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Cambridge City Council

DEVELOPMENT PLAN SCRUTINY SUB-COMMITTEE

To: **Scrutiny Sub Committee Members**: Councillors Sarris (Chair), Gawthrope (Vice-Chair), Ashton, Baigent, C. Smart and Tunnacliffe

Alternates : Councillors Reid and M. Smart

Executive Councillor for Planning Policy and Transport: Councillor Blencowe

Despatched: Monday, 30 November 2015

Date: Tuesday, 8 December 2015
Time: 4.30 pm
Venue: Committee Room 1 & 2 - Guildhall
Contact: Claire Tunnicliffe **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

To approve the minutes of the meeting on 17 December 2015 (attached separately).

4 Public Questions

5 Ridgeon's Site, Cromwell Road
(Pages 7 - 120)

6 Annual Monitoring Report 2015
(Pages 121 - 302)

Information for the Public

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Cambridge City Council **Item**

To:	Executive Councillor for Planning Policy and Transport	
Report by:	Director of Environment	
Relevant scrutiny committee:	Development Plan Scrutiny Sub Committee	8/12/2015
Wards affected:	Romsey Ward	

RIDGEONS SITE, CROMWELL ROAD
DRAFT PLANNING AND DEVELOPMENT BRIEF SUPPLEMENTARY PLANNING DOCUMENT

Not a Key Decision

1. Executive summary

1.1 The adopted Cambridge Local Plan allocates the southern part of the Ridgeon's site for housing (site allocation 5.14) and the emerging Local Plan allocates the entire site for 245 homes (R12). As part of taking the development of the site forward, the City Council has been working jointly with the owners and agents of the Ridgeons site for several months in order to prepare a draft planning and development brief. In line with the allocation R12, the draft planning and development brief will help guide the re-development of the site for housing and will provide greater certainty and detail to support delivery of the allocation.

1.2 In order to ensure sufficient weight can be given to such a brief, the document is being prepared in the form of a Supplementary Planning Document (SPD).

1.3 The draft Ridgeons Cromwell Road Planning and Development Brief SPD (Appendix A) has been produced for public consultation. The document outlines the aspirations of the site, as well as the key issues, constraints and opportunities that will influence how future development on the site will take place. Detailed local and stakeholder consultation has taken place throughout 2015 and has very much helped inform the drafting of the brief.

1.4 A six week public consultation is proposed from 18 January to 29 February, 2016.

2. Recommendations

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

2.2 The Executive Councillor is recommended:

a) To agree the content of the draft Ridgeon's Cromwell Road Draft Planning and Development Brief SPD (Appendix A);

b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee;
c) To approve the draft SPD for public consultation from 18 January to 29 February 2016;
d) To approve the consultation arrangements as set out in paragraphs 3.10 to 3.12 and the proposed schedule of consultees in Appendix B.

3. Background

3.1 The adopted Cambridge Local Plan allocates the southern part of the Ridgeons site for housing (site allocation 5.14) and the emerging Local Plan allocates the entire site for 245 homes (R12). The proposals schedule in the emerging Local Plan states that 'the site promoters will be expected to prepare a Planning and Development Brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area'.

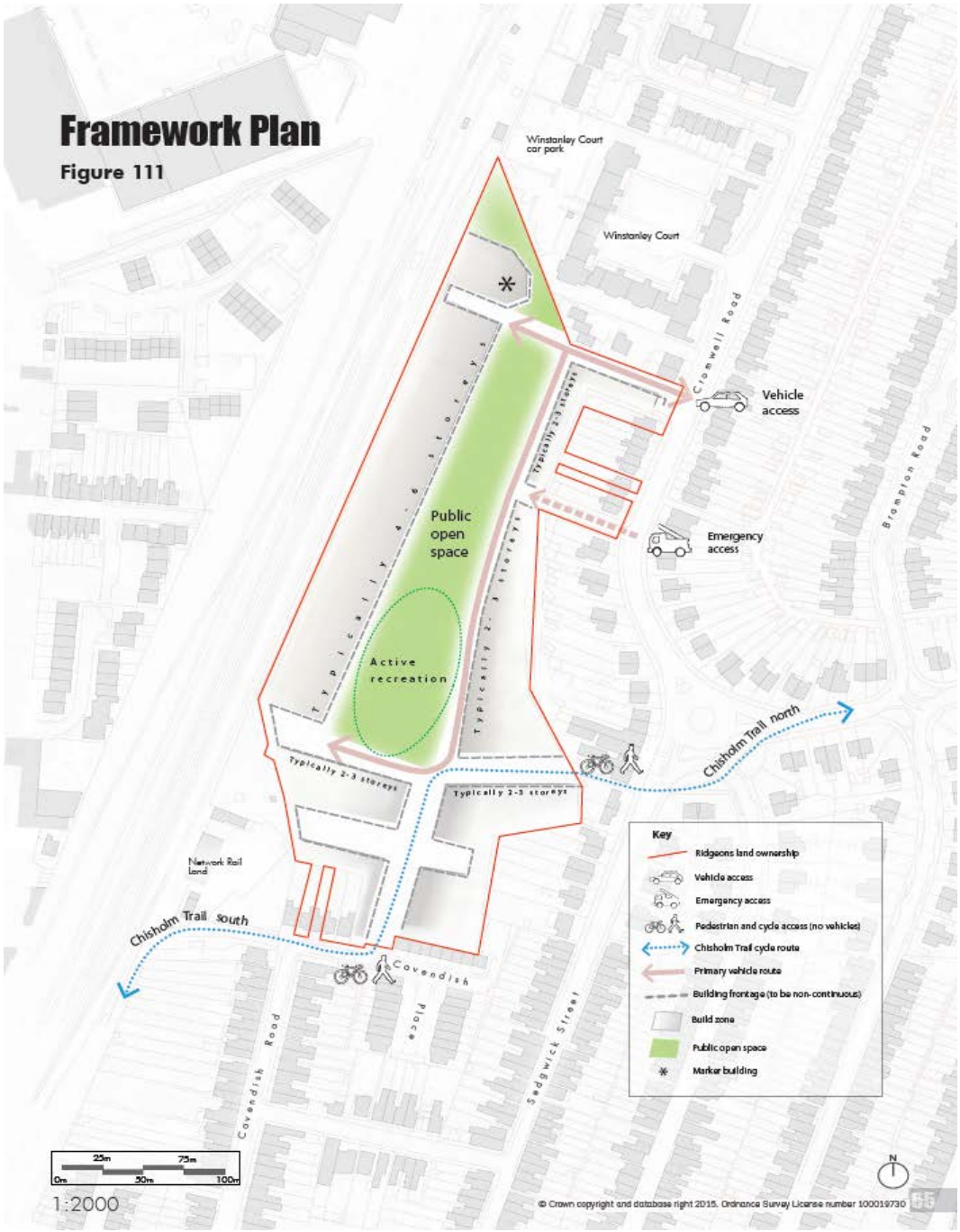
3.2 The allocation of this site in the emerging Local Plan represents an important part of the planned housing supply to meet objectively housing assessed need for Cambridge. Ridgeons plan to vacate this site in the future hence the re-development of the site provides a key opportunity, alongside other allocated sites as listed in the Local Plan, to meet future housing need. The SPD will represent a site development brief and provide greater certainty and detail to support the delivery of this allocation in the coming years.

