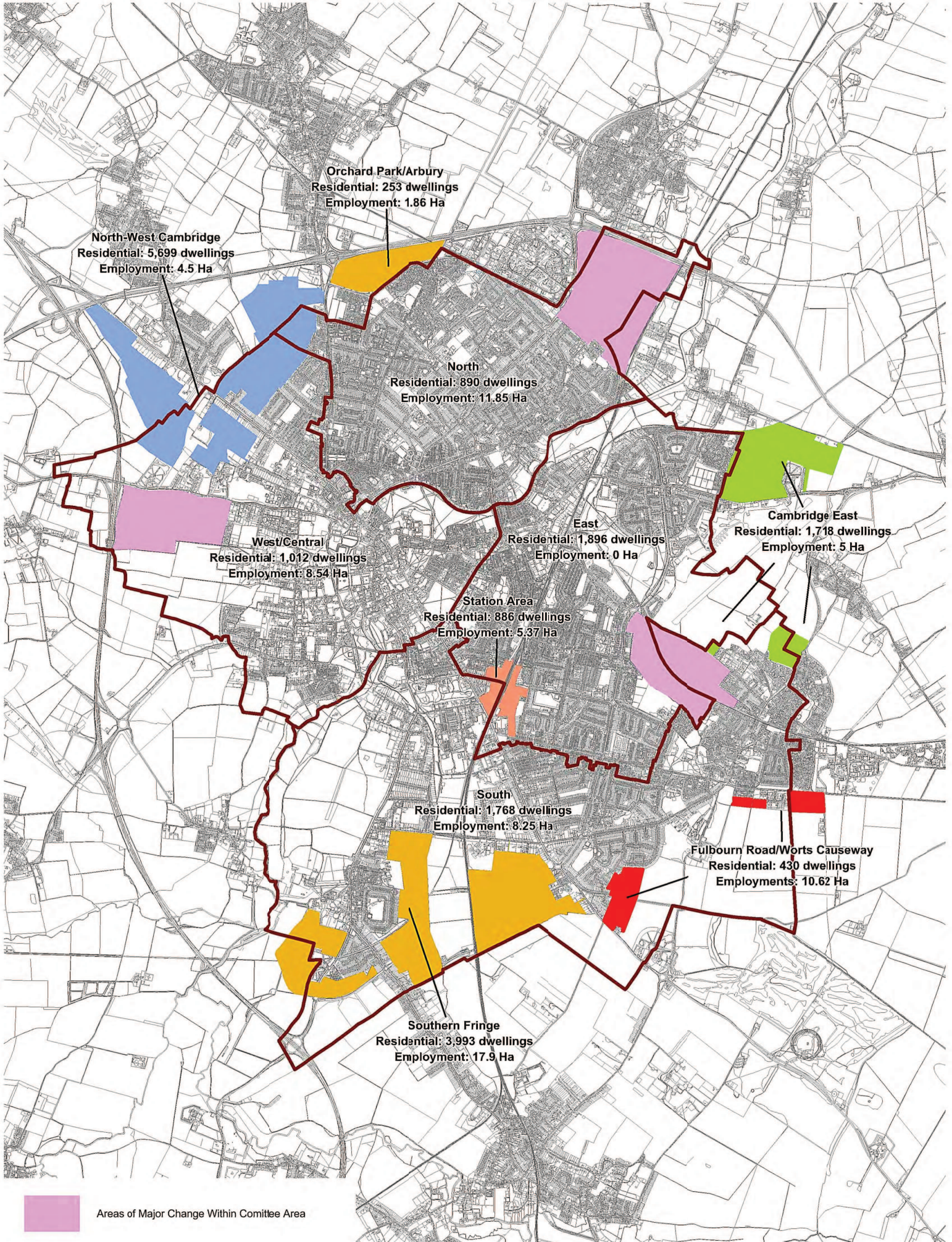
Table 4.12: CIL Eligible Infrastructure – Cambridge Fringe Developments

	2011-2016	2016-2021	2021-2026	2026-2031	Total
Cambridge Fringe	-	£16,000,000	£76,000,000	-	£92,000,000
Orchard Park/Arbury	-	-	-	-	£0
Cambridge East	-	£27,637,890	-	-	£27,637,890
Southern Fringe	-	£140,000	£80,000	-	£220,000
North West Cambridge	-	£9,789,643	£80,000	-	£9,869,643
Worts Causeway/ Fulbourn Road	-	-	£808,751	-	£808,751
<b>Cross Boundary Total</b>	<b>£0</b>	<b>£53,567,533</b>	<b>£76,968,751</b>	<b>£0</b>	<b>£130,536,284</b>
Public Funding/Bids	-	-	-	-	£0
Private Funding	-	-	-	-	£0
<b>OVERALL SHORTFALL</b>	<b>£0</b>	<b>£53,567,533</b>	<b>£76,968,751</b>	<b>£0</b>	<b>£130,536,284</b>

4.4.9 **Table 4.12** illustrates that CIL eligible infrastructure to support Cambridge Fringe Developments costs £130.5 million and there is a funding shortfall of £53.5 million in the 2016-2021 time period and a shortfall of £76.9 million in the 2021-2026 time period.



**Appendix A      Planned Provision Maps**

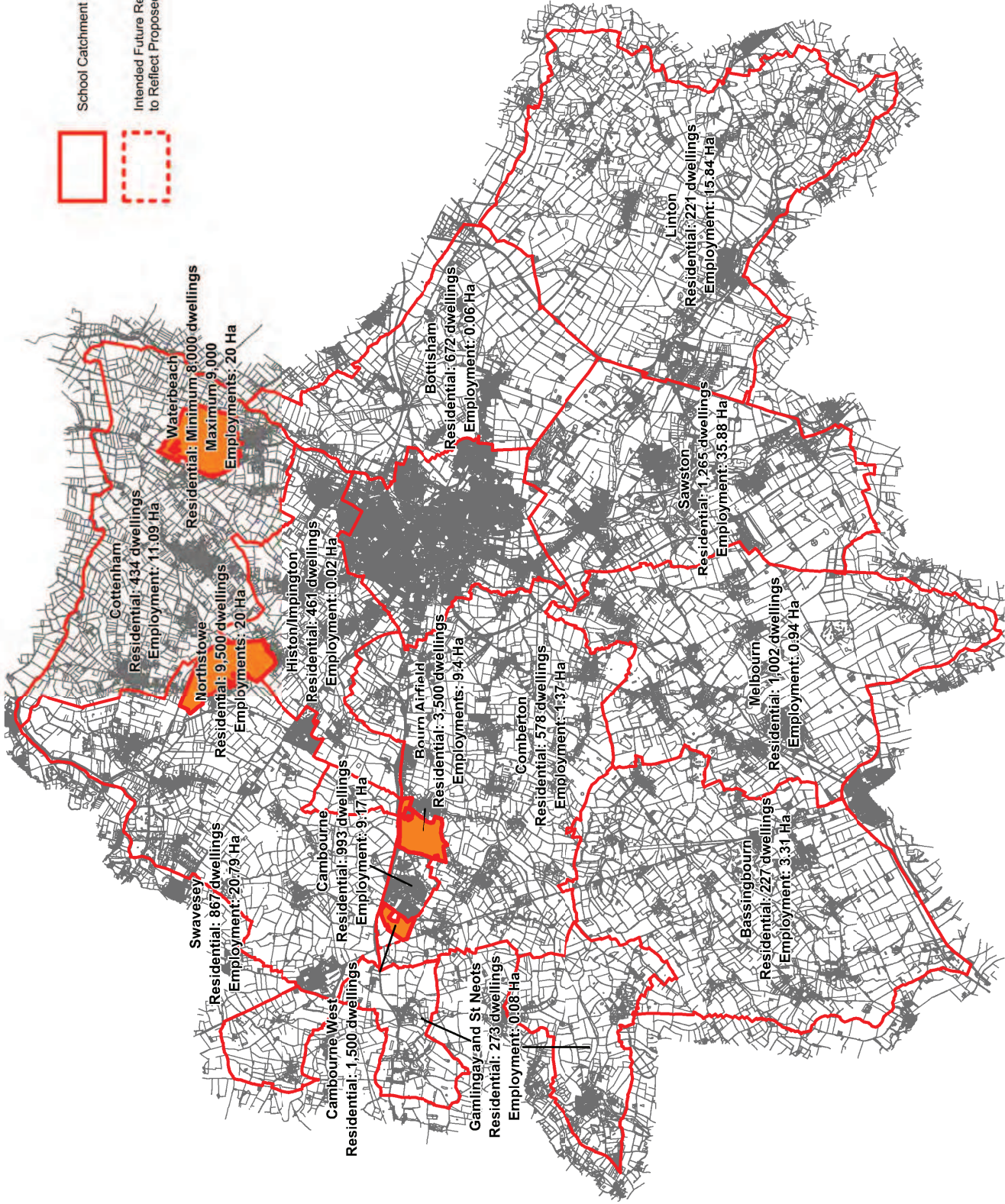


 Areas of Major Change Within Committee Area



School Catchment Area

Intended Future Revision to Cambourne Catchment Area to Reflect Proposed Cambourne West Development



**Appendix B Cambridge Infrastructure Schedule**

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Area East****2011 - 2016**

1048	Community & Social	Cherry Trees centre redevelopment	Permitted Development	£80,000	£0	£80,000	£0	Cambridge City Council and Community Group	2. Necessary
443	Community & Social	Community Facility at St.Martins Church, Suez Rd	Permitted Development	£350,000	£0	£225,000	£125,000	Cambridge City Council	2. Necessary
442	Community & Social	Community Facility Improvements at Flamsteed Rd Scout Hut	Permitted Development	£120,000	£0	£120,000	£0	Cambridge City Council	2. Necessary
444	Community & Social	Community Facility at Stanesfield Road Scout Hut	Permitted Development	£200,000	£100,000	£100,000	£0	Cambridge City Council	2. Necessary
446	Community & Social	Community facility at Sturton St. Church	Aspirational Infrastructure	£100,000	£0	£0	£100,000	Cambridge City Council	3. Desirable
1041	Community & Social	Renovate Abbey Church into a community facility	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
461	Community & Social	Redevelopment of East Barnwell Community Centre	Aspirational Infrastructure	£1,000,000	£0	£0	£1,000,000	Cambridge City Council / Cambridgeshire County Council	3. Desirable
1043	Community & Social	Redevelopment of St Thomas' Hall	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
09	Flood Alleviation	Strategic surface water management features at Coldham's Common	Existing deficiency	£500,000	£0	£0	£500,000	Cambridge City Council and Cambridge County Council	1. Critical
1035	Green Infrastructure	Biodiversity improvements at Stourbridge Common	Permitted Development	£15,000	£0	£15,000	£0	Cambridge City Council	2. Necessary
1051	Leisure	Install adult gym equipment next to Ditton Fields play area	Permitted Development	£30,000	£0	£30,000	£0	Cambridge City Council	2. Necessary
368	Leisure	Provision of outdoor sports space (Specific schemes include extra tennis court on Coleridge Rec £80,000)	Permitted Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
426	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£8,675	£0	£0	£8,675	Cambridge City Council	2. Necessary
166	Open Space	Skate provision, Coldhams Common	Aspirational Infrastructure	£200,000	£0	£0	£200,000	Cambridge City Council	3. Desirable
167	Open Space	BMX improvements, Coldhams Common	Aspirational Infrastructure	£80,000	£0	£0	£80,000	Cambridge City Council	3. Desirable
767	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£1,125	£0	£1,125	£0	Cambridge City Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£2,684,800</b>	<b>£100,000</b>	<b>£571,125</b>	<b>£2,013,675</b>		

**2016 - 2021**

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
982	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£207,328	£0	£207,328	£0	Cambridge City Council	2. Necessary
130	Community & Social	New community facility for Abbey Ward	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridgeshire County Council	2. Necessary
014	Energy	Sleaford Street Primary Substation upgrade work	Proposed Development	£2,000,000	£1,000,000	£1,000,000	£0	UK Power Networks.	1. Critical
011	Health	Redevelopment of Brookfields Community Hospital.	Proposed Development	£0	£0	£0	£0	NHS Cambridgeshire	2. Necessary
427	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£156,152	£0	£0	£156,152	Cambridge City Council	2. Necessary
938	Open Space	Provision and improvement of Informal Open Space (1.44 ha)	Proposed Development	£158,776	£0	£0	£158,776	Cambridgeshire County Council	2. Necessary
768	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£20,250	£0	£20,250	£0	Cambridge City Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£3,542,506</b>	<b>£1,000,000</b>	<b>£1,227,578</b>	<b>£1,314,928</b>		
983	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£432,316	£0	£432,316	£0	Cambridge City Council	2. Necessary
428	Leisure	Provision of 1.64 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£325,605	£0	£0	£325,605	Cambridge City Council	2. Necessary
939	Open Space	Provision and improvement of Informal Open Space (3.01 ha)	Proposed Development	£331,078	£0	£0	£331,078	Cambridgeshire County Council	2. Necessary
244	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£42,225	£0	£42,225	£0	Cambridge City Council	2. Necessary
096	Water & Drainage	local sewer upgrade relating to Cambridge Airport	Proposed Development	£0	£0	£0	£0	Anglian Water Services	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£1,131,224</b>	<b>£0</b>	<b>£474,541</b>	<b>£656,683</b>		
984	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£386,244	£0	£386,244	£0	Cambridge City Council	2. Necessary
429	Leisure	Provision of 1.47 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£290,905	£0	£0	£290,905	Cambridge City Council	2. Necessary



Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
940	Open Space	Provision and improvement of Informal Open Space (2.69 ha)	Proposed Development	£295,794	£0	£0	£295,794	Cambridgeshire County Council	2. Necessary
245	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£37,725	£0	£37,725	£0	Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£1,010,668</b>	<b>£0</b>	<b>£423,969</b>	<b>£586,699</b>		

## Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Area North</b>									
<b>2011 - 2016</b>									
975	Children's Play Space	BMX track next to Brown's Field Community Centre.	Permitted Development	£30,000	£0	£30,000	£0	Cambridgeshire County Council	2. Necessary
363	Children's Play Space	New Childrens Water play at Kings Hedges	Permitted Development	£175,000	£0	£175,000	£0	Cambridge City Council	2. Necessary
1054	Community & Social	Community meeting space at Sikh community centre	Permitted Development	£50,000	£0	£50,000	£0	Cambridge City Council and Community Group	2. Necessary
1053	Community & Social	St Andrew's Hall extension	Permitted Development	£140,000	£0	£140,000	£0	Cambridge City Council and Community Group	2. Necessary
1039	Community & Social	Community facility at Chesterton Methodist Church	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
1040	Community & Social	Community facility in West Chesterton	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
057	Flood Alleviation	Strategic surface water management features at King's Hedges and Arbury Wetspot	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
056	Flood Alleviation	Strategic surface water management features at North Chesterton	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
054	Flood Alleviation	Strategic surface water management features at Chesterton	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
157	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey). Specific proposals include Chesterton Recreation Ground - enlarged sports pavilion and reconfigured recreation ground, including tennis court.	Existing deficiency	£0	£0	£0	£0	Cambridge City Council	2. Necessary
124	Leisure	Kings Hedges community and sports facility and redevelopment of Nun's Way Pavilion	Proposed Development	£750,000	£0	£0	£750,000	Cambridge City Council	2. Necessary
127	Libraries	Small scale alterations of Milton Road library/ Rock Road libraries	Existing deficiency	£0	£0	£0	£0	Friends of Milton Road Library, Cambridgeshire County Council	2. Necessary
				<b>2011 - 2016 Subtotals:</b>	<b>£4,145,000</b>	<b>£0</b>	<b>£395,000</b>	<b>£3,750,000</b>	
<b>2016 - 2021</b>									
977	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£200,417	£0	£200,417	£0	Cambridgeshire County Council	2. Necessary

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
129	Community & Social	Refurbishment and improvement of hall at Arbury Community Centre	Existing deficiency	£315,485	£0	£80,000	£235,485	Arbury Community Association, Cambridge City Council	2. Necessary
013	Energy	Primary substations upgrade at Storeys Way (Arbury/Histon Grid)	Proposed Development	£3,000,000	£1,500,000	£1,500,000	£0	UK Power Networks.	1. Critical
423	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£150,947	£0	£0	£150,947	Cambridge City Council	2. Necessary
126	Leisure	Extension to Manor Sports Centre	Proposed Development	£350,000	£0	£0	£350,000	Cambridge City Council	2. Necessary
801	Libraries	Small scale alterations of Milton Road library/ Rock Road libraries	Existing deficiency	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
810	Libraries	Small scale alterations of Milton Road library/ Rock Road libraries (20 Sqm)	Proposed Development	£22,700	£0	£0	£22,700	Cambridgeshire County Council	2. Necessary
926	Open Space	Provision and improvement of Informal Open Space (1.4 ha)	Proposed Development	£153,484	£0	£0	£153,484	Cambridgeshire County Council	2. Necessary
925	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
766	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£19,575	£0	£19,575	£0	Cambridge City Council	2. Necessary
				<b>2016 - 2021 Subtotals:</b>	<b>£4,212,608</b>	<b>£1,500,000</b>	<b>£1,799,992</b>	<b>£912,616</b>	
978	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£205,792	£0	£205,792	£0	Cambridgeshire County Council	2. Necessary
424	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£154,995	£0	£0	£154,995	Cambridge City Council	2. Necessary
811	Libraries	Small scale alterations of Milton Road library/ Rock Road libraries (20 Sqm)	Proposed Development	£22,700	£0	£0	£22,700	Cambridgeshire County Council	2. Necessary
927	Open Space	Provision and improvement of Informal Open Space (1.43 ha)	Proposed Development	£157,600	£0	£0	£157,600	Cambridgeshire County Council	2. Necessary
240	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£20,100	£0	£20,100	£0	Cambridge City Council	2. Necessary
				<b>2021 - 2026 Subtotals:</b>	<b>£561,187</b>	<b>£0</b>	<b>£225,892</b>	<b>£335,295</b>	

2026 - 2031

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
979	Children's Play Space	Provision and improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£142,826	£0	£142,826	£0	Cambridgeshire County Council	2. Necessary
425	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£107,571	£0	£0	£107,571	Cambridge City Council	2. Necessary
812	Libraries	Small scale alterations of Milton Road library/ Rock Road libraries (14 Sqm)	Proposed Development	£16,086	£0	£0	£16,086	Cambridgeshire County Council	2. Necessary
928	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£109,379	£0	£0	£109,379	Cambridgeshire County Council	2. Necessary
241	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£13,950	£0	£13,950	£0	Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£389,812</b>	<b>£0</b>	<b>£156,776</b>	<b>£233,036</b>		
<b>Unspecified</b>									
1027	Transport and Access	Works to Milton Road intersection and upgrading of Cowley Road	Permitted Development	£2,000,000	£0	£2,000,000	£0	Cambridgeshire County Council	1. Critical
<b>Unspecified Subtotals:</b>				<b>£2,000,000</b>	<b>£0</b>	<b>£2,000,000</b>	<b>£0</b>		

## Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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## Area South

## 2011 - 2016

371	Children's Play Space	Improvements to informal open space and childrens water play at Cherry Hinton.	Existing deficiency	£180,000	£0	£180,000	£0	Cambridge City Council	2. Necessary
1055	Community & Social	Community meeting space at Princess Court/Hanover Court (social housing)	Permitted Development	£100,000	£0	£100,000	£0	Cambridge City Council	2. Necessary
449	Community & Social	Community minibuses for young people	Proposed Development	£30,000	£0	£0	£30,000	Cambridge City Council	2. Necessary
1047	Community & Social	Extend Trumpington Bowls Club	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
1046	Community & Social	Community café in Queen Edith's ward	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council and Community Group	3. Desirable
091	Flood Alleviation	Strategic surface water management features at Cherry Hinton Village	Existing deficiency	£500,000	£0	£0	£500,000	Cambridge City Council and Cambridge County Council	1. Critical
058	Flood Alleviation	Strategic surface water and management features at Cherry Hinton	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
099	Flood Alleviation	Strategic surface water management features at Vicar's Brook	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City and County Council	1. Critical
1056	Leisure	Outdoor fitness equipment at Nightingale Avenue Recreation Ground	Permitted Development	£30,000	£0	£30,000	£0	Cambridge City Council	2. Necessary
176	Leisure	Refurbishment of Pavilion at Nightingale Avenue	Existing deficiency	£228,000	£0	£0	£228,000	Cambridge City Council	2. Necessary
430a	Leisure	Provision of outdoor sports space. Specific schemes include artificial pitch provision at Long Road Sixth Form College (£380,000)	Permitted Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
1045	Leisure	Improve Pavilion at Cherry Hinton Recreation Ground	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council	3. Desirable
211	Libraries	Extension and/or Improvements to Cherry Hinton library	Existing deficiency	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
929	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
1044	Open Space	Meet external funding shortfall for Cherry Hinton Hall grounds improvements - phase 2	Aspirational Infrastructure	£950,000	£0	£500,000	£450,000	Cambridge City Council	3. Desirable
<b>2011 - 2016 Subtotals:</b>				<b>£4,018,000</b>	<b>£0</b>	<b>£810,000</b>	<b>£3,208,000</b>		

## 2016 - 2021

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
987	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£199,649	£0	£199,649	£0	Cambridge City Council	2. Necessary
608	Community & Social	New Community Facility for Cherry Hinton	Existing deficiency	£600,000	£0	£9,000	£591,000	Cambridgeshire County Council	2. Necessary
015	Energy	Primary substations upgrade work at Cherry Hinton Road, Radnor	Proposed Development	£2,000,000	£1,000,000	£1,000,000	£0	UK Power Networks	1. Critical
431	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£150,368	£0	£0	£150,368	Cambridge City Council	2. Necessary
430b	Leisure	Provision of outdoor sports space. Specific schemes include artificial cricket pitch and new tennis courts at Cherry Hinton. (£150,000)	Permitted Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
803	Libraries	Extension and/or Improvements to Cherry Hinton library	Existing deficiency	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
813	Libraries	Extension and/or Improvements to Cherry Hinton library (20 Sqm)	Proposed Development	£22,700	£0	£0	£22,700	Cambridgeshire County Council	2. Necessary
930	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
932	Open Space	Provision and improvement of Informal Open Space (1.39 ha)	Proposed Development	£152,896	£0	£0	£152,896	Cambridgeshire County Council	2. Necessary
769	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£19,500	£0	£19,500	£0	Cambridge City Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£3,145,113</b>	<b>£1,000,000</b>	<b>£1,228,149</b>	<b>£925,964</b>		
<b>2021 - 2026</b>									
988	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£188,131	£0	£188,131	£0	Cambridge City Council	2. Necessary
008	Health	Extend/improvement existing facilities in Cherry Hinton or reprieved facility	Permitted Development	£0	£0	£0	£0	NHS Cambridgeshire	2. Necessary
432	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£141,693	£0	£0	£141,693	Cambridge City Council	2. Necessary
814	Libraries	Extension and/or Improvements to Cherry Hinton library (19 Sqm)	Proposed Development	£21,189	£0	£0	£21,189	Cambridgeshire County Council	2. Necessary
932	Open Space	Provision and improvement of Informal Open Space (1.31 ha)	Proposed Development	£144,075	£0	£0	£144,075	Cambridgeshire County Council	2. Necessary