3.3 The City Council has been working jointly with the owners and agents of the Ridgeons site for several months as part of preparing a draft planning and development brief. As part of this process, there have been two stages of informal local consultation held as well as input from key local stakeholders such as the Cambridge Cycle Campaign and Cambridge Past Present and Future, to name a few. In March of 2015, Ridgeons hosted an exhibition and workshop titled "themes and fact finding". This event provided an opportunity for local residents and stakeholders to make clear their aspirations (and concerns) for any redevelopment of the site and helped inform subsequent work by agents for Ridgeons and Council officers. The second stage of consultation took place in July of 2015 and involved consultation on a draft "framework" plan for the site. Again an exhibition and workshop format were used and a significant amount of feedback was collected once more, this time on more detailed ideas for various "themes" for development (landscape and open space, movement, built form, etc.). All City Council members of Romsey and Petersfield wards, and the ward county councillor, were invited to both consultation events.

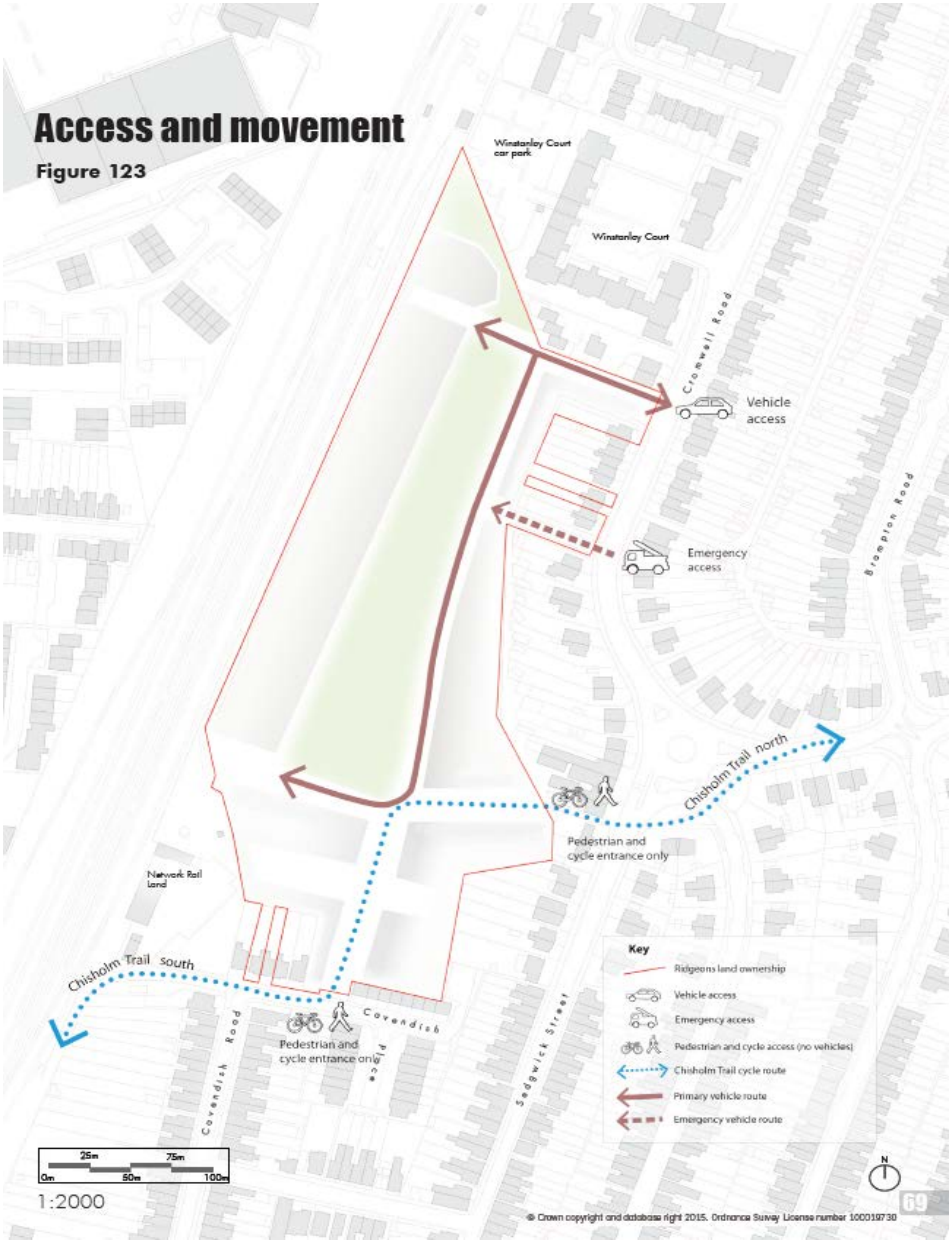
3.4 To provide on-line communication with local residents and stakeholders, the owner developed and updates a web site on the work which can be found at: http://cromwellroad-ridgeonsspd.co.uk/