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
248	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£18,375	£0	£18,375	£0	Cambridge City Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£513,463</b>	<b>£0</b>	<b>£206,506</b>	<b>£306,957</b>		
<b>2026 - 2031</b>									
989	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£158,183	£0	£158,183	£0	Cambridge City Council	2. Necessary
433	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£119,138	£0	£0	£119,138	Cambridge City Council	2. Necessary
815	Libraries	Extension and/or Improvements to Cherry Hinton library (16 Sqm)	Proposed Development	£18,160	£0	£0	£18,160	Cambridgeshire County Council	2. Necessary
933	Open Space	Provision and improvement of Informal Open Space (1.10 ha)	Proposed Development	£121,140	£0	£0	£121,140	Cambridgeshire County Council	2. Necessary
747	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£15,450	£0	£15,450	£0	Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£432,071</b>	<b>£0</b>	<b>£173,633</b>	<b>£258,438</b>		
<b>Unspecified</b>									
1026	Green Infrastructure	Wider regeneration of the area south of Coldham's Lane to include a mixture of green infrastructure, site remediation and highway and cycle/pedestrian works.	Aspirational Infrastructure	£3,000,000	£0	£0	£3,000,000	Cambridgeshire County Council	3. Desirable
1026	Transport and Access	Mill Road - public realm and highways improvements to support this retail-focused area.	Proposed Development	£2,000,000	£0	£0	£2,000,000	Cambridge County Council	2. Necessary
<b>Unspecified Subtotals:</b>				<b>£5,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£5,000,000</b>		

Appendix B: Cambridge Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Area West/Central**

**2011 - 2016**

375	Children's Play Space	New children's water play at Lamas Land and Sheep's Green	Existing deficiency	£343,453	£0	£343,453	£0	Cambridge City Council	2. Necessary
1059	Community & Social	Community meeting space at Centre 33	Permitted Development	£12,000	£0	£12,000	£0	Cambridge City Council and Community Group	2. Necessary
460	Community & Social	Community Facility at Great St. Mary's	Proposed Development	£1,000,000	£0	£950,000	£50,000	Cambridge City Council	2. Necessary
123	Community & Social	New community facility at Brunswick site, Newmarket Road	Proposed Development	£300,000	£0	£0	£300,000	Developer	2. Necessary
089	Flood Alleviation	Strategic surface water management features at City Centre	Existing deficiency	£2,000,000	£0	£0	£2,000,000	Cambridge City Council and Cambridge County Council	1. Critical
055	Flood Alleviation	Strategic surface water management features at Bin Brook	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
434	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey). Specific proposals include Cambridge Rugby Club - changing facilities upgrade and 3G pitch and a new tennis court for Histon Road Recreation Ground.	Permitted Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
128	Libraries	Extension/alteration/relocation to existing library provision (to be determined)	Existing deficiency	£0	£0	£0	£0	Friends of Rock Road library, Cambridgeshire County Council	2. Necessary
1211	Open Space	Jesus Green - Infrastructure improvements to include toilets, kiosks, community spaces and facilities to broaden and develop audiences.	Aspirational Infrastructure	£900,000	£0	£500,000	£400,000	Cambridge City Council	3. Desirable

**2011 - 2016 Subtotals:**

**£0   £1,805,453   £5,555,453   £5,200,000**

**2016 - 2021**

991	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£208,863	£0	£208,863	£0	Cambridge City Council	2. Necessary
607	Community & Social	Small Scale Community Facility	Existing deficiency	£387,220	£0	£0	£387,220	Cambridgeshire County Council	2. Necessary
016	Energy	Primary substation upgrades Storeys Way and St Anthons Street.	Proposed Development	£3,000,000	£1,500,000	£1,500,000	£0	UK Power Networks	1. Critical
1060	Leisure	Rouse Ball Pavilion redevelopment, Jesus Green	Permitted Development	£210,000	£0	£210,000	£0	Cambridge City Council /external partners	2. Necessary



Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
173	Leisure	Cambridge University, West Cambridge swimming provision	Permitted Development	£500,000	£0	£171,500	£328,500	Cambridge City Council/Cambridge University	2. Necessary
804	Libraries	Extension/alteration/relocation to existing library provision (20 Sqm)	Proposed Development	£22,700	£0	£0	£22,700	Cambridgeshire County Council	2. Necessary
935	Open Space	Provision and improvement of Informal Open Space (1.45 ha)	Proposed Development	£159,952	£0	£0	£159,952	Cambridge City Council	2. Necessary
251	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£20,400	£0	£20,400	£0	Cambridge City Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£4,509,135</b>	<b>£1,500,000</b>	<b>£2,110,763</b>	<b>£898,372</b>		
992	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£195,809	£0	£195,809	£0	Cambridge City Council	2. Necessary
436	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£147,477	£0	£0	£147,477	Cambridge City Council	2. Necessary
816	Libraries	Extension/alteration/relocation to existing library provision (19 Sqm)	Proposed Development	£21,565	£0	£0	£21,565	Cambridgeshire County Council	2. Necessary
936	Open Space	Provision and improvement of Informal Open Space (1.36 ha)	Proposed Development	£149,955	£0	£0	£149,955	Cambridge City Council	2. Necessary
255	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£19,125	£0	£19,125	£0	Cambridge City Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£533,931</b>	<b>£0</b>	<b>£214,934</b>	<b>£318,997</b>		
993	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£142,058	£0	£142,058	£0	Cambridge City Council	2. Necessary
437	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£106,993	£0	£0	£106,993	Cambridge City Council	2. Necessary
817	Libraries	Extension/alteration/relocation to existing library provision (14 Sqm)	Proposed Development	£15,809	£0	£0	£15,809	Cambridgeshire County Council	2. Necessary
937	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£108,791	£0	£0	£108,791	Cambridge City Council	2. Necessary
253	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£13,875	£0	£13,875	£0	Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£387,526</b>	<b>£0</b>	<b>£155,933</b>	<b>£231,593</b>		
<b>Unspecified</b>									

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
1027	Transport and Access	Old Press/Mill Lane highways improvements to over-congested and dangerous junctions and public realm improvements on the back of redevelopment and infilling of this historic 1-2 block area.	Proposed Development	£1,000,000	£0	£0	£1,000,000	Cambridge County Council	2. Necessary
1025	Transport and Access	Mitcham's Corner improvements, including the reversion of one-way gyratory system back to its original two-way system, junction improvements, public realm works, and cycle and ped works.	Proposed Development	£2,000,000	£0	£0	£2,000,000	Cambridge City Council and Cambridge County Council	2. Necessary
1021	Transport and Access	Fitzroy/Burleigh St/Graffon Area of Major Change. Main works would be to the frontage of East Road and to Burleigh St in order to improve the public realm.	Proposed Development	£1,000,000	£0	£0	£1,000,000	Cambridgeshire County Council	2. Necessary
<b>Unspecified Subtotals:</b>				<b>£4,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£4,000,000</b>		

## Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Cambridge (City Wide)</b>									
<b>2011 - 2016</b>									
438	Community & Social	New Youth Bus	Proposed Development	£50,000	£0	£0	£50,000	Cambridge City Council	2. Necessary
541	Education	Expansion of St Laurence to 315 place primary school, to meet demand for Catholic places and contribute to meeting general demand for school places	Existing deficiency	£1,775,000	£0	£0	£1,775,000	Cambridgeshire County Council	1. Critical
552	Education	Up to 5 FE Primary provision (new schools or expansions to be determined)	Proposed Development	£17,750,250	£0	£0	£17,750,250	Cambridgeshire County Council	2. Necessary
047	Flood Alleviation	Flood risk reduction works for Vicar's Brook and associated flood risk mitigation study	Existing deficiency	£200,000	£0	£0	£200,000	Environment Agency, City and County Council's	1. Critical
048	Flood Alleviation	Environmental enhancement project to undertake river restoration projects and increase flood plain storage	Existing deficiency	£1,000,000	£0	£0	£1,000,000	Environment Agency	1. Critical
049	Flood Alleviation	Flood risk reduction works for the River Cam and associated flood risk mitigation study	Existing deficiency	£500,000	£0	£0	£500,000	Environment Agency, City and County Council's	1. Critical
450	Green Infrastructure	Logan's Meadow LNR extension	Existing deficiency	£160,000	£0	£160,000	£0	Cambridge City Council	2. Necessary
451	Green Infrastructure	Paradise LNR extension	Permitted Development	£100,000	£0	£100,000	£0	Cambridge City Council	2. Necessary
155	Leisure	Outdoor Fitness Equipment	Proposed Development	£120,000	£0	£0	£120,000	Cambridge City Council	2. Necessary
174	Leisure	Jesus Green Outdoor Swimming Pool - Landscaping Improvements	Proposed Development	£600,000	£0	£0	£600,000	Cambridge City Council	2. Necessary
168	Leisure	Abbey Swimming Pool Improvements - Environmental improvements (CHP BM's boiler)	Existing deficiency	£400,000	£0	£0	£400,000	Cambridge City Council	2. Necessary
171	Leisure	Cambridge University, West Cambridge Sports Centre community sports provision	Proposed Development	£250,000	£0	£250,000	£0	Cambridge City Council/Cambridge University	2. Necessary
151	Leisure	New inclusive IFI fitness gym at Abbey Pools	Proposed Development	£75,000	£0	£0	£75,000	Cambridge City Council	2. Necessary
156	Leisure	Full size floodlit 3G pitch	Permitted Development	£535,000	£0	£77,000	£458,000	Cambridge City Council	2. Necessary
154	Leisure	Indoor gymnastics training and competition facility	Existing deficiency	£70,000	£0	£0	£70,000	Cambridge City Council	2. Necessary
550	Leisure	Extension to facilities at Abbey Swimming pool	Proposed Development	£1,000,000	£0	£0	£1,000,000	Cambridge City Council	2. Necessary

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
454	Waste	Four new Bring Sites (Cambridge City wide)	Proposed Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
<b>2016 - 2021</b>				<b>£24,585,250</b>	<b>£0</b>	<b>£587,000</b>	<b>£24,248,250</b>		
481	Community & Social	Provision of new or extended cemetery (1.3 ha)	Proposed Development	£30,000	£0	£0	£30,000	Cambridge City Council	2. Necessary
125	Community & Social	Indoor skate park	Existing deficiency	£500,000	£0	£0	£500,000	Cambridge City Council	3. Desirable
544	Education	New Secondary School (size currently undecided)	Permitted Development	£30,000,000	£0	£646,373	£29,353,627	Cambridgeshire County Council	2. Necessary
553	Education	Up to 4 FE Primary provision (new schools or expansions to be determined)	Proposed Development	£14,200,200	£0	£0	£14,200,200	Cambridgeshire County Council	2. Necessary
012	Energy	Upgrade work to Sleaford Street and St Anthony Primary Substations	Proposed Development	£3,000,000	£1,500,000	£1,500,000	£0	UK Power Networks.	1. Critical
328	Energy	Land around Addenbrookes, district heat network, for Cambridge City Council and other development land.	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council	3. Desirable
203	Energy	Energy infrastructure on Cambridge City Council land to facilitate new housing and local communities.	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council	3. Desirable
204	Energy	Cambridge City CHP and district heat network	Aspirational Infrastructure	£23,000,000	£0	£0	£23,000,000	Cambridge City Council	3. Desirable
331	Energy	Wing development at Newmarket Road with combined heat and power and district heating network to include new development and commercial properties.	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council	3. Desirable
1071	Green Infrastructure	Ecological mitigation measures	Permitted Development	£240,198	£0	£240,198	£0	Cambridge City Council	2. Necessary
529	Green Infrastructure	Local Nature Reserve designations, enhancements and extensions at Norman Cement pits/Hayster Open Space, and Nine Wells LNR Extension.	Permitted Development	£39,734	£0	£39,734	£0	Cambridge City Council	2. Necessary
530	Green Infrastructure	Acquire land adjacent to Barnwell West LNR to create a "Community Woodland", habitats and growing spaces.	Existing deficiency	£0	£0	£0	£0	Cambridge City Council	2. Necessary
532	Green Infrastructure	Develop the new green access corridors, (C1 to C9 in the Cambridge Nature Conservation Strategy)	Proposed Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
152	Leisure	Indoor athletic training facility, Wilberforce Road	Proposed Development	£500,000	£0	£0	£500,000	Cambridge City Council	2. Necessary
153	Leisure	Indoor street sports	Aspirational Infrastructure	£250,000	£0	£0	£250,000	Cambridge City Council	3. Desirable
1530	Leisure	BMX facility	Aspirational Infrastructure	£250,000	£0	£0	£250,000	Cambridge City Council	3. Desirable
146	Leisure	Ice Rink For Cambridge	Aspirational Infrastructure	£0	£0	£0	£0	Local Consortium CLIC	3. Desirable
035	Transport and Access	Neighbourhood Centre Public Realm Improvements (Arbury Court, Trumpington High Street, Barnwell Road Shops, Carlton Way Shops and Cambridge Leisure Park)	Proposed Development	£7,346,500	£0	£0	£7,346,500	Cambridge City Council	2. Necessary
1014	Transport and Access	Third City Centre Cycle Park	Proposed Development	£5,000,000	£0	£0	£5,000,000	Cambridge City Council and Cambridgeshire County Council	2. Necessary
032	Transport and Access	Public Realm Improvements to Riverside	Proposed Development	£4,109,000	£0	£0	£4,109,000	Cambridge City Council	2. Necessary
033	Transport and Access	Improvements to Hills Road and related streets (Project Cambridge to improve route connecting rail station to City Centre)	Proposed Development	£25,000,000	£0	£0	£25,000,000	Cambridge City Council and Cambridgeshire County Council	2. Necessary
040	Waste	New Household Recycling Centre at Cambridge (North-West)	Existing deficiency	£5,500,000	£0	£1,134,642	£4,365,358	Cambridgeshire County Council	2. Necessary
043	Waste	New Household Recycling Centre at Cambridge (South)	Existing deficiency	£5,500,000	£0	£1,085,888	£4,414,112	Cambridgeshire County Council	2. Necessary
036	Waste	One new Refuse Collection Vehicle (RCV) £140,000 each	Proposed Development	£140,000	£0	£0	£140,000	Cambridge City Council	2. Necessary
455	Waste	Three new Bring Sites (Cambridge City wide)	Existing deficiency	£0	£0	£0	£0	Cambridge City Council	2. Necessary
039	Waste	One New Recycling Collection Vehicle £80,000 each	Existing deficiency	£80,000	£0	£0	£80,000	Cambridge City Council	2. Necessary
087	Water & Drainage	River restoration, hydromorphology improvements and diffuse pollutant reduction	Proposed Development	£1,000,000	£0	£0	£1,000,000	Cambridge City Council and Cambridgeshire County Council	2. Necessary
				<b>2016 - 2021 Subtotals:</b>	<b>£125,685,632</b>	<b>£1,500,000</b>	<b>£4,646,835</b>	<b>£119,538,797</b>	
				<b>2021 - 2026</b>					
554	Education	Up to 2 FE Primary provision (new schools or expansions to be determined)	Proposed Development	£7,100,100	£0	£0	£7,100,100	Cambridgeshire County Council	2. Necessary
026	Energy	Arbury Electricity Grid Improvements	Proposed Development	£15,500,000	£10,000,000	£5,500,000	£0	UK Power Networks	1. Critical

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
1094	Health	Improvements to city-wide health infrastructure	Proposed Development	£0	£0	£0	£0	Cambridgeshire and Peterborough Clinical Commissioning group and NHS England	2. Necessary
1061	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£0	£2,790,000	Cambridge City Council	2. Necessary
482	Leisure	Dry Diving Training facility	Aspirational Infrastructure	£800,000	£0	£0	£800,000	Cambridge City Council	3. Desirable
149	Leisure	Martial arts centre	Aspirational Infrastructure	£200,000	£0	£0	£200,000	Cambridge City Council	3. Desirable
045	Waste	New Household Recycling Centre at Cambridge (East)	Existing deficiency	£5,500,000	£0	£380	£5,499,620	Cambridgeshire County Council	2. Necessary
750	Waste	One New Recycling Collection Vehicle £80,000 each	Proposed Development	£80,000	£0	£0	£80,000	Cambridge City Council	2. Necessary
456	Waste	One new Bring Site (Cambridge City wide)	Proposed Development	£0	£0	£0	£0	Cambridge City Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£31,970,100</b>	<b>£10,000,000</b>	<b>£5,500,380</b>	<b>£16,469,720</b>		
<b>2026 - 2031 Subtotals:</b>				<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>		
<b>Unspecified</b>									
1210	Leisure	A bespoke 5-a-side football complex	Aspirational Infrastructure	£0	£0	£0	£0	Cambridge City Council	3. Desirable
1037	Transport and Access	Public Realm City Centre Projects 10: St. John's Street	Proposed Development	£2,767,500	£0	£0	£2,767,500	Cambridge County Council	2. Necessary
1029	Transport and Access	Public Realm City Centre Projects 2: St Mary's Passage	Proposed Development	£306,000	£0	£0	£306,000	Cambridge County Council	2. Necessary
1038	Transport and Access	Public Realm City Centre Projects 11: Bridge Street (Jesus Lane to St. John's Street)	Proposed Development	£862,500	£0	£0	£862,500	Cambridge County Council	2. Necessary
1036	Transport and Access	Public Realm City Centre Projects 9: Corn Exchange Street	Proposed Development	£1,419,000	£0	£0	£1,419,000	Cambridge County Council	2. Necessary
1034	Transport and Access	Public Realm City Centre Projects 7: Guildhall area incl. Guildhall Street, Wheeler St & Peas Hill	Proposed Development	£1,748,250	£0	£0	£1,748,250	Cambridge County Council	2. Necessary
1033	Transport and Access	Public Realm City Centre Projects 6: Petty Cury	Proposed Development	£666,000	£0	£0	£666,000	Cambridge County Council	2. Necessary
1032	Transport and Access	Public Realm City Centre Projects 5: Market Passage	Proposed Development	£273,000	£0	£0	£273,000	Cambridge County Council	2. Necessary
1035	Transport and Access	Public Realm City Centre Projects 8: Rose Crescent	Proposed Development	£435,750	£0	£0	£435,750	Cambridge County Council	2. Necessary

Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
1030	Transport and Access	Public Realm City Centre Projects 3: Sidney Street (Hobsons St to Jesus Lane)	Proposed Development	£2,833,500	£0	£0	£2,833,500	Cambridge County Council	2. Necessary
1028	Transport and Access	Public Realm City Centre Projects 1: Market Square incl. Market Hill (Guildhall north) & St. Mary's St	Proposed Development	£5,523,750	£0	£0	£5,523,750	Cambridge County Council	2. Necessary
1031	Transport and Access	Public Realm City Centre Projects 4: Market Street	Proposed Development	£720,750	£0	£0	£720,750	Cambridge County Council	2. Necessary
<b>Unspecified Subtotals:</b>				<b>£17,556,000</b>	<b>£0</b>	<b>£0</b>	<b>£17,556,000</b>		

## Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Station Area**

<b>2011 - 2016</b>									
119	Community & Social	Improve community facilities at The Junction (As part of Station Development)	Permitted Development	£131,190	£0	£47,000	£84,190	Cambridge City Council	2. Necessary
010	Health	Replacement of temporary facility with permanent facility to support station area. (Increase floor area from 383m2 to 860m2).	Permitted Development	£0	£0	£0	£0	NHS Cambridgeshire & GP Practice.	2. Necessary
920	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
<b>2016 - 2021</b>				<b>£131,190</b>	<b>£0</b>	<b>£47,000</b>	<b>£84,190</b>		
921	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>		
<b>2021 - 2026</b>									
421	Leisure	Provision of 0.52 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£104,101	£0	£0	£104,101	Cambridge City Council	2. Necessary
808	Libraries	Extension/alteration/relocation to existing library provision (14 Sqm)	Proposed Development	£15,890	£0	£0	£15,890	Cambridgeshire County Council	2. Necessary
922	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£105,851	£0	£0	£105,851	Cambridgeshire County Council	2. Necessary
745	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£13,500	£0	£13,500	£0	Cambridge City Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£377,560</b>	<b>£0</b>	<b>£151,718</b>	<b>£225,842</b>		
<b>2026 - 2031</b>									
974	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£287,955	£0	£287,955	£0	Cambridge City Council	2. Necessary
688	Leisure	Provision of 1.09 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£216,878	£0	£0	£216,878	Cambridgeshire County Council	2. Necessary
809	Libraries	Extension/alteration/relocation to existing library provision (29 Sqm)	Proposed Development	£32,915	£0	£0	£32,915	Cambridgeshire County Council	2. Necessary



Appendix B: Cambridge Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
923	Open Space	Provision and improvement of Informal Open Space (2 ha)	Proposed Development	£220,523	£0	£0	£220,523	Cambridgeshire County Council	2. Necessary
746	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£28,125	£0	£28,125	£0	Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£786,396</b>	<b>£0</b>	<b>£316,080</b>	<b>£470,316</b>		
<b>Unspecified</b>									
1024	Transport and Access	Transport improvements Station Area East, involving improvements to the junction at Cherry Hinton Road and creating a gateway.	Proposed Development	£500,000	£0	£0	£500,000	Cambridgeshire County Council	1. Critical
<b>Unspecified Subtotals:</b>				<b>£500,000</b>	<b>£0</b>	<b>£0</b>	<b>£500,000</b>		

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Appendix C      South Cambs Infrastructure Schedule**

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Bassingbourn</b>									
<b>2011 - 2016</b>									
378	Community & Social	Improvements to community meeting space	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
689	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£34,266	£0	£34,266	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
288	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£34,266</b>	<b>£0</b>	<b>£34,266</b>	<b>£0</b>		
<b>2016 - 2021</b>									
334	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£47,630	£0	£47,630	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
865	Community & Social	Improvements to community meeting space for new development	Proposed Development	£18,727	£0	£18,727	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
699	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£38,676	£0	£38,676	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
667	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£8,420	£0	£8,420	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
819	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£3,405	£0	£0	£3,405	Cambridgeshire County Council	2. Necessary
610	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£7,196	£0	£7,196	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
609	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
770	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£3,128	£0	£3,128	£0	South Cambridgeshire District Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£127,182</b>	<b>£0</b>	<b>£123,777</b>	<b>£3,405</b>		
<b>2021 - 2026</b>									
639	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£68,799	£0	£68,799	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
866	Community & Social	Improvements to community meeting space for new development	Proposed Development	£27,050	£0	£27,050	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
691	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£55,865	£0	£55,865	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
820	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£5,675	£0	£0	£5,675	Cambridgeshire County Council	2. Necessary
611	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£10,395	£0	£10,395	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
561	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£4,518	£0	£4,518	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£172,302</b>	<b>£0</b>	<b>£166,627</b>	<b>£5,675</b>		
<b>2026 - 2031</b>									
640	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£82,558	£0	£82,558	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
867	Community & Social	Improvements to community meeting space for new development	Proposed Development	£32,460	£0	£32,460	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
690	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£67,038	£0	£67,038	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
821	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£6,810	£0	£0	£6,810	Cambridgeshire County Council	2. Necessary
941	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£12,474	£0	£12,474	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
562	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£5,421	£0	£5,421	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£206,761</b>	<b>£0</b>	<b>£199,951</b>	<b>£6,810</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Bottisham****2011 - 2016**

345	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£26,461	£0	£26,461	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
870	Community & Social	Improvements to community meeting space for new development	Proposed Development	£10,404	£0	£10,404	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
386	Community & Social	Improvements to existing community centre provision to address underprovision in Fulbourn, Great Wilbraham and Little Wilbraham	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
697	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£27,173	£0	£27,173	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
399	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£21,486	£0	£21,486	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
941	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£3,998	£0	£3,998	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
291	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
757	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£1,738	£0	£1,738	£0	South Cambridgeshire District Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£91,260</b>	<b>£0</b>	<b>£91,260</b>	<b>£0</b>		

**2016 - 2021**

641	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£320,708	£0	£320,708	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
871	Community & Social	Improvements to community meeting space for new development	Proposed Development	£126,094	£0	£126,094	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
113	Green Infrastructure	Enhancement of Coton Countryside Reserve	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council, Water for Wildlife, Environment Agency Parish Councils, landowners	3. Desirable
406	Leisure	Provision of 1.12 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£260,416	£0	£260,416	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
666	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£53,570	£0	£53,570	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
824	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£23,835	£0	£0	£23,835	Cambridgeshire County Council	2. Necessary
298	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£48,456	£0	£48,456	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1020	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
758	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£21,059	£0	£21,059	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026</b>				<b>£854,138</b>	<b>£0</b>	<b>£830,303</b>	<b>£23,835</b>		
995	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£116,429	£0	£116,429	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
874	Community & Social	Improvements to community meeting space for new development	Proposed Development	£45,777	£0	£45,777	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
407	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£94,540	£0	£94,540	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
825	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£9,080	£0	£0	£9,080	Cambridgeshire County Council	2. Necessary
299	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£17,591	£0	£17,591	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
759	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£7,645	£0	£7,645	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031</b>				<b>£291,062</b>	<b>£0</b>	<b>£281,982</b>	<b>£9,080</b>		
996	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£139,714	£0	£139,714	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
873	Community & Social	Improvements to community meeting space for new development	Proposed Development	£54,932	£0	£54,932	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
408	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£113,449	£0	£113,449	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
826	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£11,350	£0	£0	£11,350	Cambridgeshire County Council	2. Necessary
612	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£21,110	£0	£21,110	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
563	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£9,174	£0	£9,174	£0	South Cambridgeshire District Council	2. Necessary

**2026 - 2031 Subtotals: £349,729 £0 £338,379 £11,350**



Appendix C: South Cambridgeshire Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Bourn Airfield (by 2031)**

**2021 - 2026**

678	Allotments	On site allotments and community gardens (0.14 ha)	Proposed Development	£18,018	£0	£18,018	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
673	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£158,766	£0	£158,766	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
327	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
1091	Health	Community Health facility for provision of a range of Primary and Community services. Approx 1000 sm, GIA, plus parking and access.	Proposed Development	£2,200,000	£0	£2,200,000	£0	Cambridgeshire and Peterborough Clinical Commissioning group and NHS England	2. Necessary
719	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£128,919	£0	£128,919	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
634	Open Space	On site provision of Informal Open Space	Proposed Development	£23,988	£0	£23,988	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
586	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£10,425	£0	£10,425	£0	South Cambridgeshire District Council	2. Necessary

**2021 - 2026 Subtotals:**

**£2,540,116      £0      £2,540,116      £0**

**2026 - 2031**

679	Allotments	On site allotments and community gardens (1.22 ha)	Proposed Development	£158,558	£0	£158,558	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
674	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (2.44 ha)	Proposed Development	£1,397,143	£0	£1,397,143	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
603	Community & Social	New Community Centre	Proposed Development	£1,475,455	£0	£1,475,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1223	Education	3FE Primary School with early years	Proposed Development	£12,764,532	£0	£12,764,532	£0	Cambridgeshire County Council	2. Necessary
720	Leisure	Provision of 4.88 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£1,134,485	£0	£1,134,485	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
635	Open Space	On site provision of Informal Open Space (1.22 ha)	Proposed Development	£211,096	£0	£211,096	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
585	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£91,740	£0	£91,740	£0	South Cambridgeshire District Council	2. Necessary

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
			2026 - 2031 Subtotals:	£17,233,009	£0	£17,233,009	£0		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Bourn Airfield (Total)</b>									
<b>2031 - 2041</b>									
965	Allotments	On site allotments and community gardens (1.88 ha)	Proposed Development	£243,844	£0	£243,844	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
663	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (3.75 ha)	Proposed Development	£2,148,637	£0	£2,148,637	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1225	Education	Phase 2 - 2FE Primary School with early years	Proposed Development	£8,509,643	£0	£8,509,643	£0	Cambridgeshire County Council	2. Necessary
1224	Education	Phase 2 - 2FE Primary School with early years	Proposed Development	£8,509,643	£0	£8,509,643	£0	Cambridgeshire County Council	2. Necessary
1068	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£2,790,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
733	Leisure	Provision of 7.50 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£1,744,701	£0	£1,744,701	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
600	Libraries	New key library 350 sqm	Proposed Development	£1,131,550	£0	£1,131,550	£0	Cambridgeshire County Council	2. Necessary
966	Open Space	On site provision of Informal Open Space (1.88 ha)	Proposed Development	£324,640	£0	£324,640	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
7400	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£141,085	£0	£141,085	£0	South Cambridgeshire District Council	2. Necessary
597	Waste	One new refuse collection vehicle	Proposed Development	£140,000	£0	£140,000	£0	CCC/SCDC	2. Necessary
596	Waste	One new recycling collection vehicle to support development	Proposed Development	£80,000	£0	£80,000	£0	CCC/SCDC	2. Necessary
<b>2031 - 2041 Subtotals:</b>				<b>£25,763,743</b>	<b>£0</b>	<b>£25,763,743</b>	<b>£0</b>		

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Cambourne</b>									
<b>2011 - 2016</b>									
1207	Faith	Extend existing faith provision	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council/Cambridgeshire Ecumenical Council	3. Desirable
009	Health	Extension to Sackville House to support development at Cambourne	Permitted Development	£805,000	£0	£0	£805,000	County Council/NHS Cambridgeshire	2. Necessary
943	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£805,000</b>	<b>£0</b>	<b>£0</b>	<b>£805,000</b>		
<b>2016 - 2021</b>									
944	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>		
<b>2021 - 2026</b>									
945	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£0</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>		

Appendix C: South Cambridgeshire Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Cambourne West**

**2016 - 2021**

790	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£370,455	£0	£370,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1092	Health	Community Health facility improvements or new facility	Proposed Development	£825,000	£0	£825,000	£0	Cambridgeshire and Peterborough Clinical Commissioning group and NHS England	2. Necessary
806	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£27,240	£0	£27,240	£0	Cambridgeshire County Council	2. Necessary
946	Open Space	On site provision of Informal Open Space	Proposed Development	£55,972	£0	£55,972	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
780	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£24,325	£0	£24,325	£0	South Cambridgeshire District Council	2. Necessary

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**2016 - 2021 Subtotals:**

				<b>£1,302,992</b>	<b>£0</b>	<b>£1,302,992</b>	<b>£0</b>		
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**2021 - 2026**

791	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (1.39 ha)	Proposed Development	£793,832	£0	£793,832	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
878	Community & Social	New Community Facility or improvements to existing facilities	Proposed Development	£1,475,455	£0	£1,475,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
326	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
829	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£59,020	£0	£59,020	£0	Cambridgeshire County Council	2. Necessary

**2021 - 2026 Subtotals:**

				<b>£2,500,373</b>	<b>£0</b>	<b>£2,500,373</b>	<b>£0</b>		
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**2026 - 2031**

792	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£432,377	£0	£432,377	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
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Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
320	Leisure	Provision of 1.29 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£300,811	£0	£300,811	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
322	Leisure	Provision of 1.48 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£343,783	£0	£343,783	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
321	Leisure	Provision of 2.77 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£644,594	£0	£644,594	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
830	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£31,780	£0	£31,780	£0	Cambridgeshire County Council	2. Necessary
948	Open Space	On site provision of Informal Open Space	Proposed Development	£63,969	£0	£63,969	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
782	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£27,800	£0	£27,800	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£1,845,114</b>	<b>£0</b>	<b>£1,845,114</b>	<b>£0</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Comberton****2011 - 2016**

376	Community & Social	Improvements to existing community centre provision to address underprovision and improve quality in Maddingley, Longstowe and Hardwick	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
404	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£45,795	£0	£45,795	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
294	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

**2011 - 2016 Subtotals:****£45,795****£0****£45,795****£0****2016 - 2021**

793	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£207,455	£0	£207,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
888	Community & Social	Improvements to community meeting space for new development	Proposed Development	£81,566	£0	£81,566	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

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322	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
698	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£168,454	£0	£168,454	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

405	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£35,537	£0	£35,537	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
833	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£15,890	£0	£0	£15,890	Cambridgeshire County Council	2. Necessary

295	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
949	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£31,345	£0	£31,345	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

729	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£13,622	£0	£13,622	£0	South Cambridgeshire District Council	2. Necessary
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**2016 - 2021 Subtotals:****£553,869****£0****£537,979****£15,890****2021 - 2026**

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
642	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£158,766	£0	£158,766	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
881	Community & Social	Improvements to community meeting space for new development	Proposed Development	£62,423	£0	£62,423	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
699	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£128,919	£0	£128,919	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
834	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£12,485	£0	£0	£12,485	Cambridgeshire County Council	2. Necessary
613	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£23,988	£0	£23,988	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
730	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£10,425	£0	£10,425	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£397,006</b>	<b>£0</b>	<b>£384,521</b>	<b>£12,485</b>		
643	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£190,520	£0	£190,520	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
882	Community & Social	Improvements to community meeting space for new development	Proposed Development	£74,908	£0	£74,908	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
775	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£154,703	£0	£154,703	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
835	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£14,755	£0	£0	£14,755	Cambridgeshire County Council	2. Necessary
614	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£28,786	£0	£28,786	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
783	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£12,510	£0	£12,510	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£476,182</b>	<b>£0</b>	<b>£461,427</b>	<b>£14,755</b>		



## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Cottenham</b>									
<b>2011 - 2016</b>									
388	Community & Social	Improvements to existing community centre provision to address underprovision and improve quality in Cottenham and Willingham.	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
693	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£116,403	£0	£116,403	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
303	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£116,403</b>	<b>£0</b>	<b>£116,403</b>	<b>£0</b>		
<b>2016 - 2021</b>									
794	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£115,370	£0	£115,370	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
889	Community & Social	Improvements to community meeting space for new development	Proposed Development	£45,361	£0	£45,361	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1099	Green Infrastructure	Creation of nature reserves and improved access - walkways/cycleways from Wicken Fen to Cambridge	Aspirational Infrastructure	£0	£0	£0	£0	Environment Agency, Cambridgeshire County Council, South Cambridgeshire District Council, Natural England.	3. Desirable
694	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£168,109	£0	£168,109	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
665	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£93,681	£0	£93,681	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
837	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£9,080	£0	£0	£9,080	Cambridgeshire County Council	2. Necessary
615	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
950	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£17,431	£0	£17,431	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
771	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£7,576	£0	£7,576	£0	South Cambridgeshire District Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£456,608</b>	<b>£0</b>	<b>£447,528</b>	<b>£9,080</b>		
<b>2021 - 2026</b>									

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
645	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£89,968	£0	£89,968	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
886	Community & Social	Improvements to community meeting space for new development	Proposed Development	£35,373	£0	£35,373	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
695	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£73,054	£0	£73,054	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
838	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£6,810	£0	£0	£6,810	Cambridgeshire County Council	2. Necessary
616	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£13,593	£0	£13,593	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
567	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£5,908	£0	£5,908	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£224,706</b>	<b>£0</b>	<b>£217,896</b>	<b>£6,810</b>		
646	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£107,961	£0	£107,961	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
887	Community & Social	Improvements to community meeting space for new development	Proposed Development	£42,448	£0	£42,448	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
696	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£87,665	£0	£87,665	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
839	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£7,945	£0	£0	£7,945	Cambridgeshire County Council	2. Necessary
617	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£16,312	£0	£16,312	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
568	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£7,089	£0	£7,089	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£269,420</b>	<b>£0</b>	<b>£261,475</b>	<b>£7,945</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Gamlingay</b>									
<b>2011 - 2016</b>									
381	Community & Social	Improvements to existing community centre provision to improve quality	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
020	Energy	Primary substations upgrades at Croydon, Sandy and Little Barford.	Proposed Development	£4,000,000	£2,000,000	£2,000,000	£0	UK Power Networks	1. Critical
700	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£3,427	£0	£3,427	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
291	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£4,003,427</b>	<b>£2,000,000</b>	<b>£2,003,427</b>	<b>£0</b>		
<b>2016 - 2021</b>									
701	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£40,631	£0	£40,631	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
619	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£40,631</b>	<b>£0</b>	<b>£40,631</b>	<b>£0</b>		
<b>2021 - 2026</b>									
648	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£95,260	£0	£95,260	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
890	Community & Social	Improvements to community meeting space for new development	Proposed Development	£37,454	£0	£37,454	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
702	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£77,351	£0	£77,351	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
841	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£7,945	£0	£0	£7,945	Cambridgeshire County council	2. Necessary
620	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£14,393	£0	£14,393	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
570	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£6,255	£0	£6,255	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£238,658</b>	<b>£0</b>	<b>£230,713</b>	<b>£7,945</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>Impington</b>									
<b>2011 - 2016</b>									
385	Community & Social	Improvements to existing community centre provision to address underprovision and improve quality in Histon, Impington and Girton	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
088	Flood Alleviation	Strategic surface water management features at Milton	Existing deficiency	£500,000	£0	£0	£500,000	Cambridge City Council and Cambridgeshire County Council	1. Critical
703	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£93,137	£0	£93,137	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
296	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£593,137</b>	<b>£0</b>	<b>£93,137</b>	<b>£500,000</b>		
<b>2016 - 2021</b>									
795	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£83,617	£0	£83,617	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
895	Community & Social	Improvements to community meeting space for new development	Proposed Development	£32,876	£0	£32,876	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
704	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£214,644	£0	£214,644	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
664	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£67,897	£0	£67,897	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
843	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£6,810	£0	£0	£6,810	Cambridgeshire County Council	2. Necessary
621	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
951	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£12,634	£0	£12,634	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
772	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£5,491	£0	£5,491	£0	South Cambridgeshire District Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£423,969</b>	<b>£0</b>	<b>£417,159</b>	<b>£6,810</b>		
<b>2021 - 2026</b>									

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
650	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£52,922	£0	£52,922	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
894	Community & Social	Improvements to community meeting space for new development	Proposed Development	£20,808	£0	£20,808	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
705	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£42,973	£0	£42,973	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
844	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£4,540	£0	£0	£4,540	Cambridgeshire County Council	2. Necessary
622	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£7,996	£0	£7,996	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
572	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£3,475	£0	£3,475	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£132,714</b>	<b>£0</b>	<b>£128,174</b>	<b>£4,540</b>		
631	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£63,507	£0	£63,507	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
895	Community & Social	Improvements to community meeting space for new development	Proposed Development	£24,969	£0	£24,969	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
706	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£51,568	£0	£51,568	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
845	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£4,540	£0	£0	£4,540	Cambridgeshire County Council	2. Necessary
623	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£9,595	£0	£9,595	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
573	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£4,170	£0	£4,170	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£158,349</b>	<b>£0</b>	<b>£153,809</b>	<b>£4,540</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Linton****2011 - 2016**

383	Community & Social	Improvements to existing community centre provision to improve quality issue in Hildersham	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
707	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£24,495	£0	£24,495	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
293	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

**2011 - 2016 Subtotals:**

<b>£24,495</b>	<b>£0</b>	<b>£24,495</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
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**2016 - 2021**

660	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£44,455	£0	£44,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
898	Community & Social	Improvements to community meeting space for new development	Proposed Development	£17,478	£0	£17,478	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

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021	Energy	Primary substations upgrades at Linton.	Proposed Development	£2,000,000	£1,000,000	£1,000,000	£0	UK Power Networks	1. Critical
776	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£36,097	£0	£36,097	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
708	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£20,273	£0	£20,273	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
847	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£3,405	£0	£3,405	£0	Cambridgeshire County Council	2. Necessary
624	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
952	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£6,717	£0	£6,717	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
773	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£2,919	£0	£2,919	£0	South Cambridgeshire District Council	2. Necessary

**2016 - 2021 Subtotals:**

<b>£2,131,344</b>	<b>£1,000,000</b>	<b>£1,131,344</b>	<b>£0</b>	<b>£0</b>
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**2021 - 2026**

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
653	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£63,507	£0	£63,507	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
899	Community & Social	Improvements to community meeting space for new development	Proposed Development	£24,969	£0	£24,969	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
709	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£51,568	£0	£51,568	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
848	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£4,540	£0	£4,540	£0	Cambridgeshire County Council	2. Necessary
625	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£9,595	£0	£9,595	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
575	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£4,170	£0	£4,170	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£158,349</b>	<b>£0</b>	<b>£158,349</b>	<b>£0</b>		
653	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£76,208	£0	£76,208	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
900	Community & Social	Improvements to community meeting space for new development	Proposed Development	£29,963	£0	£29,963	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
710	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£61,881	£0	£61,881	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
849	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£5,675	£0	£0	£5,675	Cambridgeshire County Council	2. Necessary
626	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£11,514	£0	£11,514	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
576	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£5,004	£0	£5,004	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£190,245</b>	<b>£0</b>	<b>£184,570</b>	<b>£5,675</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Melbourn****2011 - 2016**

380	Community & Social	Improvements to existing community centre provision to address under provision and improve quality	Existing deficiency	£74,812	£0	£74,812	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
192	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
402	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£60,962	£0	£60,962	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
289	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

**2011 - 2016 Subtotals:**

<b>£135,774</b>	<b>£0</b>	<b>£135,774</b>	<b>£0</b>	<b>£0</b>	<b>£0</b>
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**2016 - 2021**

336	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£216,981	£0	£216,981	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
903	Community & Social	Improvements to community meeting space for new development	Proposed Development	£85,311	£0	£85,311	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
022	Energy	Primary substations upgrades at Melbourn.	Proposed Development	£2,000,000	£1,000,000	£1,000,000	£0	UK Power Networks	1. Critical
030	Energy	Melbourn Grid Improvements	Proposed Development	£7,500,000	£3,750,000	£3,750,000	£0	UK Power Networks	1. Critical
727	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£176,189	£0	£176,189	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
403	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£100,505	£0	£100,505	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
802	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£17,025	£0	£0	£17,025	Cambridgeshire County Council	2. Necessary
628	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£32,784	£0	£32,784	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
627	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
774	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£14,248	£0	£14,248	£0	South Cambridgeshire District Council	2. Necessary

**2016 - 2021 Subtotals:**

<b>£10,143,043</b>	<b>£4,750,000</b>	<b>£5,376,018</b>	<b>£17,025</b>
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Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>2021 - 2026</b>									
655	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£211,688	£0	£211,688	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
904	Community & Social	Improvements to community meeting space for new development	Proposed Development	£83,231	£0	£83,231	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
106	Green Infrastructure	Fowlmere Nature Reserve extension including new hides and educational facility	Aspirational Infrastructure	£0	£0	£0	£0	RSPB, South Cambridgeshire District Council and Natural England	3. Desirable
711	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£171,892	£0	£171,892	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
851	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£17,025	£0	£0	£17,025	Cambridgeshire County Council	2. Necessary
290	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£31,984	£0	£31,984	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
578	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£13,900	£0	£13,900	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£529,720</b>	<b>£0</b>	<b>£512,695</b>	<b>£17,025</b>		
<b>2026 - 2031</b>									
656	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£254,026	£0	£254,026	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
905	Community & Social	Improvements to community meeting space for new development	Proposed Development	£99,877	£0	£99,877	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
712	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£206,270	£0	£0	£206,270	South Cambridgeshire District Council/Parish Council	2. Necessary
852	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£19,295	£0	£0	£19,295	Cambridgeshire County Council	2. Necessary
953	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£38,381	£0	£38,381	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
579	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£16,680	£0	£16,680	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£634,529</b>	<b>£0</b>	<b>£408,964</b>	<b>£225,565</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Northstowe (by 2031)****2011 - 2016**

269	Allotments	On site allotments and community gardens (0.06 ha)	Proposed Development	£7,808	£0	£7,808	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
358	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£68,799	£0	£68,799	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
001	Health	New GP facility or expansion of Longstanton surgery	Permitted Development	£1,200,000	£0	£30,000	£1,170,000	NHS Cambridgeshire	2. Necessary
313	Open Space	On site provision of Informal Open Space	Proposed Development	£10,395	£0	£10,395	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
469	Waste	One new Bring Site (Northstowe)	Proposed Development	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary
233	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£4,518	£0	£4,518	£0	South Cambridgeshire District Council	2. Necessary

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**2011 - 2016 Subtotals:**

**£1,291,520**

**£0**

**£121,520**

**£1,170,000**

**2016 - 2021**

270	Allotments	On site allotments and community gardens (1.39 ha)	Proposed Development	£180,180	£0	£180,180	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
359	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (2.77 ha)	Proposed Development	£1,587,663	£0	£1,587,663	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
282	Community & Social	New Community Centre	Proposed Development	£7,300,000	£0	£7,300,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
131	Education	New Primary School (3 Form Entry) to serve the 1st phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£12,764,532	£0	£0	£12,764,532	Cambridgeshire County Council	2. Necessary
274	Education	New 12FE Secondary School (with associated sports Hub - See record 277)	Proposed Development	£46,823,400	£0	£0	£46,823,400	Cambridgeshire County Council	2. Necessary
1212	Education	Children's Centre provision to meet the needs of the new development at Northstowe.	Proposed Development	£1,222,134	£0	£0	£1,222,134	Cambridgeshire County Council	2. Necessary
278	Emergency	Joint emergency service facility (police, fire, ambulance)	Proposed Development	£1,566,000	£0	£0	£1,566,000	Cambridgeshire Constabulary, Cambridgeshire Fire Service, East of England Ambulance Trust.	2. Necessary
019	Energy	A new Primary Substation at Northstowe will be required.	Proposed Development	£7,500,000	£3,750,000	£3,750,000	£0	UK Power Networks	1. Critical