3.5 The emerging Planning and Development Brief SPD includes the following key parts. The material has been prepared by the Ridgeons team and will form part of the draft SPD.

a) An overall draft "framework plan" as noted below:



b) An access and movement plan which sets out key routes for all modes, as shown below. Note that the development is expected to include part of the future Chisholm Trail within its southerly part. The exact alignment of the trail is still subject to change. The main features of the access and movement diagram are a single all vehicular access and a separate/secondary access for emergency vehicles only; a spine road on the east side of a large open space; and minor streets within the development which would be situated in the southerly part of any future development and respond to the "grain" of the surrounding streets:



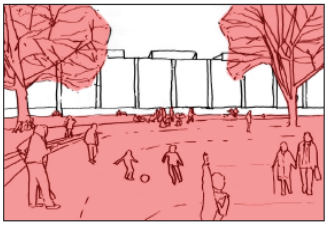
c) A series of "development principles" which will guide future development of the site, as shown below. These development principles set out "high level" principles to which development should accord and against which planning applications can be assessed. The principles are not generic but instead are tailored to ensure development responds positively to the existing constraints and opportunities in the immediate location.

Figure 108: Site and surrounds. Design principles to be addressed directly in the SPD:

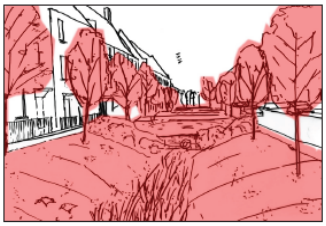
1 Create an integrated community – mixing tenure and sizes of homes



2 Provide accessible and usable open space



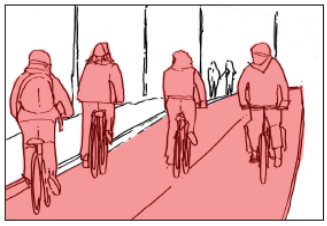
3 Promote ecology and sustainability



4 Create a connected and permeable street network for pedestrians and cyclists



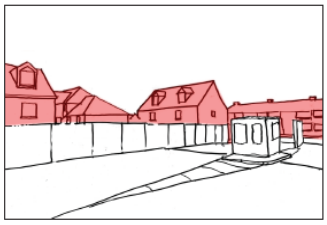
5 Incorporate the Chisholm Trail cycle route



6 Create a variety of building heights that respond to surrounding buildings and spaces



7 Protect the amenity of surrounding properties



8 Respond positively to the character of the Mill Road Conservation Area



9 Provide enough space for car parking, car clubs and cycle parking

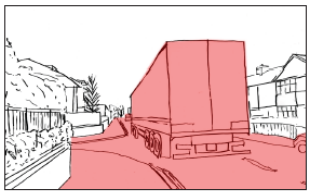


Figure 109: For the **wider area**, the following design principles have been considered when preparing the SPD:

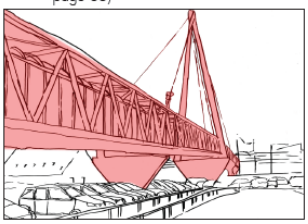
10 Check the provision of education and health care facilities in the local area



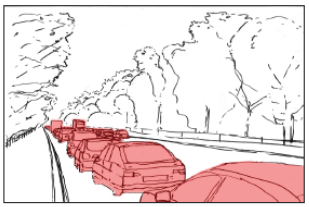
11 Look for opportunities to improve the public realm on Cromwell Road