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
398	Faith	Purpose built faith facility	Aspirational Infrastructure	£1,500,000	£0	£0	£1,500,000	South Cambridgeshire District Council/Cambridgeshire Ecumenical Council	3. Desirable
279	Leisure	Northstowe Sports Hub (No 2)	Proposed Development	£10,000,000	£0	£10,000,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
277	Leisure	Northstowe Sport Hub (in association with Secondary School)	Proposed Development	£29,613,600	£0	£29,613,600	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
314	Open Space	On site provision of Informal Open Space	Proposed Development	£239,882	£0	£239,882	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
470	Waste	Three new Bring Sites (Northstowe)	Proposed Development	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary
234	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£104,250	£0	£104,250	£0	South Cambridgeshire District Council	2. Necessary
050	Water & Drainage	Upgrade to local booster pumps and installation of 1.2km of 300mm and 2km of 450mm water mains to connect Northstowe to the west. Reinforcement of mains from local booster station also required to support growth across South Cambridgeshire.	Proposed Development	£2,134,000	£0	£0	£2,134,000	Cambridge Water	1. Critical
				<b>2016 - 2021 Subtotals:</b>	<b>£122,535,641</b>	<b>£3,750,000</b>	<b>£52,775,575</b>	<b>£66,010,066</b>	
				<b>2021 - 2026</b>					
271	Allotments	On site allotments and community gardens (1.85 ha)	Proposed Development	£240,240	£0	£240,240	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
360	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (3.70 ha)	Proposed Development	£2,116,884	£0	£2,116,884	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
283	Community & Social	New Community Centre	Proposed Development	£7,300,000	£0	£7,300,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
281	Community & Social	Northstowe Civic Hub	Proposed Development	£60,000,000	£0	£60,000,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
287	Community & Social	Provision of Cemetery (0.5 ha)	Proposed Development	£14,000	£0	£14,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
132	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
002	Health	New Primary Care Centre (wide range of services)	Permitted Development	£10,000,000	£0	£1,680,000	£8,320,000	NHS Cambridgeshire	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
280	Leisure	Northstowe Sports Hub (No 3)	Proposed Development	£10,000,000	£0	£10,000,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
315	Open Space	On site provision of Informal Open Space (1.85 ha)	Proposed Development	£319,843	£0	£319,843	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
235	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£139,000	£0	£139,000	£0	South Cambridgeshire District Council	2. Necessary
286	Waste	New Household Waste Recycling Centre (HRC) and Depot	Proposed Development	£5,500,000	£0	£0	£5,500,000	Cambridgeshire County Council/RECAP	2. Necessary
190	Waste	One new recycling collection vehicle to support development at Northstowe	Proposed Development	£80,000	£0	£0	£80,000	South Cambridgeshire District Council	2. Necessary
471	Waste	Four new Bring Sites (Northstowe)	Proposed Development	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£104,219,610</b>	<b>£0</b>	<b>£81,809,967</b>	<b>£22,409,643</b>		
<b>2025 - 2031</b>									
275	Allotments	On site allotments and community gardens (2.22 ha)	Proposed Development	£288,288	£0	£288,288	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
361	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (4.44 ha)	Proposed Development	£2,540,261	£0	£2,540,261	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
285	Community & Social	New Community Centre	Proposed Development	£7,300,000	£0	£7,300,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
133	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
134	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
323	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
324	Energy	Combined Heat and Power and District Heating Network, 5-10 MW	Proposed Development	£0	£0	£0	£0		1. Critical
284	Leisure	Northstowe Sports Hub (No 4)	Proposed Development	£10,000,000	£0	£10,000,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1064	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£2,790,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
206	Libraries	New hub library 1,400 sqm	Proposed Development	£4,526,200	£0	£4,526,200	£0	Cambridgeshire County Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
316	Open Space	On site provision of Informal Open Space (2.22 ha)	Proposed Development	£383,811	£0	£383,811	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
472	Waste	Four new Bring Sites (Northstowe)	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary
236	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£166,800	£0	£166,800	£0	South Cambridgeshire District Council	2. Necessary
276	Waste	One new recycling collection vehicle to support Northstowe £80,000 each	Proposed Development	£80,000	£0	£0	£80,000	South Cambridgeshire District Council	2. Necessary
186	Waste	One new refuse collection vehicle	Proposed Development	£140,000	£0	£0	£140,000	South Cambridgeshire District Council	2. Necessary

**2026 - 2031 Subtotals: £45,234,646 £0 £27,995,360 £17,239,286**

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Northstowe (Total)****2031 - 2041**

677	Allotments	On site allotments and community gardens (3.27 ha)	Proposed Development	£424,624	£0	£424,624	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
672	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (6.53 ha)	Proposed Development	£3,741,592	£0	£3,741,592	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
136	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
135	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
55	Education	New Primary School (2 Form Entry) to serve the 2nd phase of the Northstowe development with pre-school provision (community room for 48 place pre school).	Proposed Development	£8,509,643	£0	£0	£8,509,643	Cambridgeshire County Council	2. Necessary
1065	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£2,790,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
618	Open Space	On site provision of Informal Open Space (3.27 ha)	Proposed Development	£565,322	£0	£565,322	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
187	Waste	One new refuse collection vehicle	Proposed Development	£140,000	£0	£0	£140,000	South Cambridgeshire District Council	2. Necessary
591	Waste	One new recycling collection vehicle to support Northstowe £80,000 each	Proposed Development	£80,000	£0	£0	£80,000	South Cambridgeshire District Council	2. Necessary
590	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£245,683	£0	£245,683	£0	South Cambridgeshire District Council	2. Necessary
<b>2031 - 2041 Subtotals:</b>				<b>£33,516,150</b>	<b>£0</b>	<b>£7,767,221</b>	<b>£25,748,929</b>		

Appendix C: South Cambridgeshire Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Sawston**

<b>2011 - 2016</b>									
713	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£99,811	£0	£99,811	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
292	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2011 - 2016 Subtotals:      £99,811      £0      £99,811      £0</b>									
<b>2016 - 2021</b>									
658	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£384,214	£0	£383,214	£1,000	South Cambridgeshire District Council/Parish Council	2. Necessary
382	Community & Social	Improvements to existing community centre provision to address under provision in Great Shelford and Stapleford	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
908	Community & Social	Improvements to community meeting space for new development	Proposed Development	£151,064	£0	£151,064	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
193	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
02	Energy	Primary substations upgrades at Sawston.	Proposed Development	£4,500,000	£2,200,000	£2,300,000	£0	UK Power Networks	1. Critical
114	Green Infrastructure	Gog Magog Hills Countryside project enhance biodiversity and access	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council, Water for Wildlife, Environment Agency Parish Councils, landowners	3. Desirable
714	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£32,247	£0	£32,247	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
728	Leisure	Provision of 1.34 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£311,983	£0	£311,983	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
854	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£28,375	£0	£0	£28,375	Cambridgeshire County Council	2. Necessary
629	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
954	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£58,051	£0	£58,051	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
737	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£25,229	£0	£25,229	£0	South Cambridgeshire District Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>2021 - 2026</b>									
<b>2016 - 2021 Subtotals:</b>				<b>£5,491,163</b>	<b>£2,200,000</b>	<b>£3,261,788</b>	<b>£29,375</b>		
659	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£486,883	£0	£486,883	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
909	Community & Social	Improvements to community meeting space for new development	Proposed Development	£191,431	£0	£191,431	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
715	Leisure	Provision of 1.70 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£395,351	£0	£395,351	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
855	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£36,320	£0	£36,320	£0	Cambridgeshire County Council	2. Necessary
630	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£73,564	£0	£73,564	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
739	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£31,970	£0	£31,970	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£1,215,519</b>	<b>£0</b>	<b>£1,215,519</b>	<b>£0</b>		
<b>2026 - 2031</b>									
661	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£329,175	£0	£329,175	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
910	Community & Social	Improvements to community meeting space for new development	Proposed Development	£129,424	£0	£129,424	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
716	Leisure	Provision of 1.15 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£267,292	£0	£267,292	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
856	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£24,970	£0	£0	£24,970	Cambridgeshire County Council	2. Necessary
631	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£49,736	£0	£49,736	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
739	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£21,615	£0	£21,615	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£822,212</b>	<b>£0</b>	<b>£797,242</b>	<b>£24,970</b>		



## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**South Cambridgeshire (District Wide)****2011 - 2016**

547	Education	Potential additional primary school provision (4th Cambourne Primary School) to address existing need and demand from future housing development	Existing deficiency	£7,100,000	£0	£0	£7,100,000	Cambridgeshire County Council	1. Critical
548	Education	Expansion of accommodation at Hauxton Primary School, to meet demand from new housing development.	Permitted Development	£1,775,000	£0	£762,933	£1,012,067	Cambridgeshire County Council	1. Critical
555	Education	Up to 2.5 FE Primary provision (new schools or expansions to be determined)	Proposed Development	£8,875,125	£0	£0	£8,875,125	Cambridgeshire County Council	2. Necessary
027	Energy	Fulbourn Electricity Grid Improvements	Permitted Development	£15,500,000	£10,000,000	£5,500,000	£0	UK Power Networks	1. Critical
105	Green Infrastructure	Chalk Rivers restoration project including habitat and access enhancement	Aspirational Infrastructure	£132,000	£0	£0	£132,000	South Cambridgeshire District Council, Water for Wildlife, Environment Agency Parish Councils, landowners	3. Desirable
456	Waste	Five new Bring Sites (South Cambridgeshire Wide)	Proposed Development	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary

**2011 - 2016 Subtotals: £33,382,125 £10,000,000 £6,262,933 £17,119,192**

**2016 - 2021**

029	Energy	Arbury Electricity Grid Improvements	Proposed Development	£6,500,000	£6,500,000	£0	£0	UK Power Networks	1. Critical
533	Green Infrastructure	New LNR at Teversham Fen	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary
115	Green Infrastructure	Heritage trail - North Cambridge (circular route) and also the Wicken Fen Heritage Trails	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council, Water for Wildlife, Environment Agency Parish Councils, landowners	3. Desirable
1009	Transport and Access	A1303 Madingley Road inbound bus priority, M11 to Queens Road in Cambourne West, Cambourne and Bourn Airfield.	Proposed Development	£31,000,000	£0	£0	£31,000,000	Cambridgeshire County Council	1. Critical
1008	Transport and Access	A1303 inbound bus priority, A428 to M11 in Cambourne West, Cambourne and Bourn Airfield.	Proposed Development	£14,000,000	£0	£0	£14,000,000	Cambridgeshire County Council	1. Critical
060	Transport and Access	A14 Ellington to Milton Highway Improvements	Existing deficiency	£1,154,000,000	£20,000,000	£0	£1,134,000,000	Cambridgeshire County Council/Highways Agency	1. Critical
459	Waste	One new Bring Site (South Cambridgeshire Wide)	Proposed Development	£0	£0	£0	£0	South Cambridgeshire District Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
040	Waste	One New Recycling Collection Vehicle £80,000 each	Existing deficiency	£80,000	£0	£0	£80,000	South Cambridgeshire District Council	2. Necessary
037	Waste	One new Refuse Collection Vehicle (RCV) £140,000 each	Existing deficiency	£140,000	£0	£0	£140,000	South Cambridgeshire District Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£1,205,720,000</b>	<b>£26,500,000</b>	<b>£0</b>	<b>£1,179,220,000</b>		
<b>2021 - 2026</b>									
028	Energy	Burwell Local 33 Electricity Grid Improvements	Proposed Development	£6,500,000	£6,500,000	£0	£0	UK Power Networks	1. Critical
1062	Leisure	1 new Sports Hall	Permitted Development	£2,790,000	£0	£0	£2,790,000	South Cambridgeshire District Council/Parish Council	2. Necessary
1010	Transport and Access	1,000 space Park & Ride site, Bourn Airfield / Cambourne area.	Proposed Development	£12,000,000	£0	£0	£12,000,000	Cambridgeshire County Council	1. Critical
1011	Transport and Access	High quality pedestrian and cycle links to Cambridge and surrounding villages (Cambourne West, Cambourne and Bourn Airfield).	Proposed Development	£10,000,000	£0	£0	£10,000,000	Cambridgeshire County Council	1. Critical
1010	Transport and Access	Busway / bus priority links from the A428 / A1198 Caxton Gibbet junction through West Cambourne, Cambourne and Bourn Airfield, linking to the A1303 at its junction with the A428.	Proposed Development	£30,000,000	£0	£0	£30,000,000	Cambridgeshire County Council	1. Critical
754	Waste	One New Recycling Collection Vehicle £80,000 each	Proposed Development	£80,000	£0	£0	£80,000	South Cambridgeshire District Council	2. Necessary
789	Waste	One new Refuse Collection Vehicle (RCV) £140,000 each	Proposed Development	£140,000	£0	£0	£140,000	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£61,510,000</b>	<b>£6,500,000</b>	<b>£0</b>	<b>£55,010,000</b>		
<b>2026 - 2031</b>									
107	Green Infrastructure	Fens Waterway link, opening up 105km of waterway	Aspirational Infrastructure	£63,600,000	£0	£0	£63,600,000	Environment Agency and Steering group	3. Desirable
1063	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£0	£2,790,000	South Cambridgeshire District Council/Parish Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£66,390,000</b>	<b>£0</b>	<b>£0</b>	<b>£66,390,000</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Swavesey****2011 - 2016**

668	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£14,818	£0	£14,818	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
387	Community & Social	Improvements to existing community centre provision to improve quality at Papworth Everard	Existing deficiency	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
913	Community & Social	Improvements to community meeting space for new development	Proposed Development	£5,826	£0	£5,826	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
409	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£29,242	£0	£29,242	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
717	Leisure	Provision of ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£12,032	£0	£12,032	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
594	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£1,135	£0	£0	£1,135	Cambridgeshire County Council	2. Necessary
304	Open Space	Provision and improvement of Informal Open Space	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
955	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£2,239	£0	£2,239	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
785	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£973	£0	£973	£0	South Cambridgeshire District Council	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£66,265</b>	<b>£0</b>	<b>£65,130</b>	<b>£1,135</b>		

**2016 - 2021**

669	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£119,604	£0	£119,604	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
914	Community & Social	Improvements to community meeting space for new development	Proposed Development	£47,025	£0	£47,025	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
025	Energy	Primary substations upgrades at Longstanton and St Ives.	Proposed Development	£3,000,000	£1,500,000	£1,500,000	£0	UK Power Networks.	1. Critical
718	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£97,119	£0	£97,119	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
410	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Permitted Development	£56,408	£0	£56,408	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
858	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£9,080	£0	£0	£9,080	Cambridgeshire County Council	2. Necessary
302	Open Space	Provision and improvement of Informal Open Space)	Permitted Development	£0	£0	£0	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
956	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£18,071	£0	£18,071	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
761	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£7,854	£0	£7,854	£0	South Cambridgeshire District Council	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£3,355,161</b>	<b>£1,500,000</b>	<b>£1,846,081</b>	<b>£9,080</b>		
<b>2021 - 2026</b>									
670	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£79,383	£0	£79,383	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
915	Community & Social	Improvements to community meeting space for new development	Proposed Development	£31,212	£0	£31,212	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
731	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£64,459	£0	£64,459	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
859	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£5,675	£0	£0	£5,675	Cambridgeshire County Council	2. Necessary
632	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£11,994	£0	£11,994	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
742	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£5,213	£0	£5,213	£0	South Cambridgeshire District Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£197,936</b>	<b>£0</b>	<b>£192,261</b>	<b>£5,675</b>		
<b>2026 - 2031</b>									
671	Children's Play Space	Provision and Improvement of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£95,260	£0	£95,260	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
916	Community & Social	Improvements to community meeting space for new development	Proposed Development	£37,454	£0	£37,454	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
732	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£77,351	£0	£77,351	£0	South Cambridgeshire District Council/Parish Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
860	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£7,945	£0	£0	£7,945	Cambridgeshire County Council	2. Necessary
633	Open Space	Provision and improvement of Informal Open Space	Proposed Development	£14,393	£0	£14,393	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
787	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£6,255	£0	£6,255	£0	South Cambridgeshire District Council	2. Necessary

**2026 - 2031 Subtotals: £238,658 £0 £230,713 £7,945**

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Waterbeach (by 2031)**

<b>2016 - 2021</b>									
1006	Transport and Access	Milton Road outbound bus lane, Mitchams Corner to Milton Park and Ride site	Proposed Development	£29,000,000	£0	£0	£29,000,000	Cambridgeshire County Council	1. Critical
<b>2016 - 2021 Subtotals:</b>				<b>£29,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£29,000,000</b>		
<b>2021 - 2026</b>									
1003	Transport and Access	Dual carriageway, Waterbeach Barracks (Cambridge Research Park) to A14 Milton interchange.	Proposed Development	£79,000,000	£0	£79,000,000	£0	Cambridgeshire County Council	1. Critical
1005	Transport and Access	High quality pedestrian and cycle links to Cambridge and surrounding villages	Proposed Development	£16,000,000	£0	£16,000,000	£0	Cambridgeshire County Council	1. Critical
1004	Transport and Access	A14 / A10 Milton Interchange works, including free flow slips between A10 north and A14 west.	Proposed Development	£86,000,000	£0	£86,000,000	£0	Cambridgeshire County Council	1. Critical
1009	Transport and Access	8-10km segregated Busway – from new station to town centre and on to north Cambridge, with spur to Park and Ride site.	Proposed Development	£125,000,000	£0	£125,000,000	£0	Cambridgeshire County Council	1. Critical
1010	Transport and Access	1,000 space Park & Ride site, Waterbeach	Proposed Development	£12,000,000	£0	£0	£12,000,000	Cambridgeshire County Council	1. Critical
1000	Transport and Access	A 2 platform 12-carriage railway station to serve Waterbeach village and the new town at Waterbeach Barracks.	Proposed Development	£42,000,000	£0	£42,000,000	£0	Cambridgeshire County Council	1. Critical
<b>2021 - 2026 Subtotals:</b>				<b>£360,000,000</b>	<b>£0</b>	<b>£348,000,000</b>	<b>£12,000,000</b>		
<b>2026 - 2031</b>									
680	Allotments	On site allotments and community gardens (1.29 ha)	Proposed Development	£168,168	£0	£168,168	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
675	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (2.59 ha)	Proposed Development	£1,418,819	£0	£1,418,819	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
604	Community & Social	New Community Centre	Proposed Development	£1,475,455	£0	£1,475,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1216	Education	3FE Primary School with early years	Proposed Development	£12,764,532	£0	£12,764,532	£0	Cambridgeshire County Council	2. Necessary
138	Education	Children's Centre provision to meet the needs of the new development at Waterbeach.	Permitted Development	£1,222,134	£0	£491,926	£730,208	Cambridgeshire County Council	2. Necessary

Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
330	Energy	Significant reinforcement of the gas distribution network	Proposed Development	£0	£0	£0	£0	National Grid	1. Critical
202	Energy	Heat network to take heat from Amey Cespa to the new community next to Waterbeach	Aspirational Infrastructure	£0	£0	£0	£0		3. Desirable
721	Leisure	Provision of 5.17 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£1,203,242	£0	£1,203,242	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
636	Open Space	On site provision of Informal Open Space (1.29 ha)	Proposed Development	£223,890	£0	£223,890	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
586	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£97,300	£0	£97,300	£0	South Cambridgeshire District Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£18,573,540</b>	<b>£0</b>	<b>£17,843,332</b>	<b>£730,208</b>		

## Appendix C: South Cambridgeshire Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Waterbeach (Total Maximum)****2031 - 2041**

964	Allotments	On site allotments and community gardens (7.02 ha)	Proposed Development	£912,912	£0	£912,912	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
662	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (14.04 ha)	Proposed Development	£8,044,159	£0	£8,044,159	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
606	Community & Social	New Community Centre	Proposed Development	£1,475,455	£0	£1,475,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1218	Education	6 x 2FE Primary School with early years	Proposed Development	£51,057,858	£0	£0	£51,057,858	Cambridgeshire County Council	2. Necessary
1206	Faith	Purpose built faith facility	Aspirational Infrastructure	£1,500,000	£0	£0	£1,500,000	South Cambridgeshire District Council/Cambridgeshire Ecumenical Council	3. Desirable
1093	Health	New Community Health facility	Proposed Development	£10,000,000	£0	£0	£10,000,000	Cambridgeshire and Peterborough Clinical Commissioning group and NHS England	2. Necessary
1067	Leisure	2 new Sports Halls	Proposed Development	£5,580,000	£0	£5,580,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
732	Leisure	Provision of 28.09 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£6,531,885	£0	£6,531,885	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
601	Libraries	New hub library 1,400 sqm	Proposed Development	£4,526,200	£0	£4,526,200	£0	Cambridgeshire County Council	2. Necessary
957	Open Space	On site provision of Informal Open Space (7.02 ha)	Proposed Development	£1,215,402	£0	£1,215,402	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
748	Waste	Two new refuse collection vehicles	Proposed Development	£280,000	£0	£0	£280,000	South Cambridgeshire District Council	2. Necessary
598	Waste	New Household Waste Recycling Centre (HRC) and Depot	Proposed Development	£5,500,000	£0	£0	£5,500,000	Cambridgeshire County Council/RECAP	2. Necessary
589	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£528,200	£0	£528,200	£0	South Cambridgeshire District Council	2. Necessary
749	Waste	Two new recycling collection vehicles to support Waterbeach £80,000 each	Proposed Development	£160,000	£0	£0	£160,000	South Cambridgeshire District Council	2. Necessary

**2031 - 2041 Subtotals: £97,312,071 £0 £28,814,213 £68,497,858**



Appendix C: South Cambridgeshire Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Waterbeach (Total Minimum)**

**2031 - 2041**

681	Allotments	On site allotments and community gardens (6.10 ha)	Proposed Development	£792,792	£0	£792,792	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
676	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (12.20 ha)	Proposed Development	£6,985,717	£0	£6,985,717	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
605	Community & Social	New Community Centre	Proposed Development	£1,475,455	£0	£1,475,455	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1217	Education	5 x 2FE Primary School with early years	Proposed Development	£42,548,215	£0	£0	£42,548,215	Cambridgeshire County Council	2. Necessary
722	Leisure	Provision of 24.39 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£5,672,427	£0	£5,672,427	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
1066	Leisure	1 new Sports Hall	Proposed Development	£2,790,000	£0	£2,790,000	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
6014	Libraries	New hub library 1,400 sqm	Proposed Development	£4,526,200	£0	£4,526,200	£0	Cambridgeshire County Council	2. Necessary
603	Open Space	On site provision of Informal Open Space (6.10 ha)	Proposed Development	£1,055,481	£0	£1,055,481	£0	South Cambridgeshire District Council/Parish Council	2. Necessary
743	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£458,700	£0	£458,700	£0	South Cambridgeshire District Council	2. Necessary
593	Waste	Two new refuse collection vehicles	Proposed Development	£280,000	£0	£0	£280,000	South Cambridgeshire District Council	2. Necessary
592	Waste	Two new recycling collection vehicles to support Waterbeach £80,000 each	Proposed Development	£160,000	£0	£0	£160,000	South Cambridgeshire District Council	2. Necessary

**2031 - 2041 Subtotals:      £66,744,987      £0      £23,756,772      £42,988,215**

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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## **Appendix D Strategic Infrastructure and Cambridge Fringe Developments**

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Cambridge East**

**2011 - 2016**

467	Waste	One new Bring Site (Cambridge East)	Proposed Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
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**2011 - 2016 Subtotals:**

**£0   £0   £0   £0**

**2016 - 2021**

265	Allotments	On site allotments and community gardens (0.71 ha)	Proposed Development	£91,287	£0	£91,287	£0	Cambridge City Council/SCDC	2. Necessary
354	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (1.34 ha)	Proposed Development	£554,741	£0	£554,741	£0	South Cambridgeshire Council / Cambridge City Council	2. Necessary
391	Community & Social	New community meeting space	Proposed Development	£756,100	£0	£756,100	£0	South Cambridgeshire District Council/Cambridge City Council	2. Necessary
557	Education	Additional 2FE Secondary school provision to be linked to solution for existing shortfall in City	Proposed Development	£8,584,290	£0	£0	£8,584,290	Cambridgeshire County Council	2. Necessary
394	Education	New Primary School (2 Form Entry/420 places) at Cambridge East, including 48 place pre school room	Permitted Development	£8,509,643	£0	£177,528	£8,332,115	Cambridgeshire County Council	2. Necessary
332	Energy	Combined Heat and Power and district heating network for the Chesterton station redevelopment area.	Aspirational Infrastructure	£0	£0	£0	£0		3. Desirable
007	Health	Extend or improve to East Barnwell Health Centre or re-provide new facility (Newmarket Road)	Proposed Development	£2,200,000	£0	£0	£2,200,000	NHS Cambridgeshire	2. Necessary
417	Leisure	On site provision of 2.75 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£634,586	£0	£634,586	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
209	Libraries	New Key library 350 sq m	Proposed Development	£1,131,550	£0	£1,131,550	£0	Cambridgeshire County Council	2. Necessary
309	Open Space	On site provision of Informal Open Space	Proposed Development	£145,464	£0	£145,464	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
083	Transport and Access	Relocation and expansion of Newmarket Road Park & Ride to a site at junction with Airport Way.	Proposed Development	£14,000,000	£0	£0	£14,000,000	Cambridgeshire County Council	1. Critical
230	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£53,600	£0	£53,600	£0	CCC/SCDC	2. Necessary

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
468	Waste	One new Bring Site (Cambridge East)	Proposed Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
095	Water & Drainage	Strategic Connection to Waste Water Treatment Works (to serve Cambridge East)	Existing deficiency	£0	£0	£0	£0	Anglian Water Services	1. Critical
053	Water & Drainage	Northern fringe East - 3.4km of 450mm main flowing the same ring main route beyond Cambridge East	Proposed Development	£1,100,000	£0	£0	£1,100,000	Cambridge Water	2. Necessary
052	Water & Drainage	Improvements to 5.5km of 450mm main reinforcement of Eastern Ring to support East of Cambridge	Proposed Development	£1,700,000	£0	£0	£1,700,000	Cambridge Water	2. Necessary
				<b>2016 - 2021 Subtotals:</b>	<b>£39,461,261</b>	<b>£0</b>	<b>£3,544,856</b>	<b>£35,916,405</b>	
<b>2021 - 2026</b>									
266	Allotments	On site allotments and community gardens (0.75 ha)	Proposed Development	£98,288	£0	£98,288	£0	Cambridge City Council/SCDC	2. Necessary
355	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play. (1.20 ha)	Proposed Development	£597,287	£0	£597,287	£0	South Cambridgeshire District Council / Cambridge City Council	2. Necessary
111	Green Infrastructure	Country park to the east of Airport Way to create a strategic route and include an urban park	Aspirational Infrastructure	£0	£0	£0	£0	Developers	3. Desirable
418	Leisure	On site provision of 2.78 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£620,179	£0	£620,179	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
310	Open Space	On site provision of Informal Open Space (1.87 ha)	Proposed Development	£237,912	£0	£237,912	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
231	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£56,999	£0	£56,999	£0	CCC/SCDC	2. Necessary
				<b>2021 - 2026 Subtotals:</b>	<b>£1,610,665</b>	<b>£0</b>	<b>£1,610,665</b>	<b>£0</b>	
<b>2026 - 2031</b>									
267	Allotments	On site allotments and community gardens (0.15 ha)	Proposed Development	£19,338	£0	£19,338	£0	Cambridge City Council/SCDC	2. Necessary
356	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£117,514	£0	£117,514	£0	South Cambridgeshire District Council / Cambridge City Council	2. Necessary
419	Leisure	On site provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£107,088	£0	£107,088	£0	South Cambridgeshire and Cambridge City Council	2. Necessary

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
311	Open Space	On site provision of Informal Open Space	Proposed Development	£66,049	£0	£66,049	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
764	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£11,046	£0	£11,046	£0	CCC/SCDC	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£321,035</b>	<b>£0</b>	<b>£321,035</b>	<b>£0</b>		

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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### Cambridge Fringe Developments

#### 2016 - 2021

1018	Transport and Access	Hills Road inbound bus lane, Addenbrooke's to Cherry Hinton Road in Southern Fringe, Fulbourn Road / Worts Causeway and Sawston.	Existing deficiency	£12,000,000	£0	£0	£12,000,000	Cambridgeshire County Council	1. Critical
1012	Transport and Access	Histon Road bus priority in Orchard Park and North West Cambridge.	Proposed Development	£4,000,000	£0	£0	£4,000,000	Cambridgeshire County Council	1. Critical

#### 2016 - 2021 Subtotals:

£16,000,000      £0      £0      £16,000,000

#### 2021 - 2026

1015	Transport and Access	Ring Road bus priority, Addenbrooke's to Coldhams Lane in Southern Fringe and Cambridge East.	Existing deficiency	£12,000,000	£0	£0	£12,000,000	Cambridgeshire County Council	1. Critical
1016	Transport and Access	Ring Road Busway / bus priority, Coldhams Lane to Newmarket Road.	Existing deficiency	£4,000,000	£0	£0	£4,000,000	Cambridgeshire County Council	1. Critical
1017	Transport and Access	Newmarket Road to Cambridge Science Park Station, Busway in Cambridge East, Orchard Park / Arbury, North West Cambridge	Existing deficiency	£60,000,000	£0	£0	£60,000,000	Cambridgeshire County Council	1. Critical

#### 2021 - 2026 Subtotals:

£76,000,000      £0      £0      £76,000,000

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**NW Cambridge**

**2011 - 2016**

967	Allotments	On site allotments and community gardens (0.08 ha)	Proposed Development	£10,811	£0	£10,811	£0	Cambridge City Council/SCDC	2. Necessary
365	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£65,696	£0	£65,696	£0	Cambridge City Council	2. Necessary
395	Education	New 420 place primary school at NIAB1, to serve NIAB1 development (potential increase to 630 places). (2FE Darwin Green 1 with early years)	Permitted Development	£8,509,643	£0	£7,985,854	£523,789	Cambridgeshire County Council	2. Necessary
396	Education	New 540 (2.5 FE) place University Primary School with early years, to serve University development	Permitted Development	£10,402,733	£0	£9,210,878	£1,191,855	Cambridgeshire County Council	2. Necessary
140	Emergency	Police Touchdown Space at University site.	Proposed Development	£0	£0	£0	£0	University, Cambridgeshire Constabulary	2. Necessary
140	Energy	New Energy Centre at University site.	Permitted Development	£0	£0	£0	£0	University	2. Necessary
1080	Green Infrastructure	M11 Underpass Upgrade Payment	Permitted Development	£75,000	£0	£75,000	£0	Developers	2. Necessary
1081	Green Infrastructure	Madingley Footpath 3	Permitted Development	£30,000	£0	£30,000	£0	Developers	2. Necessary
1099	Health	Health care facility	Permitted Development	£0	£0	£0	£0	NHS Cambridgeshire	2. Necessary
005	Health	Joint health facility to support NIAB alongside key library (record 207)	Permitted Development	£1,200,000	£0	£1,200,000	£0	NHS Cambridgeshire	2. Necessary
139	Leisure	Indoor sports provision at University site.	Proposed Development	£0	£0	£0	£0	University	2. Necessary
777	Leisure	On site provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£77,351	£0	£77,351	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
306	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
961	Open Space	On site provision of Informal Open Space	Proposed Development	£14,393	£0	£14,393	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
1082	Transport and Access	Murketts Corner Junction Enhancement	Permitted Development	£70,000	£0	£70,000	£0	Cambridgeshire County Council	1. Critical
1101	Transport and Access	Link to Cotton Countryside Reserve	Permitted Development	£13,219	£0	£13,219	£0	Cambridgeshire County Council	2. Necessary
1100	Transport and Access	Off site cycle way to Thornton Road	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary



Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
1104	Transport and Access	Upgrade to off road cycleway between Brownlow Road and Blackhall Road on Histon Road	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
1102	Transport and Access	Toucan Crossing on Huntingdon Road next to existing playing field access	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
1103	Transport and Access	Toucan Crossing close to Oxford Road	Permitted Development	£30,000	£0	£30,000	£0	Cambridgeshire County Council	2. Necessary
1097	Transport and Access	Bridge Street / Cambridge Road improvements	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
1088	Transport and Access	Orbital Route Bus Transport	Permitted Development	£600,000	£0	£600,000	£0	Cambridgeshire County Council	2. Necessary
1084	Transport and Access	Huntingdon Road Cycle and Bus Enhancement	Permitted Development	£300,000	£0	£300,000	£0	Cambridgeshire County Council	2. Necessary
1085	Transport and Access	Huntingdon Road Speed Management	Permitted Development	£10,000	£0	£10,000	£0	Cambridgeshire County Council	2. Necessary
1086	Transport and Access	M11/J13 Improvement	Permitted Development	£975,000	£0	£975,000	£0	Cambridgeshire County Council	2. Necessary
1098	Transport and Access	Improvements to the Histon Road/A14 junction	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
1099	Transport and Access	Madingley Road Corridor Works	Permitted Development	£5,000	£0	£5,000	£0	Cambridgeshire County Council	2. Necessary
1094	Transport and Access	Oxford Road/Windsor Road Scheme	Permitted Development	£150,000	£0	£150,000	£0	Cambridgeshire County Council	2. Necessary
1090	Transport and Access	Public Bus Transport	Permitted Development	£600,000	£0	£600,000	£0	Cambridgeshire County Council	2. Necessary
1096	Transport and Access	Dedicated Bus Service to the NIAB site	Permitted Development	£850,080	£0	£850,080	£0	Cambridgeshire County Council	2. Necessary
762	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£6,255	£0	£6,255	£0	CCC/SCDC	2. Necessary
464	Waste	Two new Bring Sites (NW Cambridge)	Existing deficiency	£0	£0	£0	£0	CCC/SCDC	2. Necessary
1095	Waste	Mini recycling centre in local centre	Permitted Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£23,995,181</b>	<b>£0</b>	<b>£22,279,537</b>	<b>£1,715,644</b>		
<b>2016 - 2021</b>									
968	Allotments	On site allotments and community gardens (0.81 ha)	Proposed Development	£105,105	£0	£105,105	£0	Cambridge City Council/SCDC	2. Necessary
366	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£638,715	£0	£638,715	£0	South Cambridgeshire and Cambridge City Council	2. Necessary

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
104	Community & Social	New Community Facility at NIAB (Community café with youth facilities)	Permitted Development	£420,000	£0	£420,000	£0	Cambridge City Council/South Cambridgeshire District Council	2. Necessary
145	Education	New 6FE Secondary School at North West Cambridge, to serve the community of the three major development sites	Permitted and Proposed Developments	£23,411,700	£0	£14,800,545	£8,611,155	Cambridgeshire County Council	2. Necessary
144	Education	New 420 place Primary School with pre school at NIAB2, to serve NIAB2 development. (2FE Darwin Green 2 with early years)	Proposed Development	£8,509,643	£0	£0	£8,509,643	University, Cambridgeshire County Council	2. Necessary
018	Energy	Storeys Way and Histon Primary Substations may require some upgrade work.	Proposed Development	£3,500,000	£1,700,000	£1,800,000	£0	UK Power Networks	1. Critical
110	Green Infrastructure	Green corridor, open space and park to improve access and recreational facilities	Aspirational Infrastructure	£0	£0	£0	£0	Developers	3. Desirable
006	Health	New Health facility at Cambridge University site (700 sqm)	Permitted Development	£1,540,000	£0	£1,540,000	£0	NHS Cambridgeshire	2. Necessary
104	Leisure	1 new Sports Hall	Existing deficiency	£2,790,000	£0	£688,500	£2,101,500	Cambridge City Council	2. Necessary
776	Leisure	On site provision of 3.23 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£752,026	£0	£752,026	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
207	Libraries	New key library 350 sqm	Permitted Development	£1,131,550	£0	£1,131,550	£0	Cambridgeshire County Council	2. Necessary
307	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
962	Open Space	On site provision of Informal Open Space	Proposed Development	£139,931	£0	£139,931	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
466	Waste	One new Bring Sites (NW Cambridge)	Proposed Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
185	Waste	One new refuse collection vehicle	Permitted Development	£140,000	£0	£140,000	£0	CCC/SCDC	2. Necessary
188	Waste	One new recycling collection vehicle to support development at North West Cambridge	Existing deficiency	£80,000	£0	£0	£80,000	CCC/SCDC	2. Necessary
763	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£60,813	£0	£60,813	£0	CCC/SCDC	2. Necessary
094	Water & Drainage	Windsor Road sewer upgrade relating to NIAB 1 and 2	Permitted Development	£0	£0	£0	£0	Anglian Water Services	1. Critical
051	Water & Drainage	Installation of 3.2km of 450mm water pipes along roadways to support NW Cambridge	Proposed Development	£1,200,000	£0	£0	£1,200,000	Cambridge Water	2. Necessary

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
<b>2021 - 2026</b>									
969	Allotments	On site allotments and community gardens (1.10 ha)	Proposed Development	£142,943	£0	£142,943	£0	Cambridge City Council/SCDC	2. Necessary
367	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£868,652	£0	£868,652	£0	Cambridge City Council	2. Necessary
963	Open Space	On site provision of Informal Open Space (1.10 ha)	Proposed Development	£190,306	£0	£190,306	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
308	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
465	Waste	Four new Bring Sites (NW Cambridge)	Proposed Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
229	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£82,705	£0	£82,705	£0	CCC/SCDC	2. Necessary
594	Waste	One new recycling collection vehicle to support development at North West Cambridge	Proposed Development	£80,000	£0	£0	£80,000	CCC/SCDC	2. Necessary
099	Water & Drainage	Local Sewer Improvement relating to University Site	Proposed Development	£0	£0	£0	£0	Anglian Water Services	2. Necessary
<b>2021 - 2026 Subtotals: £1,364,606 £0 £1,284,606 £80,000</b>									
<b>2026 - 2031</b>									
1205	Faith	Dedicated prayer house for the Muslim community	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council/Cambridgeshire Ecumenical Council	3. Desirable
779	Leisure	On site provision of 4.40 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£1,022,756	£0	£1,022,756	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
<b>2026 - 2031 Subtotals: £1,022,756 £0 £1,022,756 £0</b>									

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Orchard Park/Arbury**

**2011 - 2016**

268	Allotments	On site allotments and community gardens (0.14 ha on site provision)	Proposed Development	£18,138	£0	£18,138	£0	Cambridge City Council/SCDC	2. Necessary
362	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£110,224	£0	£110,224	£0	South Cambridgeshire Council	2. Necessary
917	Community & Social	Community meeting space provision for new development	Proposed Development	£62,839	£0	£62,839	£0	South Cambridgeshire Council	2. Necessary
556	Education	Expansion of existing secondary school provision	Permitted Development	£1,638,819	£0	£0	£1,638,819	Cambridgeshire County Council	2. Necessary
543	Education	0.5FE extension of Orchard Park primary, to meet existing demand in North Cambridge and continued development at Orchard Park	Permitted Development	£1,893,045	£0	£0	£1,893,045	Cambridgeshire County Council	2. Necessary
111	Education	Expansion of early years provision in North Cambridge to meet existing demand	Permitted Development	£1,283,247	£0	£0	£1,283,247	Cambridgeshire County Council	2. Necessary
111	Green Infrastructure	Creation of cycle and pedestrian routes	Aspirational Infrastructure	£0	£0	£0	£0	Developers	3. Desirable
420	Leisure	On site provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£129,778	£0	£129,778	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
862	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£12,485	£0	£12,485	£0	Cambridgeshire County Council	2. Necessary
312	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
683	Open Space	On site provision of Informal Open Space	Proposed Development	£24,148	£0	£24,148	£0	South Cambridgeshire Council	2. Necessary
474	Waste	One new Bring Site (Orchard Park)	Existing deficiency	£0	£0	£0	£0	CCC/SCDC	2. Necessary
765	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£10,495	£0	£10,495	£0	CCC/SCDC	2. Necessary
<b>2011 - 2016 Subtotals:</b>				<b>£5,183,218</b>	<b>£0</b>	<b>£368,107</b>	<b>£4,815,111</b>		

**2016 - 2021**

685	Allotments	On site allotments and community gardens (0.05 ha on site provision)	Proposed Development	£6,246	£0	£6,246	£0	South Cambridgeshire District Council	2. Necessary
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Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
687	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£37,958	£0	£37,958	£0	South Cambridgeshire Council	2. Necessary
918	Community & Social	Community meeting space provision for new development	Proposed Development	£21,640	£0	£21,640	£0	South Cambridgeshire Council	2. Necessary
549	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£44,695	£0	£44,695	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
863	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£4,540	£0	£4,540	£0	Cambridgeshire County Council	2. Necessary
959	Open Space	On site provision of Informal Open Space	Proposed Development	£8,316	£0	£8,316	£0	South Cambridgeshire Council	2. Necessary
475	Waste	One new Bring Site (Orchard Park)	Proposed Development	£0	£0	£0	£0	CCC/SCDC	2. Necessary
453	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£3,614	£0	£3,614	£0	CCC/SCDC	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£127,009</b>	<b>£0</b>	<b>£127,009</b>	<b>£0</b>		

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

**Ref**   **Category**   **Infrastructure Description**   **Development Relationship**   **Infrastructure Cost**   **Public Funding**   **Private Funding**   **Funding Gap**   **Local Delivery Organisation**   **Critical Non Critical:**

**Southern Fringe**

**2011 - 2016**

101	Community & Social	New Co-located Community Facility with Primary School	Permitted Development	£2,155,863	£0	£2,155,863	£0	Cambridgeshire County Council	2. Necessary
100	Community & Social	New Co-located Community Centre (includes community centre, health centre, new key library 350 sqm, police and social services touch-down space)	Permitted Development	£8,200,000	£0	£5,333,718	£2,866,282	Cambridge City Council	2. Necessary
397	Education	1FE extension of Fawcett Primary School with New Childrens Centre and early years provision, to serve Clay Farm development	Permitted Development	£4,254,844	£0	£2,937,688	£1,317,156	Cambridgeshire County Council	2. Necessary
257	Education	New 2FE primary school at Trumpington Meadows, to serve early phases of Southern Fringe developments (including 48 place pre school room)	Permitted Development	£8,509,643	£0	£5,838,103	£2,671,540	Cambridgeshire County Council	2. Necessary
258	Education	New 750 place (5FE) secondary school at Southern Fringe, to serve the community of the extended Trumpington	Permitted Development	£19,509,578	£0	£16,142,498	£3,367,080	Cambridgeshire County Council/Parkside Federation	2. Necessary
076	Emergency	A fully funded capital scheme has been requested for a public sector hub. Under the current design Police have been allocated a first floor office of approx. 60 sq m with access to shared facilities including meeting rooms, kitchen, wcs, showers café etc.	Proposed Development	£0	£0	£0	£0	Cambridgeshire Constabulary	2. Necessary
412	Leisure	Provision of outdoor sports space (including football, rugby, cricket, tennis and hockey). Specific schemes include an Astro turf Pitch and a tennis court within the new secondary school on Clay Farm.	Permitted Development	£429,398	£0	£429,398	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
304	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
1079	Transport and Access	Walking, cycling and equestrian routes improvements	Permitted Development	£0	£0	£0	£0	Cambridgeshire County Council	2. Necessary
462	Waste	Three new Bring Sites (Southern Fringe)	Existing deficiency	£0	£0	£0	£0	CCC/SCDC	2. Necessary

Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
049	Water & Drainage	Installation of 3.3km of 600mm diameter pipe along grasslands and 1KM of 600mm pipe along roadways to support development in the Southern Fringe	Permitted Development	£1,230,000	£615,000	£615,000	£0	Cambridge Water	1. Critical
<b>2011 - 2021 Subtotals:</b>				<b>£44,289,326</b>	<b>£615,000</b>	<b>£33,452,268</b>	<b>£10,222,058</b>		
256	Education	New Primary School (2 Form Entry/420 places) at Great Kneighton to serve Clay Farm/Glebe Farm developments, including early years provision.	Permitted Development	£8,509,643	£0	£6,760,540	£1,749,103	Cambridgeshire County Council	2. Necessary
325	Energy	Significant reinforcement of the gas distribution network	Permitted Development	£0	£0	£0	£0	National Grid	1. Critical
017	Energy	Radnor and Sawston Primary Substation upgrade work	Existing deficiency	£4,500,000	£2,200,000	£2,300,000	£0	UK Power Networks	1. Critical
109	Green Infrastructure	Various green fingers, corridors, community parks, cycleways and open space	Aspirational Infrastructure	£0	£0	£0	£0	Developers	3. Desirable
305	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
1074	Transport and Access	Addenbrooke's Access Road (Phase 2)	Permitted Development	£6,595,000	£0	£6,595,000	£0	Cambridgeshire County Council	1. Critical
1075	Transport and Access	Cambridgeshire Guided Busway (Southern Fringe)	Permitted Development	£4,735,500	£0	£4,735,500	£0	Cambridgeshire County Council	1. Critical
1074	Transport and Access	M11 Junction 11 improvements	Permitted Development	£386,067	£0	£386,067	£0	Cambridgeshire County Council	1. Critical
1075	Transport and Access	Bus service improvements	Permitted Development	£337,500	£0	£337,500	£0	Cambridgeshire County Council	2. Necessary
463	Waste	Two new Bring Sites (Southern Fringe)	Existing deficiency	£0	£0	£0	£0	CCC/SCDC	2. Necessary
184	Waste	One new refuse collection vehicle	Existing deficiency	£140,000	£0	£0	£140,000	CCC/SCDC	2. Necessary
<b>2016 - 2021 Subtotals:</b>				<b>£25,203,710</b>	<b>£2,200,000</b>	<b>£21,114,607</b>	<b>£1,889,103</b>		
1072	Leisure	Swimming Facilities	Permitted Development	£441,000	£0	£441,000	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
682	Open Space	On site provision of Informal Open Space	Permitted Development	£0	£0	£0	£0	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
189	Waste	One new recycling collection vehicle to support development in the Southern Fringe	Existing deficiency	£80,000	£0	£0	£80,000	CCC/SCDC	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£521,000</b>	<b>£0</b>	<b>£441,000</b>	<b>£80,000</b>		

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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**Strategic for Both Local Authorities****2011 - 2016**

1204	Faith	Ongoing repair programmes for existing places of worship	Aspirational Infrastructure	£0	£0	£0	£0	South Cambridgeshire District Council/Cambridgeshire Ecumenical Council	3. Desirable
1105	Transport and Access	Western Corridor Area Transport Plan Committed Schemes	Permitted Development	£75,531	£0	£75,531	£0	Cambridgeshire County Council & Cambridge City Council	1. Critical
1201	Transport and Access	South Area Corridor Transport Plan Committed Schemes	Permitted Development	£3,232,500	£0	£3,232,500	£0	Cambridgeshire County Council	1. Critical
1106	Transport and Access	Northern Corridor Area Transport Plan Committed Schemes	Permitted Development	£3,289,256	£0	£3,289,256	£0	Cambridgeshire County Council	1. Critical
1200	Transport and Access	East Area Corridor Transport Plan Committed Schemes	Permitted Development	£1,090,370	£0	£1,090,370	£0	Cambridgeshire County Council & Cambridge City Council	1. Critical
068	Transport and Access	Enhanced network of rights of way, including cycle, pedestrian and equestrian routes linking the development sites to the rest of the city.	Permitted Development	£2,000,000	£0	£626,000	£1,374,000	Cambridgeshire County Council	2. Necessary

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**2011 - 2016 Subtotals: £9,687,657 £0 £8,313,657 £1,374,000****2016 - 2021**

0300	Energy	New Primary Substation at Horningsea to support Fulbourn and Arbury Grid improvements Electricity Grid Improvements	Proposed Development	£8,500,000	£8,500,000	£0	£0	UK Power Networks	1. Critical
082	Transport and Access	Cambridge Science Park Station	Proposed Development	£30,000,000	£30,000,000	£0	£0	Cambridgeshire County Council	1. Critical
1019	Transport and Access	Newmarket Road Busway / Bus Priority, Airport Way to Elizabeth Way / East Road, incorporating Eastern Gate proposals.	Existing deficiency	£77,000,000	£0	£0	£77,000,000	Cambridgeshire County Council	1. Critical
1013	Transport and Access	Chisholm Trail cycle route in Station Area and Cambridge East.	Existing deficiency	£10,000,000	£0	£0	£10,000,000	Cambridgeshire County Council	2. Necessary
069	Transport and Access	Enhanced network of rights of way, including cycle, pedestrian and equestrian routes linking the development sites to the rest of the city	Permitted Development	£2,000,000	£0	£625,000	£1,375,000	Cambridgeshire County Council	2. Necessary

**2016 - 2021 Subtotals: £127,500,000 £38,500,000 £625,000 £88,375,000****2021 - 2026**

148	Leisure	Sub-regional stadium	Aspirational Infrastructure	£0	£0	£0	£0	Private Developer	3. Desirable
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Appendix D: Strategic Infrastructure and Cambridge Fringe Developments Infrastructure Schedule