12 Investigate the feasibility of providing a bridge over the railway (addressed on page 38)



13 Consider the impact of vehicle traffic in the local area

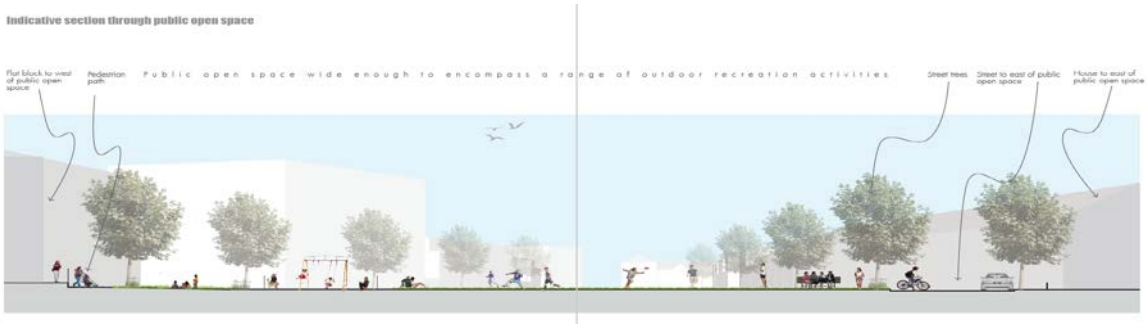


14 Consider improvements to public transport in the local area

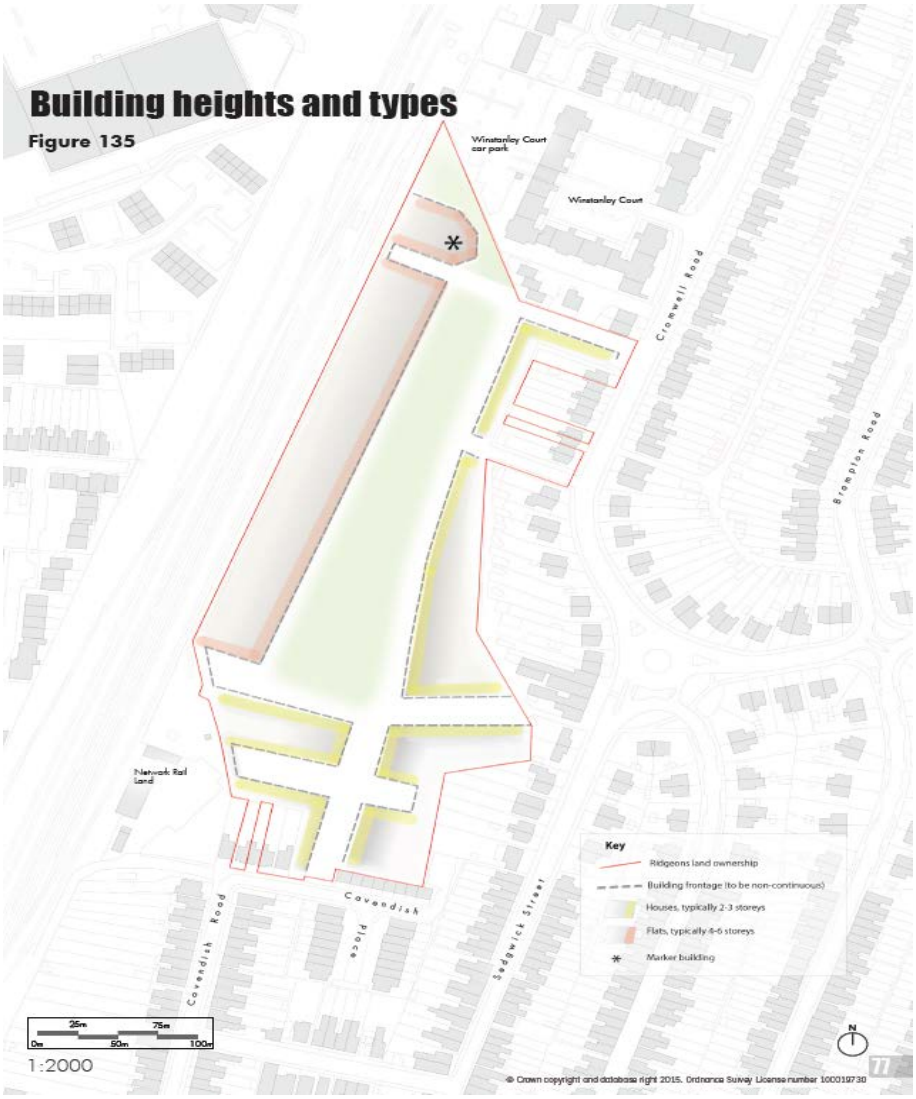


d) The proposed open space and landscape on the site has been a subject which has generated considerable interest during the consultation events. Residents and stakeholders expressed concern that public open space could be compromised if it was either too small, in the wrong location or of an incorrect proportion. Ridgeons, together with Council officers, have tested a number of different layouts for both perimeter blocks for housing and open space at the same time. The result is an accessible, central and lineal open space which widens out to form a large open space at its southerly end and immediately onto key routes including the planned Chisholm Trail route. The open space diagram and a long section, in its draft form (southern end), is shown below:





e) The final key part of the framework is a building height and types diagram. Building heights are a sensitive matter in existing communities in Cambridge and the emerging framework seeks to ensure that where new development abuts existing development e.g. near Cavendish Road and Cromwell Road for example, building heights should be typically kept to 2-3 stories in height. Along the rail line building height may be able to rise to 4-6 stories to enable a good sense of enclosure to the large open space and to provide higher density accommodation such as flats. Taller building forms along the rail line also provide a degree of visual and noise attenuation to rail traffic.



f) An indicative character and form diagram, in effect a long axonometric view, of future development as follows:

Indicative character and form

Figure 136



3.6 Residents and stakeholders raised several issues and concerns during the consultation events which the owners agents and council officers, and so in turn the draft brief, have needed to address. The most significant of these issues include a) concern for potential overspill car parking from development, b) the potential for a future cycle and pedestrian bridge over the rail line, and c) the density of development.

3.7 Taking each of the above issues in turn:

a) The objective within the draft brief will be to achieve a 1:1 number of car parking spaces to residential units, plus visitor parking at a ratio of 0.25 (one space for every four units). A variety of car parking arrangements should be provided. Residents have made clear that development needs to consider the wider impacts of car parking and avoid excessive car parking on existing surrounding streets. Future development applications will need to be assessed with this in mind.

b) Residents suggested there was a need for a cycle/pedestrian bridge across the rail line between the site and the Beehive Centre/Barnwell area. Concern was expressed that the existing road bridges at Mill Road and Coldham's Lane

are either hostile to pedestrians and cyclists or are too distant from parts of Romsey and that an opportunity presents itself with the redevelopment of the Ridgeon's site to provide a new bridge. Officers from the County Council have made clear that there are no long-term plans for a new pedestrian and cycle bridge in this area, and that given the exiting bridge crossings noted above a new bridge is not necessary. In addition, the cost of a new bridge is considerable and there are significant challenges (including land take and ownership, ramp design, etc.) in constructing such a bridge.

c) Finally, there has been considerable objection (in the form of representations) to the density of this allocation in the draft Cambridge Local Plan (75 dwellings per hectare or 245 dwellings). Officers have explained to residents and stakeholders that their representations will be considered by the Planning Inspector conducting the Examination in Public of both the Cambridge and South Cambridgeshire Local Plans and that the preparation of the draft SPD in no way changes or supersedes that process. It should be noted however that the proposed density of 75 dwellings per hectare is not vastly different to that already approved, and built, along Cromwell Road. This density is capable of accommodating a range of house types too; indeed the framework provides for a good mix of dwelling types and sizes.

Phasing and Implementation

3.8 Infrastructure on the site should be improved, where possible, through rationalisation and consolidation of services in order to ensure fitness for purpose and minimisation of disruption in the future.

Planning Obligations

3.9 Planning obligations will be necessary as part of the development of the Ridgeon's site. The wording as proposed in the draft SPD is more general in this regard, but ultimately any future developer will have to agree the details of planning obligations at planning application stages.

Consultation Arrangements

3.10 It is proposed that a public consultation takes place on the draft SPD for a six week period, running from 18 January 2016 to 29 February, 2016.