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
070	Transport and Access	Enhanced network of rights of way, including cycle, pedestrian and equestrian routes linking the development sites to the rest of the city	Proposed Development	£2,000,000	£0	£0	£2,000,000	Cambridgeshire County Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£2,000,000</b>	<b>£0</b>	<b>£0</b>	<b>£2,000,000</b>		
074	Emergency	Improvements, particularly to Custody are required to existing Police assets.	Proposed Development	£4,500,000	£0	£0	£4,500,000	Cambridgeshire Constabulary	2. Necessary
071	Transport and Access	Enhanced network of rights of way, including cycle, pedestrian and equestrian routes linking the development sites to the rest of the city	Proposed Development	£2,000,000	£0	£0	£2,000,000	Cambridgeshire County Council	2. Necessary
<b>2026 - 2031 Subtotals:</b>				<b>£6,500,000</b>	<b>£0</b>	<b>£0</b>	<b>£6,500,000</b>		
<b>Unspecified</b>									
473	Telecoms	BDUK Superfast Broadband (90% coverage of Cambridgeshire)	Existing deficiency	£85,000,000	£30,000,000	£55,000,000	£0	CCC/Cambridge City Council / South Cambridgeshire District Council	2. Necessary
<b>Unspecified Subtotals:</b>				<b>£85,000,000</b>	<b>£30,000,000</b>	<b>£55,000,000</b>	<b>£55,000,000</b>		
					<b>0</b>				

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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### Worts Causeway/Fulbourn Road

#### 2021 - 2026

970	Allotments	On site allotments and community gardens (0.42 ha)	Proposed Development	£54,335	£0	£54,335	£0	Cambridge City Council/SCDC	2. Necessary
364	Children's Play Space	On site provision of Children's Play Space, including wheeled sports parks, kick-about areas and water play.	Proposed Development	£330,188	£0	£0	£330,188	South Cambridgeshire and Cambridge City Council	2. Necessary
919	Community & Social	Community meeting space provision for new development	Proposed Development	£188,242	£0	£0	£188,242	South Cambridgeshire and Cambridge City Council	2. Necessary
752	Leisure	On site provision of 1.25 ha outdoor sports space (including football, rugby, cricket, tennis and hockey)	Proposed Development	£248,686	£0	£248,686	£0	South Cambridgeshire and Cambridge City Council	2. Necessary
210	Libraries	Extension, alterations or relocation of existing library provision	Proposed Development	£37,455	£0	£0	£37,455	Cambridgeshire County Council	2. Necessary
964	Open Space	On site provision of Informal Open Space (2.30 ha)	Proposed Development	£252,866	£0	£0	£252,866	Cambridge City Council / South Cambridgeshire District Council	2. Necessary
249	Waste	Kerbside recycling equipment, including bins, boxes and promotional material etc	Proposed Development	£32,250	£0	£32,250	£0	Cambridge City Council	2. Necessary
<b>2021 - 2026 Subtotals:</b>				<b>£1,144,022</b>	<b>£0</b>	<b>£335,271</b>	<b>£808,751</b>		

Ref	Category	Infrastructure Description	Development Relationship	Infrastructure Cost	Public Funding	Private Funding	Funding Gap	Local Delivery Organisation	Critical Non Critical:
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To: Executive Councillor for Planning and Climate  
Change: Councillor Tim Ward  
Report by: Head of Planning Services  
Relevant scrutiny Development Plan Scrutiny Sub- 09/07/2013  
committee: Committee  
Wards affected: All Wards

**Cambridge Local Plan 2014 – Update on Draft Local Plan Policy 45 – Affordable Housing and Dwelling Mix in relation to Small Sites – Affordable Housing Viability**

**Key Decision**

NO

**1. Background**

- 1.1 The council is in the process of reviewing its Local Plan in order to plan and manage development to 2031. In order to inform development of the council's affordable housing policy position, the council commissioned consultants to carry out a high level assessment of the likely potential for the provision of affordable housing on smaller sites than currently required through the adopted Cambridge Local Plan 2006 (15 units). This may be either through on-site provision of affordable housing or via a financial contribution mechanism.
- 1.2 The findings of the report (Supplementary Report Small Sites – Affordable Housing Viability) informed the development of the draft policy on affordable housing which was reported to and agreed at Full Council on 27 June 2013.
- 1.3 This report updates Development Plan Scrutiny Sub-Committee on the policy as developed and the evidence base that supports it.

## **2. Recommendations**

- 2.1 This report is being submitted to the Development Plan Scrutiny Sub Committee for prior consideration and comment. The Executive Councillor for Planning and Climate Change is recommended:
- a) To endorse the content of the Supplementary Report on Small Sites – Affordable Housing Viability 2013, the findings of which have been used as a part of development of the draft affordable housing policy agreed at Full Council on 27 June 2013, for use as an evidence base for the review of the Local Plan and as a material consideration in planning decisions.

## **3. Background**

- 3.1 The adopted Local Plan does not currently seek affordable housing from sites of less than 15 dwellings. Within the overall requirement for housing across the city, the demand for affordable housing is a major issue. Given the high level of need for affordable housing, the council appointed consultants to consider the viability of introducing a requirement for affordable housing provision on sites of less than 15 dwellings by reducing the affordable housing threshold/percentage so that the burden of providing much needed affordable housing (or in some cases making financial contributions towards meeting need) falls more equitably across a greater range of sites.
- 3.2 The consultants' advice was used to inform amendments to policy 45 Affordable Housing and Dwelling Mix agreed at Full Council on 27 June 2013. The evidence was based on information provided by the council and supplemented with information gathered by and assumptions made by the consultants, Dixon Searle Partnership. The study has been produced to inform the council's ongoing work with regard to the potential for sites in the range between 2 and 14 units to contribute towards the provision of affordable housing either on-site or via a financial contribution.
- 3.3 This study tested a range of affordable housing options on sites of between 2 and 14 dwellings by running development appraisals on a variety of development scenarios or site typologies that reflect the nature of development coming forward across the city. These scenarios reflected and added to those

tested within the earlier viability reports for the council. This enabled testing of the impact of affordable housing both through on-site provision and via a financial contribution mechanism. As a key part of the process, viability was also considered over a range of values ('value levels') evidenced by research, so that it could be assessed how viability varies with location within the city and could also change over time taking into account variations in market conditions.

- 3.4 It is important that the council's policies do not deter development through unduly reducing the supply of land brought forward for residential development more widely. Any policy must balance delivery of affordable housing and planning obligations with maintaining sufficient incentive (reasonable land value levels) for landowners to release land – allowing developers to promote and bring forward schemes.
- 3.5 The study found that smaller developments are not necessarily any less or more viable than larger ones – site size alone is not a determinant of viability. A wider range of factors come together to influence scheme viability and a practical approach by the council could be responsive to these whilst contributing by way of an important additional housing enabling funding stream. However, it is often difficult to integrate on-site affordable housing into smaller sites, due to the fraction of whole affordable housing units being delivered or design and management issues.
- 3.6 Mathematically, the study states that the viability results are potentially strong enough to allow for the provision of 10% affordable housing; but possibly not quite strong enough for 20% on sites accommodating between 2 and 9 units (the relevant part of the range modelled). This also takes into account the likely introduction of a CIL payment (tested here at £125/m<sup>2</sup>). At 10%, the financial contributions route (rather than on-site) would be most appropriate as it is not possible to provide on-site affordable housing in real terms at this level (i.e. 10% of 5 units is 0.5 units).
- 3.7 The study also notes that on sites providing 10 - 14 units, between 20% and 30% provision of affordable housing should be sought. It notes that the council's CIL study stated: *"We would strongly recommend the consideration of a lower affordable housing target % if to be placed on developments of a reduced size compared with the current threshold. In the event of developing policy in this area, the affordable housing target should be no higher than 30% and in fact the positive viability benefits of a 20% level can be seen in comparison with that too"*.

3.8 The consultants suggest that whilst the council should aim to achieve affordable housing on-site for developments delivering 10 - 14 units, financial contributions could also be used. This would give rise to the question of how fractions of units would be dealt with, e.g. a 13 unit scheme providing 3.25 affordable housing units at 25% affordable housing. The detailed approach to this matter will need to be set out through the council's replacement Affordable Housing Supplementary Planning Document.

#### **4. Conclusions and Next Steps**

4.1 In summary, the consultants' report made a number of recommendations that informed the development of the council's affordable housing policy.

4.2 These recommendations included the suggestion that for sites between 2 and 9 units, the council could introduce a requirement to collect a financial contribution equivalent to 10% affordable housing, respecting potential viability issues that may arise with any higher proportion. In suitable circumstances, the policy should not prohibit on-site provision of affordable housing (rather than a financial contribution) on smaller sites (sites of 2 - 9 dwellings).

4.3 On sites providing 10 - 14 units, the study recommended that the council require between 20% and 30% affordable housing on sites of 10 - 14 units. Accordingly, the Full Council meeting agreed 25% affordable housing on sites of 10 -14 units at the 27 June 2013 meeting. The preference for provision of affordable housing for schemes of 10 - 14 units is for provision on site, but it was also acknowledged in the study that the route of taking financial contributions should be available where circumstances exist to make delivery on site unviable.

4.4 This study did not look at the viability issues surrounding the provision of 40% or more affordable housing on sites providing 15 or more units or on sites of 0.5 hectares or more. The viability threshold and percentage of affordable housing for larger sites



was addressed through other viability work carried out by Dixon Searle Partnership for the council.

- 4.5 The recommendations made in relation to the provision of affordable housing from developments of between 2 and 9 and 10 and 14 units have been used to inform the development of the draft affordable housing policy for inclusion in the draft submission Cambridge Local Plan 2014. This draft policy was presented by the Executive Councillor for Planning and Climate Change at Full Council and agreed by this meeting on 27 June 2013. The table below sets out the percentages and thresholds of affordable housing to be achieved by the policy and the appropriate delivery mechanism.

**Table 1: Percentages and Thresholds for Affordable Housing as set out in Policy 45: Affordable Housing and Dwelling Mix.**

<b>Scheme Size</b>	<b>Percentage of affordable housing agreed at Full Council</b>	<b>Delivery mechanism</b>
2 – 9 units	10% or more	Financial contributions (although on site delivery is not excluded as schemes could be 100% affordable for example).
10 – 14 units	25% or more	Whole units to be delivered on site with financial contributions for fractions of units.*
15 units and above	40% or more	Whole units to be delivered on site with financial contributions for fractions of units.*

\*Unless negotiation with the developers would result in the number of whole units being rounded up.

## **5. Implications**

### **(a) Financial Implications**

5.1 The cost of preparing a local plan has been budgeted for and included in the draft budget for 2013-2014 and the medium term financial planning for 2015-2016. The agreed approach of preparing one single local plan rather than three separate development plan documents will mean that considerable cost and time savings can be achieved.

**(b) Staffing Implications**

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

**(c) Equal Opportunities Implications**

5.3 There are no direct equal opportunities arising from this report. An Equalities Impact Assessment (as an integral part of the sustainability appraisal) has been undertaken as part of preparing the new local plan.

**(d) Environmental Implications**

5.4 There are no direct environmental implications arising from this report. The new local plan for Cambridge will assist in the delivery of high quality and sustainable new developments along with protecting and enhancing the built and natural environments in the city. This will include measures to help Cambridge adapt to the changing climate as well as measures to reduce carbon emissions from new development. Overall there should be a positive climate change impact.

**(e) Consultation**

5.5 The draft submission plan will be consulted on following the Full Council decision in June and more details on the arrangements for consultation will follow in the second report on this agenda. The consultation and communications arrangements for the local plan are consistent with the agreed Consultation and Community Engagement Strategy for the Local Plan Review, 2012 Regulations and the council's Code for Best Practice on Consultation and Community Engagement.

**(f) Community Safety**

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

**6. Background papers**

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

- National Planning Policy Framework 2012, which can be accessed at:  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- Cambridge Local Plan 2006, which can be accessed at:  
<https://www.cambridge.gov.uk/local-plan-2006>
- Cambridge Local Plan Towards 2031 – Issues and Options and Issues and Options 2 consultations, which can both be accessed at:  
<https://www.cambridge.gov.uk/local-plan-review>

## **7. Appendices**

- Appendix A: Supplementary Report: Small Sites Affordable Housing Viability

## **8. Inspection of papers**

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

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## **Cambridge City Council Local Plan Review - Viability**

### **Supplementary Report Small Sites – Affordable Housing Viability**

**FINAL REPORT**

**June 2013**

(DSP ref. 13201)

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## Appendices

Appendix I – Residential Master Assumption Sheet

Appendix II – Results Summary

## Notes and limitations

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This has been a desk-top exercise based on information provided by Cambridge City Council, supplemented with information gathered by and assumptions made by DSP appropriate to the current stage of review and to inform the Council's on-going work with regard to the potential for sites in the range between 2 and 14 units to contribute towards the provision of affordable housing either on-site or via a financial contribution.

This study has been carried out using well recognised residual valuation techniques by consultants highly experienced in the production of strategic viability assessments for local authority policy development. In order to carry out this type of study a large number of assumptions are required alongside a large quantity of data which rarely fits all eventualities. Small changes in assumptions can have a significant individual or cumulative effect on the residual land value (RLV) generated – the RLVs generated by the development appraisals for this study will not necessarily reflect site specific circumstances. Therefore this assessment (as with similar studies of its type) is not intended to prescribe land values or otherwise substitute for the usual considerations and discussions that will continue to be needed as particular developments having varying characteristics come forward. Nevertheless, the assumptions used within this study reflect the policy requirements of the Council as known the time of carrying out this study and therefore take into account the cumulative cost effects of policy where those are relevant.

It should be noted that every scheme is different and no study of this nature can reflect the variances seen in site specific cases. Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. We are confident, however, that our assumptions are reasonable in terms of making this viability overview and informing the Council's affordable housing policy decision making processes.

This report sets out parameters and options for the Council in relation to affordable housing policy development from a viability perspective to inform policy development alongside wider policy considerations and overall priorities (wider planning objectives for the City and its Community).

It must be recognised that this planning based tool for securing affordable housing relies on market-led processes. We have to place an emphasis on the need for a practical approach to

be taken by Council, bearing in mind development. By this we mean the Council being adaptable also to market housing scheme needs, being prepared to negotiate and consider varying solutions, and being responsive to varying scheme types and circumstances. The various components of a scheme will need to be considered in terms of the level of need for market and affordable homes, their successful integration and tenure mixes. This will involve considering local needs, scheme location, type, design, management, affordability, dwelling mix, tenure, funding, numbers rounding and the like in formulating the detail from the targets basis – so, taking a view on how these things come together to impact and benefit schemes, by looking at what works best to optimise provision in the given circumstances.

In carrying out this assessment from the necessary strategic viewpoint, it is assumed that there will be a variety of market conditions during the life of the Local Plan, including periods in which we will see more stable and confident economic and property market conditions.

The review of development viability is not an exact science. There can be no definite viability cut off point owing to variation in site specific circumstances. These include the land ownership situation. It is not appropriate to assume that because a development appears to produce some land value (or in some cases even value equivalent to an existing / alternative use), the land will change hands and the development proceed. This principle will in some cases extend to land owners expecting or requiring the land price to reach a higher level, perhaps even significantly above that related to an existing or alternative land use. This might be referred to as a premium, “overbid” or sufficient level of incentive to sell. In some specific cases, whilst weighing up overall planning objectives to be achieved, therefore, the proposals may need to be viewed alongside the owner’s enjoyment / use of the land, and a potential “overbid” relative to existing use value or perhaps to an alternative use that the site may be put to. In practice, whether and to what extent an active market exists for an existing or alternative use will be a key part of determining whether or how site discussions develop. This could result in highly variable circumstances and requirements. The general decline we have seen in the demand for and the value of commercial property may be a significant factor in land value expectations and the strength of existing / alternative (comparative) use values in some instances. Land value expectations will need to be realistic and reflective of the opportunities offered by, and constraints associated with, particular sites and schemes.



The high level viability testing is intended to indicate to the Council if there is any potential for the provision of affordable housing on sites of between 2 and 9 units either via on-site provision or through a financial contribution.

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Dixon Searle LLP (DSP); we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

To the extent that the document is based on information supplied by others, Dixon Searle LLP accepts no liability for any loss or damage suffered by the client or others who choose rely on it.

In no way does this study provide formal valuation advice; it provides an overview not intended for other purposes nor to over-ride particular site considerations as the Council's policies continue to be applied practically from case to case.

## 1. Introduction

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- 1.1 Cambridge City Council is in the process of reviewing its Local Plan policies to plan and manage development to 2031. Dixon Searle Partnership (DSP) have been carrying out viability assessment work for the City Council, undertaken to inform and support the development of the Local Plan, Community Infrastructure Levy (CIL) and SHLAA / potential allocation sites across the City. The Council has subsequently commissioned DSP to carry out a high level assessment of the likely potential for the Council to request the provision of affordable housing on smaller sites than currently requested through the adopted Local Plan (15 units). This may be either through on-site provision of affordable housing or via a financial contribution mechanism
- 1.1 Policy 5/5 – ‘Meeting Housing Needs’<sup>1</sup> of the Council’s current and adopted Local Plan approach seeks the following:

*‘Housing developments on sites of 0.5 hectares or more and all developments including an element of housing which have 15 or more dwellings will only be permitted if they provide an agreed mix of affordable housing types to meet housing needs. The Council will seek as affordable housing 40% or more of the dwellings or an equivalent site area’*

- 1.2 The adopted Local Plan does not currently seek affordable housing from sites of less than 15 dwellings. However, the emerging Cambridge Local Plan 2014<sup>2</sup> sets out a requirement for a sliding scale approach to affordable housing from sites of 10 or more units (effectively lowering the affordable housing threshold). Policy 45 of that document sets out the following approach:

‘Housing developments on sites of 0.3 hectares or more and all developments capable of acceptably delivering 10 or more dwellings will be permitted, if they provide an appropriate mix of Affordable Housing types to meet the range of Affordable Housing needed in Cambridge. The number of Affordable Housing units which will be sought is set out below:

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<sup>1</sup> Cambridge City Council – Cambridge Local Plan 2006

<sup>2</sup> Cambridge City Council – Cambridge Local Plan 2014: Draft Submission (2013)

Number of units	Percentage of Affordable Housing required (minimum)	Number of Affordable Housing units to be delivered (rounded to the nearest whole number) (minimum)
10	20%	2
11	24%	3
12	28%	3
13	32%	4
14	36%	5
15 or more	40% or more	6 or more

- 1.3 Within the overall requirement for housing across the City, the demand for affordable housing is a major issue for the City. Given the high level of need for affordable housing across the City the Council asked DSP to consider the viability of introducing a requirement for affordable housing provision on sites of less than 10 dwellings by reducing or removing the affordable housing threshold so that the burden of providing the much needed affordable housing (or in some cases making financial contributions towards meeting needs) falls more equitably across a greater range of sites.
- 1.4 The aim of this report is to consider the potential for affordable housing to be sought (either on-site or via a financial contribution) from sites across the city of less than 10 dwellings and whether it is viable to do so. The reduction in affordable housing threshold to 10 units alongside the introduction of a sliding scale of requirements between 10 and 14 units has been tested previously and as such is not included in the scope of this report except for additional context.
- 1.5 This study assesses the (financial) capacity of residential development schemes in the City to deliver affordable housing without their viability being unduly affected. This report is part of a series of reports commissioned by the City Council to investigate the viability of emerging Local Plan policies<sup>34</sup>. This study uses the same principles as set out in the previous viability work for the Council and as such this report does not repeat the detail set out in those reports. This report should therefore be read in the context of both the Community Infrastructure Levy (CIL) and SHLAA / Site Allocations viability documents.

<sup>3</sup> DSP – Cambridge City Council Local Plan Review – Viability: Community Infrastructure Levy Viability Assessment (February 2013)

<sup>4</sup> DSP – Cambridge City Council Local Plan – SHLAA and Potential Site Allocations High Level Viability Assessment (2013)

- 1.6 This report is written in the context of developing suitable affordable housing policies which aim to strike an appropriate balance between affordable housing needs and scheme viability, bearing in mind the need to also maintain overall housing supply. The study was carried out in accordance with the requirements of the National Planning Policy Framework.
- 1.7 Paragraphs 173-174 of the NPPF, in particular, deal with the Government's approach by placing an emphasis upon ensuring the viability and deliverability of proposed development, and states that:

*'Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable...'*

*'Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing. They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.'*

- 1.8 The NPPF at paragraph 50 also states on affordable housing:

*'where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve*

*or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.'*

- 1.9 Within the Glossary of the NPPF, the Government defines affordable housing as follows:

**'Affordable housing:** *Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.*

**Social rented** *housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.*

**Affordable rented** *housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

**Intermediate housing** *is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.*

*Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.’*

- 1.10 It is important that the Council’s policies do not deter development through unduly reducing the supply of land brought forward for residential development more widely. Any policy must balance delivery of affordable housing and planning obligations with maintaining sufficient incentive (reasonable land value levels) for landowners to release land – allowing developers to promote and bring forward schemes. These are key drivers behind the Council’s viability study work.
- 1.11 This study tests a range of affordable housing options on sites of between 2 and 14 dwellings by running development appraisals on a variety of development scenarios or site typologies that reflect the nature of development coming forward across the City. These scenarios reflect and add to those tested within the earlier viability reports for the Council. This enables us to test the impact of affordable housing both through on-site provision and via a financial contribution mechanism. As a key part of the process we also considered viability over a range of values (‘value levels’) evidenced by our research, so that we could test how viability varies with location within the City and could also change over time taking into account variations to market conditions.
- 1.12 This study tests a range of affordable housing proportions over a number of site sizes (thresholds) of notional site types and sizes, in accordance with the most established methodology for this purpose.
- 1.13 This study has been carried out at the request of Cambridge City Council to help inform the Council as to whether the inclusion of affordable housing policies relating to small sites is viable. This study uses the same methodology and development assumptions as used for the CIL and SHLAA viability work and takes into account the implications of affordable housing revenue, changes to market conditions, the Council’s proposed sustainable design and construction and other relevant policies. CIL is assumed at the level set out in the Councils Preliminary Draft Charging Schedule (PDCS) - £125/m<sup>2</sup>.