3.11 In line with the Council's adopted Statement of Community Involvement, the proposed consultation arrangements are as follows:

- Letters / e-mails including consultation details to be sent to statutory and general consultees.

- The draft SPD to be made available to view at the following locations:
  - The Council's website – www.cambridge.gov.uk
  - Cambridge City Council's Customer Service Centre, Mandela House, 4 Regent Street, Cambridge, CB1 0JH.
  - Cambridge Central Library.

- An on-line consultation system will be available on the Council's websites in order for people to respond directly via the internet. Hard copies of the

response form will be made available at the Council's Customer Service Centre for those who do not have access to the internet.

- An exhibition of the SPD will be held in the local area for one evening during the course of the consultation, the date and location to be agreed with Ridgeon's, which will be advertised in a similar way to previous exhibitions held earlier this year.

3.12 A Sustainability Assessment and Habitats Regulations Assessment Screening Report have been carried out and consulted upon for the emerging Cambridge Local Plan 2014. This consultation took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be made available to view during this consultation. As the draft SPD supports the Cambridge Local Plan, there is no further need to undertake a separate Sustainability Appraisal of Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.

Next Steps

3.13 Following consultation, the representations received will then be used to help guide the development of the SPD and will be reported along with the final version of the SPD at a future meeting of the Environment Scrutiny Committee.

3.14 The SPD will be adopted at the same time as, or shortly after, the Local Plan is adopted. It cannot be adopted before the Local Plan is adopted as it is the Local Plan that provides the policy basis for this site allocation.

4. Implications

Financial Implications

4.1 There are no significant financial issues arising from the preparation of this SPD. Staffing resources are already committed through the budget and service plan process. Funding for consultation is allowed for in existing consultation budgets.

Staffing Implications

4.2 There are no direct staffing implications arising from this report. The development of the SPD is already included in existing work plans.

Equality and Poverty Implications

4.3 The SPD, once adopted, will have a positive impact by ensuring the site is integrated into the wider area. New development within the site should provide access for people with limited mobility.

Environmental Implications

4.4 The redevelopment of the Ridgeons site should provide for the development of energy efficient buildings as well as the inclusion of renewable and low carbon energy generation.

Consultation

4.5 Consultation arrangements are set in paragraphs 3.10 – 3.12 and are consistent with the Council's Code of best practice on consultation and community engagement and Statement of Community Involvement 2013.

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 Local Plan 2014: Proposed Submission (as amended) https://www.cambridge.gov.uk/local-plan-review-proposed-submission-consultation
- Consultation information prepared by GL Hearn for Ridgeons and dated March 2015 and July 2015 as found at http://cromwellroad-ridgeonsspd.co.uk/

6. Appendices

- Appendix A: Draft Ridgeon's Site Cromwell Road Draft Planning and Development Brief Supplementary Planning Document
- Appendix B: Proposed Statement of Consultation

7. Inspection of papers

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

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Author's Phone Number:	01223 457374
Author's Email:	Glen.Richardson@ cambridge.gov.uk

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Appendix A

Ridgeons site, Cromwell Road

Draft Planning and Development Brief

Supplementary Planning Document



CAMBRIDGE CITY COUNCIL

Draft
November 2015

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This publication has been produced by:

Pollard Thomas Edwards on behalf of Ridgeons and Cambridge City Council

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RIDGEONS
Welcome to
RIDGEONS
HIRE AT RIDG
RIDGEONS
SUPPLIERS OF ALL BUILDING MATERIALS
Kitchens Aga Bathrooms
Tiling Showrooms
Decorating Ironmongery
Power Tools Hire Centre
Building Materials
Paving & Fencing
Timber & Boards
Heating &
Sanitaryware
CRS WHOLESALE

Introduction and Background

1

1. Introduction and background

1.1. Background

1.1.1. The Ridgeons site is located at 75 Cromwell Road Cambridge, between Coldhams Lane and Mill Road. The Ridgeons builders' merchants site is 3.27 hectares in area. The site being considered in this SPD also includes several houses that The Ridgeons Group own on Cavendish Place and Cromwell Road, which increases the site area to 3.40 hectares. The site is currently used as a builders' merchants. Ridgeons are planning to relocate their Cromwell Road branch to a new facility. The move will free up the Cromwell Road site for new housing, both market for sale and affordable.

1.1.2. The north-west end of Cromwell Road has historically been an area of mixed character with light industrial, manufacturing and employment land uses to the west of the street and residential to the east. The Ridgeons site was originally a timber yard. Neighbouring sites to the north included a tyre/exhaust garage, a BT engineering centre and a factory.

1.1.3. The Ridgeons site is the last of the primarily industrial estate land uses in the area, with all other sites to the north having now been redeveloped for housing.

1.2. Aspirations

1.2.1. This document sets out the joint aspirations of Cambridge City Council and Ridgeons for the redevelopment of the Ridgeons Cromwell Road site. The aspiration is to create a well designed housing development, which incorporates market housing, affordable housing, public open space, pedestrian and cycle routes through the site and responds to the character of the surrounding area.

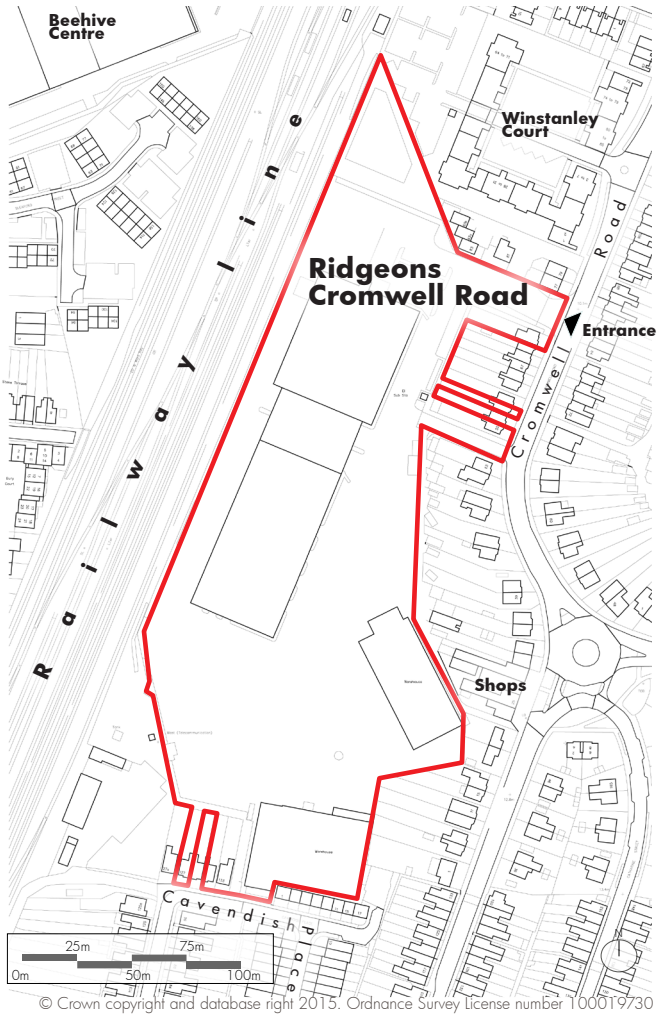


Figure 1: Ordinance Survey of Ridgeons site ownership

1.2.2. To this end Cambridge City Council and Ridgeons have prepared this Supplementary Planning Document.

1.3. Purpose and scope

1.3.1. A Supplementary Planning Document (SPD) is a planning policy document that supports policy in a local plan, in this case the emerging Cambridge Local Plan. SPDs fall into two categories: the first is policy supporting a city-wide objective, such as the Affordable Housing SPD; the second is policy for a specific site or area, such as this SPD.

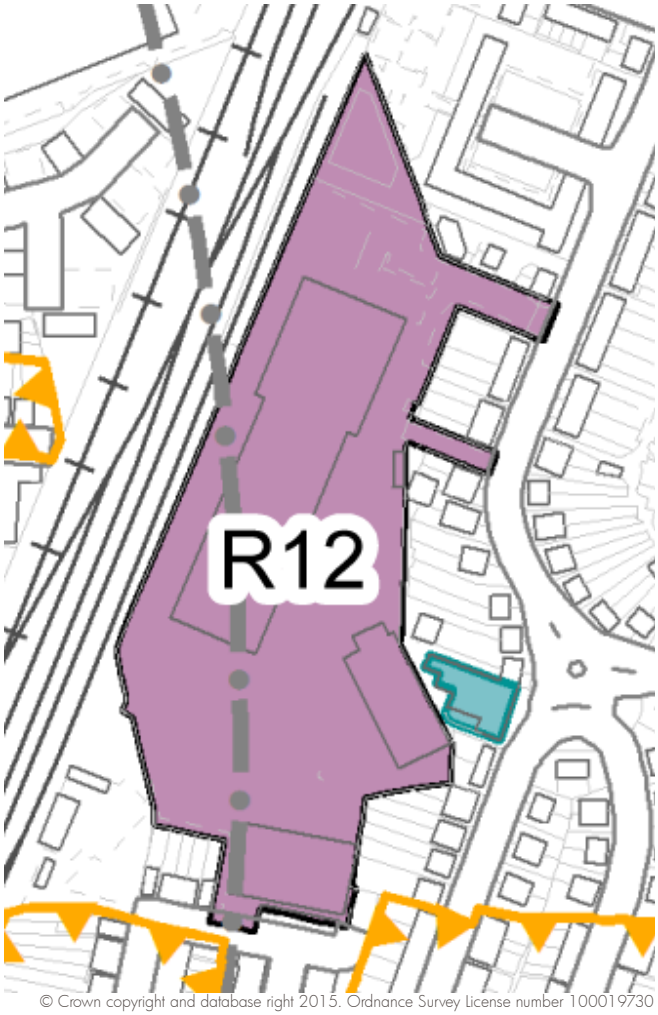
1.3.2. This SPD is written in the form of a Planning and Development Brief to help guide the preparation and assessment of future planning applications on the Ridgeons site. As such, this document will form a material consideration, which will be taken into account by Cambridge City Council when determining any future planning application for the site. In addition, all proposals for the Ridgeons site will have to comply with the policies in the adopted Cambridge Local Plan 2014, once adopted.

1.3.3. This SPD has been prepared in line with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

1.4. Structure of the document

The Ridgeons site SPD is structured in four chapters:

- Chapter 1 describes the background to the SPD including: the planning context, the process of preparing the Planning and Development Brief SPD and the status of the document.
- Chapter 2 illustrates and analyses the Ridgeons site and the surrounding area in a series of themes: history, land use, transport, open space, buildings and character. The chapter summarises the analysis with a description of the site opportunities and constraints.
- Chapter 3 presents a vision for the site and a series of development principles to achieve the vision. These have been informed by the analysis of Chapter 2 and public consultation.
- Chapter 4 provides guidance on how the Ridgeons site should be developed. The guidance is organised into the following themes: land use, transport, open space, buildings, character and sustainability. The guidance is summarised in a Framework Plan, which broadly illustrates how the routes, buildings and open space work together.



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Figure 2: Cambridge City Council site allocation for the Ridgeons site in the draft Cambridge Local Plan 2014

1.5. Planning context

1.5.1. The adopted Cambridge Local Plan 2006 allocates the southern part of the Ridgeons site for housing (site allocation 5.14).

1.5.2. The Local Plan is currently being reviewed and a replacement plan was submitted for examination by an independent inspector in March 2014. The emerging Local Plan allocates the entire site for housing (site allocation R12 - Appendix B, Proposals Schedule). The site allocation states the approximate capacity of the site is 245 homes, which equates to a density of 75 homes per hectare.

1.5.3. The proposals schedule included in the emerging local plan states that 'the site promoters will be expected to prepare a Planning and Development Brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area'.

1.5.4. This SPD represents the Planning and Development Brief and provides greater certainty and detail to support the delivery of the housing allocation in the coming years.