## 2. Methodology

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### 2.1 Approach

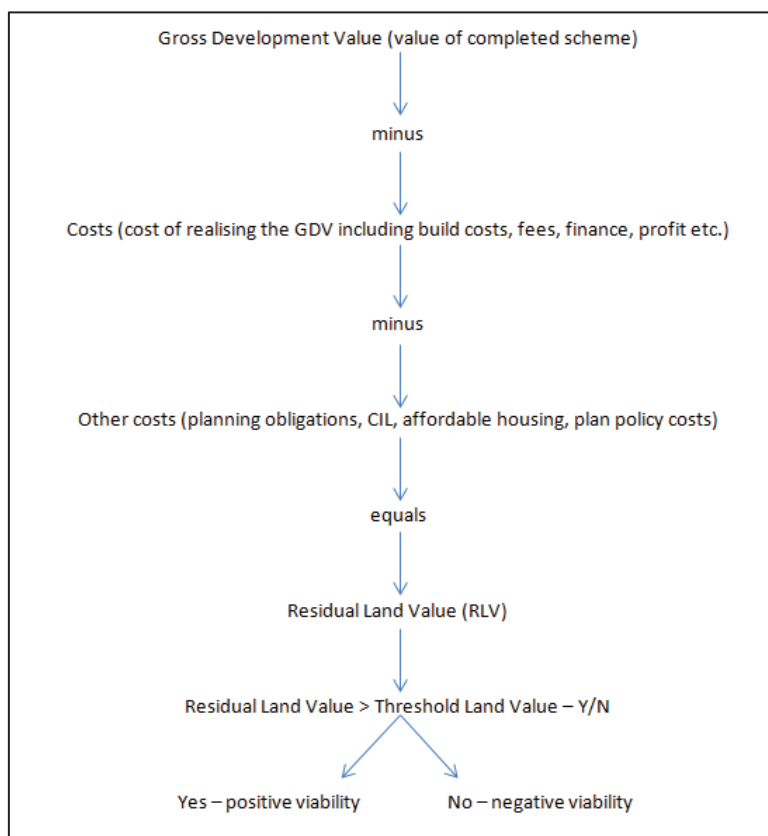
- 2.1.1 The approach used to carry out the modelling for this exercise is to use residual land valuation appraisal techniques to determine the potential for sites of between 2 and 9 dwellings to produce a sufficient surplus to contribute towards affordable housing.
- 2.1.2 In order to determine the likely impact of the Council's affordable housing policies on the viability of residential development in the City we need to review what effect the introduction of affordable housing may have on the value of a potential development site, whilst also allowing for a range of other development requirements and costs.
- 2.1.3 Affordable housing has a significant impact on overall development viability because invariably it produces a significantly lower level of revenue compared with that from the market sale housing; but costs broadly the same to build.
- 2.1.4 This study applies the same principles, methodology and assumptions as for the Council's earlier Local Plan Viability work<sup>5 6</sup>. Put simply, the residual land value (RLV) produced by the potential development under review is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (again, the GDV). The application of these principles is consistent with the approach that underpins the wider viability assessment work and with the established approach used in most similar viability studies as well as for more detailed site-specific assessments; an area of work that DSP is also engaged in on a daily basis.
- 2.1.5 The diagram below illustrates the principal by showing the basic relationship (the strength of the relationship between development values and costs that is being explored in all such viability work:

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<sup>5</sup> DSP – Cambridge City Council Local Plan Review – Viability: Community Infrastructure Levy Viability Assessment (February 2013)

<sup>6</sup> DSP – Cambridge City Council Local Plan – SHLAA and Potential Site Allocations High Level Viability Assessment (2013)

Figure 1: Residual Land Value



2.1.6 A viable development can be defined as “the ability of a development project to meet its costs including the cost of planning obligations, while ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project”<sup>7</sup>. Under normal circumstances, if the residual land value (RLV) created by a scheme proposal exceeds the existing or alternative use value (sometimes with an element of uplift required to incentivise the sale of the land) then we usually have a positive viability scenario – i.e. the scheme is much more likely to proceed.

2.1.7 Having determined the RLV results for each development scheme typology and each sensitivity testing layer through running a large range of these appraisal calculations, we then need to compare those results with a range of land value levels that could relate to potential existing / alternative site uses. This comparison can vary significantly. The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. For the purposes of this

<sup>7</sup> Financial Viability in planning – RICS Guidance note (August 2012)



report we have taken a very high level view on the potential threshold land values (land value comparison levels).

- 2.1.8 The ability of a scheme to produce a residual land value in excess of some form of comparative land value (existing or alternative use value, potentially plus a premium to incentivise release of land for development depending on the circumstances) is a key factor in determining development viability. If insufficient value is created by a development proposal then land will not come forward for development, ultimately putting at risk the Council's housing targets (for both open market and affordable) if this becomes too regular an occurrence. This also has important implications for the appropriate wording of the policy so that it will be applied sufficiently practically as development circumstances vary.
- 2.1.9 For a majority of sites, which are comprised of previously developed land (PDL) currently or previously in a range of commercial / non-residential uses, the Local Plan / SHLAA study compared the RLVs with a bracket of land values from £850,000/ha to £1.5m/ha with RLVs exceeding the upper end of that range producing the best viability prospects. For the purposes of this study however, a land value benchmark comparison has also been set at the higher level considered within the CIL/Local Plan viability assessment – i.e. £2.9m/ha representing a generous residential benchmark land value and potentially representative of the smaller site scenarios being tested here. It is key to understand that if either the existing use value or alternative use value of any of the sites is greater than the residual land value figures generated then development of either residential or student accommodation will not take place.
- 2.1.10 The following section sets out brief details on the methodology; highlighting the key appraisal assumptions. Appendix I also sets out a summary of the key assumptions used for appraising each site including site size, density, housing numbers, tenure mix, dwelling mix, market sales values, build cost and fees assumptions, profit levels and CIL rate.
- 2.1.11 The other key methodology points to draw out here is the inclusion of the following amongst the cost allowances made in generating the RLVs:
- Affordable housing applied on-site at 20%, 30% and 36% on sites of 5, 9, 10 and 14 dwellings;

- Affordable housing applied (via a financial contribution) at 10%, 20%, 30% and 36% equivalent on sites of 2, 4, 5, 9, 10 and 14 dwellings;
- CIL payments assumed at £125/sq. m on commencement of construction. This level is applied to all assumed market housing within each site scenario as a fixed cost, based on the CIL viability study recommended level (single City-wide charging rate) which has been included within the Council's Preliminary Draft Charging Schedule proposals published for consultation. CIL is not chargeable on the affordable housing elements of schemes, as stipulated by the Regulations;
- Again as per the Local Plan/ CIL viability study, £1,000 per dwelling s.106 contribution, as a potential additional contingency but also representing the possibility that on some schemes at least, a level of s.106 obligation may be needed alongside CIL to deal with site-specific mitigation matters (and in addition to the affordable housing, which would also continue to be secured via s.106).

2.1.12 The main assumptions and results are set out in Appendix I and II to this report, the components of which are as follows:

- Appendix I - 'Small Sites Affordable Housing Viability' – provides an overview of the residential assumptions used within all residential appraisals. The assumptions have been set consistently with those used in DSP's CIL and Local Plan viability assessment.
- Appendix II – 'Results Summary', includes basic site details and indicated residual land values both as a total amount (£) and expressed as a sum per hectare (£/ha).

2.1.13 The following text provides some background to some of the main development assumptions used in this study. It does not restate all of the assumptions information contained within Appendix I and II and that should be referred to for the detail. Similarly, the background research and detail behind the assumptions (including sources, etc.) are provided in the Local Plan CIL Viability Study ('Cambridge City Council Local Plan Review – Viability - Community Infrastructure Levy Viability Assessment - Ref: DSP 12120 - February 2013') – by DSP. Appendix III of that study provides relevant market commentary and in depth information on residential values in the City.

## 2.3 Sites & Residential Assumptions

- 2.3.1 The site types used in this study reflect the types of sites that could come forward for residential development across the City but more importantly were chosen to reflect thresholds at which affordable housing may or may not be sought and points at which a switch in proportion could be tested. For each site a notional mix of residential dwellings was used. The sites tested consisted of 2, 4, 5, 9, 10 and 14 dwellings (as set out in Appendix I).
- 2.3.2 All of the assumptions used in formulating the notional schemes on each of the site types are as per the Council's Local Plan / SHLAA viability study. Appendix I and II should be referred to for the detail of each scheme type including unit mix and density.
- 2.3.3 Affordable housing has been assumed at a level in full compliance with both the Council's adopted and emerging policy position (with a tenure mix reflecting 75% affordable rent / 25% intermediate (shared ownership in this case). The value of the affordable rented and shared ownership element of each scheme has again been based on figures calculated in the Council's Local Plan / SHLAA study. Effectively the value of the affordable housing is based on the capitalised value of the net rental stream (affordable rent) or capitalised net rental stream and capital value of retained equity (in the case of low cost/affordable home ownership – i.e. typically shared ownership). In determining the payment that an RP would make for affordable housing in broad terms, the average transfer price assumed in this study varies between approximately 37% and 65% of market value (MV) dependent on tenure, unit type – calculated through running Registered Provider type financial appraisals. The rents used were based on rents at 65% of market rent, capped by the Local Housing Allowance where necessary.
- 2.3.4 Where the appraisals have assumed a financial contributions approach to affordable housing (rather than provision on-site), a mechanism has needed to be adopted to calculate a reasonable contribution. *For the purposes of this study only* we have based the calculation on a methodology adopted by local authorities elsewhere and as devised and supported by DSP in the past. Effectively this seeks a financial contribution that would allow affordable housing providers to secure the land in lieu of and equivalent to on-site provision. This is based on the land subsidy (cost benefit) that would be provided on-site if the developer were reimbursed reasonable build

costs for the on-site affordable homes provision. In summary the calculation steps are as follows:

- Step 1 – Open Market Value (OMV) of the relevant or comparative development
- Step 2 – Multiply the OMV (Step 1) by the residual land value percentage (29.9%)
- Step 3 – Add 15% of the result of Step 2 to reflect site acquisition and servicing costs.
- Step 4 – Apply the affordable housing policy percentage (i.e. Step 3 x 10%, 20% or 30%)

2.3.5 The residual land value percentage as a percentage of GDV is itself an average of the results of the appraisals carried out with 0% affordable housing (creating in this instance an average RLV a percentage of GDV of 29.9%).

2.3.6 There are many possible routes, to calculating a financial contribution. Ultimately there are various options for the Council to consider, depending on the level of complexity thought appropriate in the local circumstances; and the degree of resourcing the various routes might need in terms of guidance, updating and site specific discussions / negotiations.

2.3.7 There is no Government or other formal requirement, or widely recognized guidance, as to how affordable housing contributions of this type should be calculated or set out. In essence, the precise calculation method and accompanying text is a means to an end in that the important aspects are to arrive at a suitable figure or figures which can be clearly explained; and that do not unduly affect development viability so that site supply is not restricted by the implementation of the approach.

2.3.8 For the purposes of this study we have assumed a residual land value percentage of 29.9%, as above. In practice this value may need to be reviewed should this mechanism be utilized in calculating financial contributions. As an example with our 4 unit housing scheme example at Value Level 3, the financial contribution would be equivalent to the following (4 x 3-bed houses):

A – GDV (3-bed house) = £336,000

B - Residual land value percentage = 29.9%

C – Uplift for servicing costs = 15%

D – Affordable Housing Proportion

E – Number of units

$(A \times B + C) \times D \times E = \text{Financial Contribution}$

$£336,000 \times 0.299 \times 1.15 \times 0.1 \times 4 = £46,213$

2.3.9 Ultimately there are various other options that the Council could consider, depending on the level of complexity thought appropriate in the local circumstances; and the degree of resourcing the various routes might need in terms of guidance, updating and site specific discussions / negotiations.

2.3.10 Unit sizes, build costs, sales values, developer's profit, finance, survey costs, fees, contingencies, sustainable design and construction costs, marketing and sales costs and site acquisition costs are all shown in Appendix I.

### 3 Results & Conclusions

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#### Background

- 3.1.1 The results are all shown within the appendices and will not be discussed in detail here. For each site type appraisals have been undertaken as reflected in the results show in Appendix II (Results Summary). The appraisals have been carried out on the basis of provision of affordable housing on-site (sites of 5, 9, 10 and 14 units) and / or through via the provision of a financial contribution towards affordable housing (all sites). Tables 1 and 2 (sites of 2 and 4 units) only indicate the results of a financial contribution approach to affordable housing. Tables 3 – 6 indicate the results of both approaches to affordable housing provision.
- 3.1.2 The results of the appraisals indicate a residual land value (the value once all development costs are subtracted from the gross development value including finance and profit). The residual land value is then also indicated as a per hectare figure (£/ha) for comparison with benchmark land values (shown beneath each table). The coloured cells then provide an indication of the result (in £ /ha) as it compares to each of the land value benchmarks.
- 3.1.3 It is important to note that the colour-coding at Appendix II provides only a rough guide to the trends – it helps to highlight the general results trends. Based on the accepted nature of such an exercise, i.e. this not being an exact science, this must not be over-interpreted as representing any strict cut-offs as regards viability / non-viability. In practice, switch-points between viability and non-viability will be variable and this process explores the likelihood of various realistically assumed values and costs proving to be workable. We can see the results trends as indicative outcomes vary with increasing sales values (GDVs – as expressed through increasing VLs 1 to 7); changing scheme type and changing affordable housing content with that (residential scenarios).
- 3.1.4 Taking into account the above comments, the colours therefore indicate general trends as follows in accordance with a general grading that indicates increased confidence levels in the viability outcomes ranging from red (representing poor outcomes – negative RLVs – i.e. clear non-viability) to the boldest green-coloured results (indicating the greatest level confidence in viability outcomes across a wider range of land value comparisons representing different host site types). The footnotes to the Appendix II describe these as a series of viability tests, referring to

the various land value comparison levels considered – noted there as Viability tests 1 to 5 increasing across the range shown:

Residential (tables 1 to 6) –

- Boldest green colouring - Considered to be good viability prospects - RLVs exceeding £2.9m/ha (PDL upper level – residential) – Viability test 5;
- Paler green colouring (graduated) – Considered prospects with reducing confidence in scheme viability i.e. where the RLVs exceed the lower land value comparison levels and so could be viable in a reduced range of circumstances – representing lower grade residential or former industrial / commercial PDL sites - RLVs between £1.5m/ha and £2.9m/ha (viability test 4); £850,000 to £1.5m/ha (viability test 3); £500,000 to £800,000/ha (viability test 2) and £370,000 to £500,000 (representing greenfield enhancement values range – viability test 1);
- Red colouring – poor outcomes – although some with RLVs just beneath viability test 1 may be marginally viable in certain circumstances, these are RLVs at beneath viability test 1 (i.e. RLVs of less than £370,000/ha) and in many cases negative RLVs (schemes showing a deficit with no land value generated).

3.1.5 Footnotes at the bottom – reminder of the range of land value benchmark indications (comparison levels – referred to as viability tests 1 to 5 as above); bearing in mind the context and explanations provided in this report.

3.1.6 Land owners' situations and requirements will vary. While, as stated, those will need to be realistic (and, as part of that, assessments will need to be made as to whether there are realistic prospects of securing significant value from existing or alternative uses in the prevailing market), they could be outside the ranges that we have explored in making our overviews; including at higher levels.

### **Results**

3.1.7 In running our appraisals, DSP have considered the impact of affordable housing through both on-site delivery and via a financial contribution in-lieu of on-site affordable housing.

- 3.1.8 Consideration has been given to the potential to bring smaller sites or potentially all sites providing additional (net new) dwellings in to the overall policy scope. This is envisaged as part of the overall sliding-scale type approach which seeks to respect the additional sensitivities often seen with respect to the smallest sites, moving away from seeking provision only from larger developments that “trigger” the current, historically set, policy thresholds.
- 3.1.9 We consistently find that smaller developments are not necessarily any less or more viable than larger ones – site size alone is not a determinant of viability. A wider range of factors come together to influence scheme viability and a practical approach by the Council could be responsive to these whilst contributing by way of an important additional housing enabling funding stream. The potential to add to housing enabling initiatives and funds can be particularly positive. This is especially the case in times of typically limited public funding (grant) availability for affordable housing, such as we are now experiencing; and are likely to continue to see in the next few years.
- 3.1.10 Generally, we consider that it is often impractical to expect on-site affordable housing to be integrated into the smallest sites; certainly developments of fewer than 5 dwellings. This may be possible in some cases, but may be problematic in others owing to design, affordability, management and any wider sustainability and management issues associated with highly dispersed Registered Provider housing stock. We find that views vary from one area to another, but in our experience on-site affordable housing on the very smallest schemes should not usually be a rigid expectation.
- 3.1.11 Considering a low proportion of affordable housing on sites of less than 10 units also often means that a fraction of one whole affordable dwelling equivalent is being requested. We find that on most occasions these calculations on developments of this scale arrive at a fraction of an affordable dwelling in some way, and the contribution is ultimately expressed as a sum in £s. For example 10% at 4 dwellings produces 0.4 dwelling equivalent; 0.9 dwelling equivalent at 9 dwellings.
- 3.1.12 The calculation of a financial contribution (monetary sum) can be exact and thereby overcome these matters – it does not need to reflect whole dwellings and in our view need not be tied by such a link to the proportion.



- 3.1.13 In this study we have tested varying the affordable housing policy at varying threshold points as described above and as set out in the appendices. On the smallest sites a financial contributions approach can provide a more practical solution which is more consistently deliverable and potentially sees all additional dwellings contributing to a useful enabling fund. As a more market-friendly approach than seeking on-site affordable housing on small schemes the approach could be applied over an extended range - to schemes providing one new dwelling or more; up to say 9 or 14 dwellings. This means collecting financial contributions as the primary route on the small sites. It is distinct from payment “in-lieu” scenarios where in exceptional circumstances on sites over the on-site thresholds a financial contribution may be negotiated in preference to a compromised on-site affordable housing solution. If progressed by the Council, there would be no starting presumption for on-site affordable housing on sites below 10 units.
- 3.1.14 In looking at the results across the various scheme sizes we see that residual land values deteriorate with increased affordable housing (either on-site or via a financial contribution) – moving left to right across each table. Equally results improve as sales values increase (moving down each table).
- 3.1.15 It is also possible to see that where on-site affordable housing is modelled, the resultant RLV is not significantly different from the financial contributions approach. This is in part a function of the CIL requirements not applying to affordable housing and as such the CIL burden reduces as the on-site affordable housing requirement increases.
- 3.1.16 The results indicate in very general terms that at VL1 only the lowest viability benchmarks are reached with 10% or 20% affordable housing (equivalent or on-site).
- 3.1.17 Values need to reach Value Level 3 in order to exceed the highest benchmark land values with 10% affordable housing but need to reach in excess of VL5 to reach the same benchmarks with 20% affordable housing. With the intermediate viability tests, values need to reach VL3 / 4 to also enable the provision of 20% affordable housing. For greenfield sites, viability is uncompromised at the lowest value levels at either 10% or 20% affordable housing.
- 3.1.18 As with all other example scenarios and results (e.g. on-site affordable housing scenarios), the RLV indications can be considered in the context of the range of

potential land value comparisons. With smaller sites the RLVs in £ sums (rather than £/ha comparisons) could also have an increased relevance in comparison with particular site uses (for example whether they would be sufficient to enable the purchase of former commercial premises such as a pub, yard, industrial / workshop etc., filling station and potentially existing residential). The outcomes fit with the tone of wider results in that lower values in the City context could be an issue with some PDL land value expectations. Mid to higher-end values are likely to be needed to support affordable housing provision in re-use of residential land scenarios in particular – to allow the likely land / property values to be replaced.

- 3.1.19 The site type and its location will largely influence the viability of individual sites and there is potentially scope to provide 20% affordable housing on sites below 10 units. However, we are of the opinion that the added risk this will bring to those sites and the increased likelihood of existing residential / PDL sites forming a proportion of the supply for the smaller sites (higher viability benchmarks in this case) that a lower proportion should be considered.
- 3.1.20 Mathematically we feel that the results are potentially strong enough to allow for the provision of 10% affordable housing; but possibly not quite strong enough for 20% on sites 2-9 (the relevant part of the range modelled). This takes into account the likely introduction of a CIL payment (tested here at £125/m<sup>2</sup>).
- 3.1.21 At 10%, the financial contributions route (rather than on-site) would be most appropriate as it is not possible to provide on-site affordable housing in real terms at this level (i.e. 10% of 5 units is 0.5 units). There are also practicalities of delivery that need to be borne in mind on seeking affordable housing from the very smallest schemes not only in terms of design and construction but also perception and potentially affordability / marketing issues. Issues are also sometimes encountered where single units are expected to be managed by Registered Providers, dispersed across the City. On-site affordable housing on the very smallest sites could become especially sensitive to tenure discussions and allocations approach.
- 3.1.22 In summary therefore our recommendations to the Council on the provision of affordable housing on sites of between 2-9 dwellings is as follows. For the smallest sites (sites below 9 units) we would recommend that the Council could introduce a requirement to collect a financial contribution equivalent to a proportion of 10% affordable housing, further respecting the sliding scale principles and the potential

viability issues that may arise with any higher proportion. The Council policy could therefore reflect the following:

**On sites of 2-9 units collection of financial contributions at up to 10% affordable housing equivalent.**

- 3.1.23 On sites of 10–14 units we recommend that the approach as tested previously<sup>8</sup> (20% - 30% affordable housing on sites of 10-14 units) is maintained rather than the approach as set out at 1.2 above. The CIL study stated: *“We would strongly recommend the consideration of a lower AH target % if to be placed on developments of a reduced size compared with the current threshold. In the event of developing policy in this area, the AH target should be no higher than 30% and in fact the positive viability benefits of a 20% level can be seen in comparison with that too”*.
- 3.1.24 We suggest that whilst the aim would be to secure on-site affordable housing from sites of 10-14, the approach could be worded so that a financial contribution route is also a possibility in some circumstances (e.g. where planning / housing / sustainability objectives are agreed to be equally / better met). An approach that utilises both routes would also be within the scope of our recommendations (i.e. part on-site and part financial contribution where the calculation results in a fraction of a unit required).
- 3.1.25 Likewise, the policy should not prohibit on-site provision of affordable housing (rather than a financial contribution) on smaller sites (sites of 2-9 dwellings).
- 3.1.26 In all cases, policy positions beneath the above points would be within the scope of our recommendations. So, for example, a 10% contribution level could be carried all the way through to 9 units at this “introductory” policy stage; or sites of say 2-4 units could still fall beneath the AH requirements (i.e. 0% affordable housing).
- 3.1.27 Wherever the policy proportion is placed (including for financial contribution equivalents) they need to be regarded as targets which should be accompanied by a practical negotiated approach where needed; including the sharing of viability information to inform that process.

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<sup>8</sup> DSP – Cambridge City Council Local Plan Review – Viability: Community Infrastructure Levy Viability Assessment (February 2013)

- 3.1.28 The Council will need to consider how the resourcing side balances with the need to do all possible to optimise the enabling scope that might be provided through the affordable housing targets and perhaps especially the a financial contributions approach if that is to become part of policy.
- 3.1.29 These are put forward given the need to ensure that affordable housing targets are not set so high as to jeopardise overall development in the City taking into account the potential for other development costs to increase and also the potential for falling values in a further period of sustained economic uncertainty.
- 3.1.30 The affordable housing contributions element does have potential to provide valuable contributions to add to the Council's enabling tools through an affordable housing fund. If it decides to pursue this element, the Council will need to link it to an open strategy and records relating to the funding plans, collection and allocation of monies. In our experience local authorities are able to use these funds flexibly to support a variety of affordable housing initiatives. These might include gap funding or forward funding schemes, development on Council or RP owned land, empty properties / refurbishments, purchase of existing properties, improvement of numbers or tenure provision on s.106 quota sites, etc.
- 3.1.31 The recommendations are based not just on a "current" view. We consider that the above identifies scope to find the appropriate balance between affordable housing needs and scheme viability, in accordance with our wide experience of successful Core Strategy and Affordable Housing DPD evidence and EiP outcomes, as well as the detail of affordable housing and other planning policies and viability factors in operation in practice.
- 3.1.32 Wherever pitched, the policies will need to be accompanied and explained by appropriate wording and guidance that sets out the strategic context and nature of the targets but also recognises the role of viability in implementation.
- 3.1.33 Allied to this, a practical, negotiated approach will need to be acknowledged - which can be responsive to particular circumstances as those will continue to be highly variable with site specifics. The need for this type of approach is likely to be particularly important in the event of ongoing economic and market uncertainty such as we still have at the current time.

3.1.34 This viability evidence will need to be considered in conjunction with wider evidence on housing needs and the shape of site supply (type, location and size of sites coming forward).

3.1.35 Monitoring / review / updating – it will be essential to consider the monitoring and review aspects associated with these policies as part of creating a sound overall approach.