1.6. Process of preparation

1.6.1. Cambridge City Council and Ridgeons have worked in partnership in the preparation of this Supplementary Planning Document (SPD) to ensure that any future redevelopment respects the surrounding area and takes full advantage of the opportunity for housing, public open space and new routes through the site.

1.6.2. The process of preparation for the SPD, including how the document fits into the Local Plan, is illustrated in Figure 3 opposite. The background preparation work for the SPD has been through two rounds of public and key stakeholder consultation in March 2015 and July 2015, which included exhibitions and workshops and online consultation through a dedicated project website. This consultation has shaped the key themes, development principles and the Framework Plan contained in this SPD.

1.6.3. The SPD will be the subject of a further public consultation for a period of six weeks. The consultation for this SPD will take place in early 2016.

1.6.4. There are a variety of ways to respond to the consultation:

- Online by visiting: http://cambridge.jdi-consult.net/localplan/
- By completing and returning a response form available from: https://www.cambridge.gov.uk
- By emailing a response form to : policysurveys@cambridge.gov.uk
- By posting a response form to: Ridgeons site, Cromwell Road SPD Consultation, Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH

The final version of this document will be amended prior to adoption to respond to the following:

- Comments received on this draft document during consultation;
- Any amendments to relevant policies in the adopted Local Plan;
- Any governmental policy changes.

Figure 3: Process of preparation

Background









CAMBRIDGE LOCAL PLAN 2006
Site allocation for housing on 0.8ha of the 3.27ha Ridgeons site

CAMBRIDGE LOCAL PLAN REVIEW ISSUES AND OPTIONS 2 PART 2 – SITE OPTIONS WITHIN CAMBRIDGE
Draft site allocation for 120 homes on the entire 3.27ha Ridgeons site

CAMBRIDGE DRAFT LOCAL PLAN 2014 - PROPOSED SUBMISSION DRAFT 2013
Draft site allocation for 245 homes on the entire 3.27ha Ridgeons site

PRE-SUBMISSION MODIFICATION TO THE CAMBRIDGE DRAFT LOCAL PLAN 2014
Commitment to producing a Planning and Development Brief for the Ridgeons site: "The site promoters will be expected to prepare a planning and development brief for the site demonstrating how development will successfully integrate with the existing residential area as well as addressing the constraints and opportunities of the site. Scale, massing and density considerations in the design and disposition of new and existing housing will be expected to have regard to the character of the existing area"

Planning and Development Brief

February 2015

Ridgeons Cromwell Road Planning & Development Brief

CAMBRIDGE CITY COUNCIL & RIDGEONS TEAM
Agreement to jointly prepare a Planning and Development Brief for the site

March 2015

1

CONSULTATION 1: THEMES AND FACT FINDING
Exhibition, workshop and online consultation asking local people to help decide on the key themes for the Development Brief. Opportunity for the team to learn more about the site and wider area.

Spring 2015

- Analysis / themes
- Design Principles
- Framework Plan

PREPARE BACKGROUND CHAPTERS OF DEVELOPMENT BRIEF
Analysis of the site and the wider area organised into agreed themes.
Drafting of design principles and framework plan

Summer 2015

2

CONSULTATION 2: DESIGN PRINCIPLES & FRAMEWORK PLAN
Exhibition, workshop and online consultation asking local people what they think about the draft design principles and framework plan, that will form the vision for the Development Brief

Summer 2015

Draft development brief

PREPARE DRAFT DEVELOPMENT BRIEF

Late 2015

Approval of draft development brief by Cambridge City Council for six week public consultation

We are currently at this stage in the preparation of the SPD

Early 2016

3

CONSULTATION 3: SIX WEEK PUBLIC CONSULTATION ON DRAFT DEVELOPMENT BRIEF
Six week public consultation carried out by Cambridge City Council

2016

Ridgeons Cromwell Road Planning & Development Brief

FINALISE DEVELOPMENT BRIEF

Ridgeons Cromwell Road Planning & Development Brief

ADOPTION OF DEVELOPMENT BRIEF
Concurrently or following adoption of the Cambridge Local Plan

PREPARE AND SUBMIT OUTLINE PLANNING APPLICATION
To accord with the principles established in the brief

1.6.5. This document will be subject to final consideration and approval by the Executive Councillor for Planning Policy and Transport in consultation with the Environment Scrutiny Committee before its adoption by Full Council. This SPD will be adopted concurrently with, or following, the adoption of the Cambridge Local Plan. The Executive Councillor for Planning Policy and Transport, again in consultation with the Environment Scrutiny Committee, will consider the final version of the SPD following consultation but before its final adoption.

1.6.6. A Sustainability Appraisal and Habitats Regulations Screening Report has been carried out and consulted upon for the Cambridge Local Plan 2014. This consultation took place between 19 July 2013 and 30 September 2013. These documents will be available to view during this consultation. As the draft SPD supports the Cambridge Local Plan 2014, there is no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment for the SPD itself.

1.6.7. An Equalities Impact Assessment will also be made available during consultation, which includes updated information relevant to this SPD.

1.7. Status of the document

1.7.1. This is the draft version of the Ridgeons site, Cromwell Road SPD, is anticipated to be agreed for consultation at Development Plan Scrutiny Sub-Committee by the Executive Councillor for Planning Policy and Transport on 8 December 2015.

1.7.2. The SPD will be a material consideration in the determination of relevant planning application(s).



2. Site and context

2

2. Site and surrounding area

Chapter 2 of the SPD presents survey information about the site and the wider area. This background work has been undertaken to inform the development principles, parameters for change and the Framework Plan as set out in later chapters.

2.1. The Ridgeons site

(please see Figure 4 opposite)

2.1.1. Ridgeons Timber and Builders Merchants opened the 75 Cromwell Road branch in 1996. The Ridgeons Group has owned the site since the 1920s, when it was used as a timber yard. The 3.27 hectare site is located on the western side of Cromwell Road behind residential buildings.