**Report Ends**

**June 2013**



Appendix I  
Development Appraisal Assumptions

Cambridge City Council - Small Sites Affordable Housing Viability - Residential Assumptions Sheet

Site Size Appraised	Site type	Indicative Density (Dwellings per hectare - dph) <sup>1</sup>	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Typical Location (Ward) <sup>2</sup>	Percentage Affordable Housing & Tenure Mix								Build Period (Months)
					Private Mix	Financial Contribution Tested (Y/N)	10% Affordable Housing*		20% Affordable Housing*		30% Affordable Housing*		
							Private Mix	Affordable Tenure Split 75% Rent; 25% Intermediate	Private Mix	Affordable Tenure Split 75% Rent; 25% Intermediate	Private Mix	Affordable Tenure Split 75% Rent; 25% Intermediate	
2 Houses	PDL / Existing Residential	30	1 x 3BH, 1 x 4BH	All	1 x 3BH, 1 x 4BH	10% / 20% Equivalent	1 x 3BH, 1 x 4BH	N/A	1 x 3BH, 1 x 4BH	N/A	1 x 3BH, 1 x 4BH	N/A	6
4 Houses	PDL / Existing Residential	30	4 x 3BH	All	4 x 3BH	10% / 20% Equivalent	4 x 3BH	N/A	3 x 3BH	1 x 3BH AR	3 x 3BH	1 x 3BH SO	6
5 Houses	PDL / Existing Residential	30	2 x 2BH, 3 x 3BH	All	2 x 2BH, 3 x 3BH	10% / 20% Equivalent	2 x 2BH, 3 x 3BH	N/A	1 x 2BH, 3 x 3BH	1 x 2BH AR	3 x 3BH	1 x 2BH AR; 1 x 2BH SO	6
9 Houses	PDL / Existing Residential	30	4 x 2BH, 5 x 3BH	All	4 x 2BH, 5 x 3BH	10% / 20% Equivalent	3 x 2BH, 5 x 3BH	1 x 2BH AR	2 x 2BH, 5 x 3BH	1 x 2BH AR; 1 x 2BH SO	1 x 2BH, 5 x 3BH	2 x 2BH AR; 1 x 2BH SO	9
10 Houses	PDL / Employment / Existing Residential	30	5 x 2BH, 5 x 3BH	Abbey, Cherry Hinton, Kings Hedges, Market, Queen Ediths, Romsey	5 x 2BH, 5 x 3BH	10% / 20% / 30% Equivalent	4 x 2BH, 5 x 3BH	1 x 2BH AR	3 x 2BH, 5 x 3BH	1 x 2BH AR; 1 x 2BH SO	2 x 2BH, 5 x 3BH	2 x 2BH AR; 1 x 2BH SO	9
14 Houses	PDL / Employment / Existing Residential	30	6 x 2BH; 8 x 3BH	Abbey, Coleridge, Newnham	6 x 2BH; 8 x 3BH	10% / 20% / 30% Equivalent	5 x 2BH; 8 x 3BH	1 x 2BH AR	3 x 2BH; 8 x 3BH	2 x 2BH AR; 1 x 2BH SO	2 x 2BH; 8 x 3BH	3 x 2BH AR; 1 x 2BH SO	12

\*Policy position. Actual percentage will vary due to numbers rounding.

Affordable housing mix proportional to private mix but assumes for affordability purposes that no only units of 2 beds or less are transferred for intermediate housing

<sup>1</sup> - based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

Unit Sizes (sq m)*	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	83	83
3-bed house	96	96
4-bed house	107	125

\*based on CCC Issues & Options Option 1.1

Open Market Value & Value Indications	VL1	VL2	VL3	VL4	VL5	VL6	VL7
1 Bed Flat	£125,000	£150,000	£175,000	£200,000	£225,000	£250,000	£275,000
2 Bed Flat	£175,000	£210,000	£245,000	£280,000	£315,000	£350,000	£385,000
2 Bed House	£207,500	£249,000	£290,500	£332,000	£373,500	£415,000	£456,500
3 Bed House	£240,000	£288,000	£336,000	£384,000	£432,000	£480,000	£528,000
4 Bed House	£312,500	£375,000	£437,500	£500,000	£562,500	£625,000	£687,500
Value House (£/m2)	£2,500	£3,000	£3,500	£4,000	£4,500	£5,000	£5,500

Affordable Housing Revenue -

Affordable Rented - capitalisation based on 65% of net market rent across the City as an average SO - calculated at an average of approximately 60% of market value

Development / Policy Costs	
<b>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</b>	
Build Costs Flats (Generally) (£/m <sup>2</sup> ) <sup>1</sup>	£1,178
Build Costs Flats (3-5 storey)	£1,178
Build Costs Houses (Mixed Developments) (£/m <sup>2</sup> ) <sup>1</sup>	£1,036
Survey Costs (£ / unit)	£1,000
Contingencies (% of build cost) <sup>2</sup>	5%-7%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) <sup>2</sup>	5.85%
Water efficiency - assume meeting CSH L5 for water efficiency - cost additional to meeting CSH L4 above	5.50%
Renewables / CHP connection - notional allowance (per unit)	£3,500
Community Infrastructure Levy	£125/m <sup>2</sup>
Residual s106 /non-CIL costs (£ per unit)	£1,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
<b>DEVELOPER'S RETURN FOR RISK AND PROFIT</b>	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
<b>FINANCE &amp; ACQUISITION COSTS</b>	
Arrangement Fees - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	7.0%
Finance Rate - Land (%)	7.0%

HMRC scale

Notes:

<sup>1</sup> Build cost taken as "Median" figure from BCS for that build type - e.g. flats, houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCS data: Flats (Generally): £1,024/m<sup>2</sup> GIA (Generally); Houses Mixed Development: £901/m<sup>2</sup> GIA.

BCS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees. Above build costs include externals at 15%.

<sup>2</sup> To allow for additional costs for design etc.

<sup>3</sup> The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CSH L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CSH Level 5 assuming a 24% increase to achieve CSH L5 but that the energy requirement amounts to 63% of the total additional cost over Part L2010 baseline. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time. Notional cost allowance for on-site renewables to reduce CO<sub>2</sub> emissions - £3,500 per unit to cover potential policy requirements.

<sup>4</sup> Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £245 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a "snapshot" in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Whether accessible housing requirements covered within total design and development costs.



Cambridge City Council - RLV as % of GDV - Small Sites Study - 0% AH							
	VL1	VL2	VL3	VL4	VL5	VL6	VL7
2 Houses	13.8%	22.5%	28.8%	33.5%	37.2%	39.1%	41.4%
4 Houses	14.0%	22.8%	28.3%	32.8%	36.4%	39.2%	41.5%
5 Houses	13.8%	22.6%	28.1%	32.7%	36.3%	39.1%	41.5%
9 Houses	13.0%	21.1%	27.2%	31.7%	35.2%	38.0%	40.3%
10 Houses	13.0%	21.1%	27.1%	31.7%	35.2%	38.0%	40.3%
14 Houses	12.0%	20.3%	26.2%	30.7%	34.1%	36.9%	39.2%
Average	13.3%	21.7%	27.6%	32.2%	35.7%	38.4%	40.7%
Overall Average	29.9%						



Appendix II  
Results Summary

Table 1: Residual Land Value - 2 Unit Scheme (Financial Contributions Only)

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution
2 Houses	PDL / Existing Residential	30	1	£2,500		£76,048	£59,363	£42,679	N/A	N/A
			2	£3,000		£149,437	£129,415	£109,394	N/A	N/A
			3	£3,500		£222,826	£199,468	£176,109	N/A	N/A
			4	£4,000	All	£296,215	£269,570	£242,825	N/A	N/A
			5	£4,500		£369,603	£339,572	£309,540	N/A	N/A
			6	£5,000		£432,009	£409,624	£376,255	N/A	N/A
			7	£5,500		£503,578	£467,783	£431,987	N/A	N/A
			1	£2,500		£1,140,717	£890,451	£640,186	N/A	N/A
			2	£3,000		£2,241,550	£1,941,232	£1,640,914	N/A	N/A
			3	£3,500		£3,342,384	£2,992,013	£2,641,641	N/A	N/A
			4	£4,000	All	£4,443,218	£4,042,793	£3,642,369	N/A	N/A
			5	£4,500		£5,544,052	£5,093,574	£4,643,097	N/A	N/A
			6	£5,000		£6,480,135	£6,144,355	£5,643,824	N/A	N/A
			7	£5,500		£7,553,675	£7,016,742	£6,479,809	N/A	N/A

<sup>1</sup>- Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

<sup>2</sup>- Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
- Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (June 2013)

Table 2: Residual Land Value - 4 Unit Scheme (Financial Contributions Only)

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution
4 Houses	PDL / Existing Residential	30	1	£2,500	All	£175,354	£99,847	£70,857	N/A	N/A
			2	£3,000		£221,566	£186,778	N/A	N/A	
			3	£3,500		£494,850	£343,286	N/A	N/A	
			4	£4,000		£656,771	£453,476	N/A	N/A	
			5	£4,500		£818,693	£572,177	N/A	N/A	
			6	£5,000		£980,615	£690,879	N/A	N/A	
			7	£5,500		£1,142,536	£809,580	N/A	N/A	
			Residual Land Value (£/Ha) - AH Financial Contribution							
			1	£2,500	£1,315,158	£748,851	£531,426	N/A	N/A	
			2	£3,000	£2,560,445	£1,661,746	£1,400,836	N/A	N/A	
			3	£3,500	£3,711,374	£2,574,642	£2,270,246	N/A	N/A	
			4	£4,000	£4,925,786	£3,401,068	£3,139,657	N/A	N/A	
			5	£4,500	£6,140,198	£4,291,330	£3,909,668	N/A	N/A	
			6	£5,000	£7,354,610	£5,181,591	£4,757,523	N/A	N/A	
7	£5,500	£8,569,021	£6,071,853	£5,605,377	N/A	N/A				

1- Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

2- Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
- Viability Test 5: Existing Residential (£2,900,000/ha)

SouI Source: Dixon Searle LLP (June 2013)

Table 3: Residual Land Value - 5 Unit Scheme

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution
5 Houses	PDL / Existing Residential	30	1	£2,500	All	£195,934	£153,129	£82,070	N/A	N/A
			2	£3,000		£384,222	£332,855	£219,123	N/A	N/A
			3	£3,500		£558,314	£499,872	£356,176	N/A	N/A
			4	£4,000		£741,933	£675,143	£481,000	N/A	N/A
			5	£4,500		£925,553	£850,413	£614,655	N/A	N/A
			6	£5,000		£1,109,172	£1,025,683	£748,310	N/A	N/A
			7	£5,500		£1,292,791	£1,200,953	£881,965	N/A	N/A
			Residual Land Value (£/Ha) - AH Financial Contribution							
			1	£2,500		£918,771	£492,422	N/A	N/A	
			2	£3,000		£1,997,129	£1,314,739	N/A	N/A	
			3	£3,500		£2,999,235	£2,137,057	N/A	N/A	
			4	£4,000		£4,451,601	£2,886,000	N/A	N/A	
			5	£4,500		£5,102,477	£3,687,929	N/A	N/A	
			6	£5,000		£6,655,030	£4,489,859	N/A	N/A	
7	£5,500	£7,756,744	£5,291,788	N/A	N/A					

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH On-Site				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - On-Site	Residual Land Value - 20% AH - On-Site	Residual Land Value - 30% AH - On-Site	Residual Land Value - 36% AH - On-Site
5 Houses	PDL / Existing Residential	30	1	£2,500	All	£195,934	N/A	£93,370	N/A	N/A
			2	£3,000		£384,222	N/A	£216,570	N/A	N/A
			3	£3,500		£558,314	N/A	£339,771	N/A	N/A
			4	£4,000		£741,933	N/A	£451,493	N/A	N/A
			5	£4,500		£925,553	N/A	£571,638	N/A	N/A
			6	£5,000		£1,109,172	N/A	£691,784	N/A	N/A
			7	£5,500		£1,292,791	N/A	£811,930	N/A	N/A
			Residual Land Value (£/Ha) - AH On-Site							
			1	£2,500		£560,221	N/A	N/A	N/A	
			2	£3,000		£1,299,423	N/A	N/A	N/A	
			3	£3,500		£2,038,625	N/A	N/A	N/A	
			4	£4,000		£2,708,955	N/A	N/A	N/A	
			5	£4,500		£3,429,830	N/A	N/A	N/A	
			6	£5,000		£4,150,705	N/A	N/A	N/A	
7	£5,500	£4,871,580	N/A	N/A	N/A					

1- Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

2- Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



Table 4: Residual Land Value - 9 Unit Scheme

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution						
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution		
9 Houses	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£328,805	£271,855	£146,426	N/A	N/A	N/A	
			2	£3,000	Hedges / Abbey / Romsey	£639,632	£577,916	£394,552	N/A	N/A	N/A	
			3	£3,500		£958,927	£888,916	£620,892	N/A	N/A	N/A	
			4	£4,000	Queen Ediths	£1,278,221	£1,200,817	£859,940	N/A	N/A	N/A	
			5	£4,500		£1,597,516	£1,512,718	£1,098,988	N/A	N/A	N/A	
			6	£5,000	Market	£1,916,811	£1,824,618	£1,338,035	N/A	N/A	N/A	
			7	£5,500		£2,236,106	£2,136,519	£1,577,083	N/A	N/A	N/A	
	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£1,096,016	£906,185	£488,088	N/A	N/A	N/A	
			2	£3,000	Hedges / Abbey / Romsey	£2,132,106	£1,923,386	£1,305,173	N/A	N/A	N/A	
			3	£3,500		£3,196,422	£2,963,055	£2,069,639	N/A	N/A	N/A	
			4	£4,000	Queen Ediths	£4,260,738	£4,002,723	£2,866,466	N/A	N/A	N/A	
			5	£4,500		£5,325,054	£5,042,392	£3,663,292	N/A	N/A	N/A	
			6	£5,000	Market	£6,389,370	£6,082,061	£4,460,118	N/A	N/A	N/A	
			7	£5,500		£7,453,686	£7,121,730	£5,256,944	N/A	N/A	N/A	

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH On-Site						
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - On-Site	Residual Land Value - 20% AH - On-Site	Residual Land Value - 30% AH - On-Site	Residual Land Value - 36% AH - On-Site		
9 Houses	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£328,805	N/A	£175,646	£119,732	N/A	N/A	
			2	£3,000	Hedges / Abbey / Romsey	£639,632	N/A	£402,751	£319,878	N/A	N/A	
			3	£3,500		£958,927	N/A	£613,635	£506,631	N/A	N/A	
			4	£4,000	Queen Ediths	£1,278,221	N/A	£834,892	£701,623	N/A	N/A	
			5	£4,500		£1,597,516	N/A	£1,056,148	£896,614	N/A	N/A	
			6	£5,000	Market	£1,916,811	N/A	£1,277,405	£1,091,606	N/A	N/A	
			7	£5,500		£2,236,106	N/A	£1,422,918	£1,210,854	N/A	N/A	
	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£1,096,016	N/A	£585,486	£399,107	N/A	N/A	
			2	£3,000	Hedges / Abbey / Romsey	£2,132,106	N/A	£1,342,504	£1,066,261	N/A	N/A	
			3	£3,500		£3,196,422	N/A	£2,045,451	£1,688,772	N/A	N/A	
			4	£4,000	Queen Ediths	£4,260,738	N/A	£2,782,973	£2,338,743	N/A	N/A	
			5	£4,500		£5,325,054	N/A	£3,520,495	£2,988,714	N/A	N/A	
			6	£5,000	Market	£6,389,370	N/A	£4,258,016	£3,658,686	N/A	N/A	
			7	£5,500		£7,453,686	N/A	£4,743,060	£4,036,179	N/A	N/A	

1\* Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites  
 2\* - Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level  
 Key:  
 Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000  
 Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£30 - £85 per sq. m / £300,000 to £850,000/ha)  
 Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)  
 Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)  
 Viability Test 5: Existing Residential (£2,900,000/ha)

Table 5: Residual Land Value - 10 Unit Scheme

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution
10 Houses	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£359,197	£296,817	£160,890	£93,322	N/A
			2	£3,000	Hedges / Abbey / Romsey	£699,620	£631,034	£431,072	£349,990	N/A
			3	£3,500		£1,049,294	£972,610	£683,866	£591,617	N/A
			4	£4,000	Queen Ediths	£1,398,967	£1,314,186	£947,349	£841,921	N/A
			5	£4,500		£1,748,641	£1,655,762	£1,210,932	£1,092,225	N/A
			6	£5,000	Market	£2,098,315	£1,997,338	£1,474,314	£1,342,529	N/A
			7	£5,500		£2,447,988	£2,338,914	£1,737,797	£1,592,833	N/A
	Residual Land Value (£/Ha) - AH Financial Contribution						£890,451	£482,671	£279,967	N/A
	1	£2,500	Cherry Hinton / Kings	£1,077,590	£890,451	£482,671	£279,967	N/A		
	2	£3,000	Hedges / Abbey / Romsey	£2,098,859	£1,893,102	£1,293,215	£1,049,971	N/A		
	3	£3,500		£3,147,881	£2,917,830	£2,051,599	£1,774,850	N/A		
	4	£4,000	Queen Ediths	£4,196,902	£3,942,558	£2,842,047	£2,525,763	N/A		
	5	£4,500		£5,245,923	£4,967,286	£3,632,495	£3,276,675	N/A		
	6	£5,000	Market	£6,294,944	£5,992,014	£4,422,943	£4,027,587	N/A		
7	£5,500		£7,343,965	£7,016,742	£5,213,390	£4,778,499	N/A			

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value €/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH On-Site				
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - On-Site	Residual Land Value - 20% AH - On-Site	Residual Land Value - 30% AH - On-Site	Residual Land Value - 36% AH - On-Site
10 Houses	PDL / Existing Residential	30	1	£2,500	Cherry Hinton / Kings	£359,197	N/A	£201,082	£145,168	N/A
			2	£3,000	Hedges / Abbey / Romsey	£699,620	N/A	£443,425	£372,274	N/A
			3	£3,500		£1,049,294	N/A	£690,947	£583,943	N/A
			4	£4,000	Queen Ediths	£1,398,967	N/A	£938,468	£805,199	N/A
			5	£4,500		£1,748,641	N/A	£1,185,990	£1,026,456	N/A
			6	£5,000	Market	£2,098,315	N/A	£1,433,511	£1,247,712	N/A
			7	£5,500		£2,447,988	N/A	£1,605,289	£1,393,225	N/A
	Residual Land Value (£/Ha) - AH On-Site						N/A	£603,246	£435,505	N/A
	1	£2,500	Cherry Hinton / Kings	£1,077,590	N/A	£603,246	£435,505	N/A		
	2	£3,000	Hedges / Abbey / Romsey	£2,098,859	N/A	£1,330,275	£1,116,821	N/A		
	3	£3,500		£3,147,881	N/A	£2,072,940	£1,751,828	N/A		
	4	£4,000	Queen Ediths	£4,196,902	N/A	£2,815,404	£2,415,597	N/A		
	5	£4,500		£5,245,923	N/A	£3,579,969	£3,079,367	N/A		
	6	£5,000	Market	£6,294,944	N/A	£4,300,534	£3,743,136	N/A		
7	£5,500		£7,343,965	N/A	£4,815,868	£4,179,676	N/A			

<sup>1</sup> - Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites  
<sup>2</sup> - Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level  
 Key:  
 RLV Lower than Viability Test 1.  
 Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000  
 Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)  
 Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)  
 Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)  
 Viability Test 5: Existing Residential (£2,900,000/ha)  
 Source: Dixon Searle LLP (June 2013)

Table 6: Residual Land Value - 14 Unit Scheme

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH Financial Contribution						
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - Financial Contribution	Residual Land Value - 20% AH - Financial Contribution	Residual Land Value - 30% AH - Financial Contribution	Residual Land Value - 36% AH - Financial Contribution		
14 Houses	PDL / Existing Residential	30	1	£2,500	Abbey / Coleridge	£471,735	£228,497	£132,920	£75,574			
			2	£3,000	Abbey / Coleridge	£958,807	£595,534	£483,686	£427,168			
			3	£3,500	Abbey / Coleridge	£1,445,878	£968,237	£837,748	£759,454			
			4	£4,000	Abbey / Coleridge	£1,932,949	£1,490,071	£1,340,940	£1,102,330			
			5	£4,500	Abbey / Coleridge	£2,420,021	£1,881,415	£1,713,642	£1,445,207			
			6	£5,000	Newrham	£2,907,092	£2,272,759	£2,086,345	£1,899,932	£1,788,084		
			7	£5,500	Newrham	£3,394,163	£2,664,103	£2,459,048	£2,253,993	£2,130,960		
			<b>Residual Land Value (£/Ha) - AH Financial Contribution</b>									
			1	£2,500	Abbey / Coleridge	£1,010,861	£694,442	£489,636	£284,829	£161,945		
			2	£3,000	Abbey / Coleridge	£2,054,586	£1,276,145	£1,036,470	£915,361			
			3	£3,500	Abbey / Coleridge	£3,098,310	£2,354,414	£1,795,173	£1,627,401			
			4	£4,000	Abbey / Coleridge	£4,142,034	£3,193,008	£2,873,442	£2,362,137			
			5	£4,500	Abbey / Coleridge	£5,185,759	£4,031,603	£3,672,091	£3,312,579	£3,096,872		
			6	£5,000	Newrham	£6,229,483	£4,870,197	£4,470,740	£4,071,282	£3,831,608		
7	£5,500	Newrham	£7,273,207	£5,708,792	£5,269,389	£4,829,985	£4,566,343					

Development Scenario	Typical Site Type	Site Density (dph)	Value Level	Value £/m <sup>2</sup>	Typical Location <sup>1</sup> & Value Level Indication <sup>2</sup>	Residual Land Value (£) - AH On-Site						
						Residual Land Value - 0% AH	Residual Land Value - 10% AH - On-Site	Residual Land Value - 20% AH - On-Site	Residual Land Value - 30% AH - On-Site	Residual Land Value - 36% AH - On-Site		
14 Houses	PDL / Existing Residential	30	1	£2,500	Abbey / Coleridge	£471,735	N/A	£241,777	£220,211	£165,629		
			2	£3,000	Abbey / Coleridge	£958,807	N/A	£566,057	£535,856	£457,082		
			3	£3,500	Abbey / Coleridge	£1,445,878	N/A	£896,806	£857,393	£752,968		
			4	£4,000	Abbey / Coleridge	£1,932,949	N/A	£1,227,555	£1,178,930	£1,048,853		
			5	£4,500	Abbey / Coleridge	£2,420,021	N/A	£1,558,304	£1,500,467	£1,344,738		
			6	£5,000	Newrham	£2,907,092	N/A	£1,889,052	£1,822,004	£1,640,624		
			7	£5,500	Newrham	£3,394,163	N/A	£2,251,588	£1,995,584	£1,788,553		
			<b>Residual Land Value (£/Ha) - AH On-Site</b>									
			1	£2,500	Abbey / Coleridge	£1,010,861	N/A	£518,094	£471,881	£354,919		
			2	£3,000	Abbey / Coleridge	£2,054,586	N/A	£1,212,979	£1,148,263	£979,462		
			3	£3,500	Abbey / Coleridge	£3,098,310	N/A	£1,924,726	£1,837,270	£1,613,502		
			4	£4,000	Abbey / Coleridge	£4,142,034	N/A	£2,630,474	£2,526,278	£2,247,542		
			5	£4,500	Abbey / Coleridge	£5,185,759	N/A	£3,339,222	£3,215,286	£2,881,582		
			6	£5,000	Newrham	£6,229,483	N/A	£4,047,970	£3,904,293	£3,515,622		
7	£5,500	Newrham	£7,273,207	N/A	£4,824,831	£4,676,252	£3,832,613					

1- Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

2- Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural ELUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from ELUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
- Viability Test 5: Existing Residential (£2,900,000/ha)