Land ownership

2.1.2. Ridgeons own the entire site at 75 Cromwell Road and also own the following properties around the site:

- 127, 131 and 133 Cavendish Road
- 55, 57, 61 and 71 Cromwell Road

Vehicle access

2.1.3. The main vehicle access to the site is from Cromwell Road. There is a secondary emergency vehicle access to the site further to the south on Cromwell Road. The site includes frontage to Cavendish Place, but there is no route through from the site.

Buildings on the site

2.1.4. There are four principal buildings on the site, which are separated by large areas of paving used for parking, loading and displaying materials. None of the buildings are of architectural or heritage value.

2.1.5. The main Ridgeons building is the largest on the site – approximately 160m x 40m - and contains a showroom, offices and warehouse. It has a ridge line which is 12m in height, equivalent to approximately 4 residential storeys. The sanitaryware warehouse is on the eastern boundary of the site and has a ridge line 9.5m in height, approximately equivalent to 3 residential storeys. The heating and sanitary warehouse on the southern boundary of the site has a ridge line of 8.5m.

Landscape

2.1.6. Being a builders' merchants the site has few landscape features. To the north of the site there is a 3m deep man-made water attenuation feature surrounded by trees and hedgerows. Much of the boundary of the site is planted with trees and vegetation.

Ecology

2.1.7. A Preliminary Ecological Appraisal has been carried out. It concludes that the site has a low ecological value. Some small areas of vegetation are present but are of poor quality and represent common and widespread habitats.

Topography

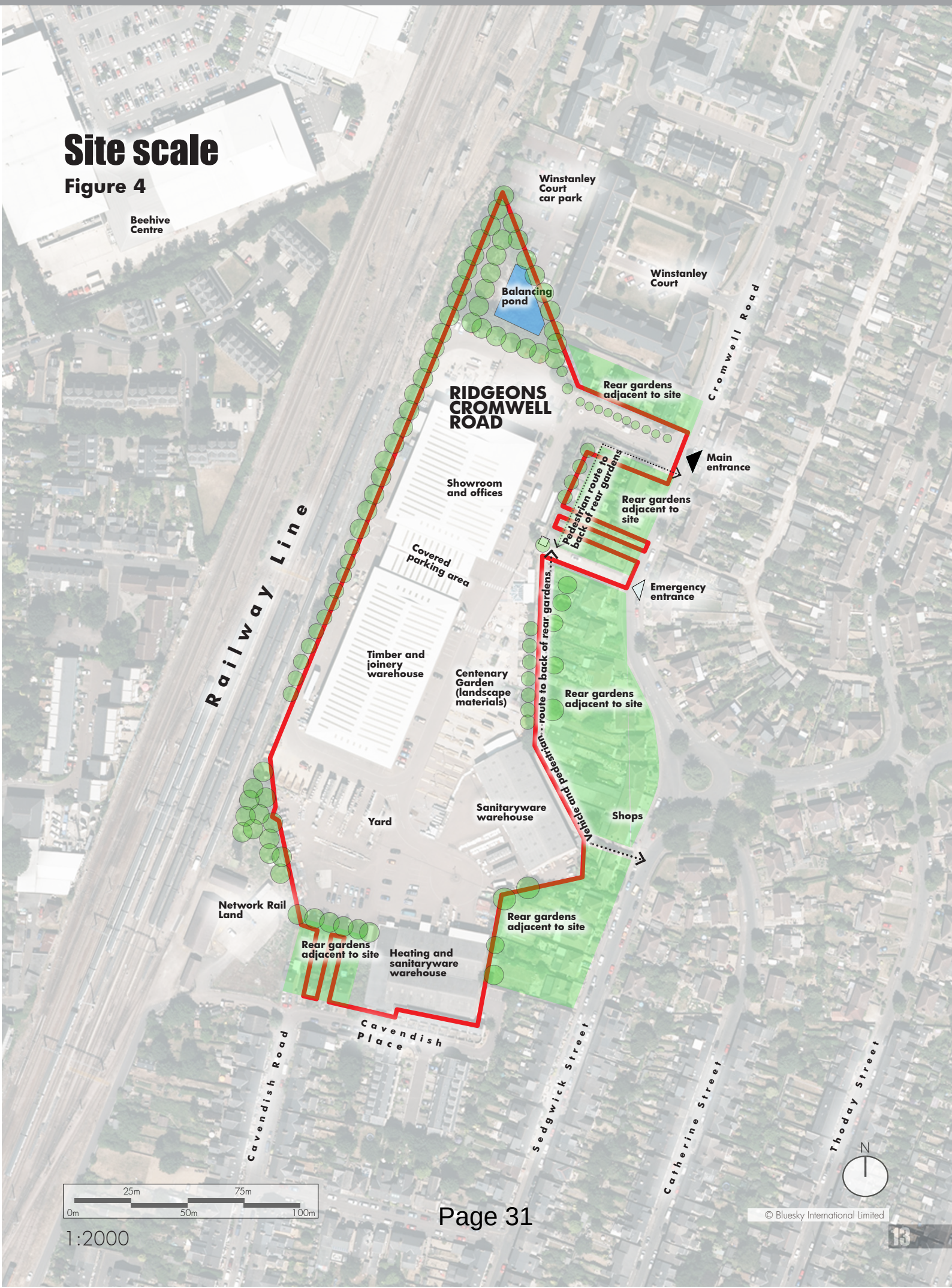
2.1.8. The site slopes downhill from south west to north east by 3.5m.

Drainage and flooding

2.1.9. The site is located in a low flood risk area (Flood Zone 1). The site currently has a high surface water run off rate due to the large area of impermeable surfaces. When the site is redeveloped, less surface water attenuation is expected to be required. Opportunities exist to introduce sustainable urban drainage systems such as ditches, swales and ponds as part of future proposals.

Site scale

Figure 4



Site and surrounds - photos



1. Main entrance to Ridgeons on Cromwell Road (Figure 5)



2. Looking north on east side of showroom (Figure 6)



3. Looking east from centenary garden to site boundary (Figure 7)

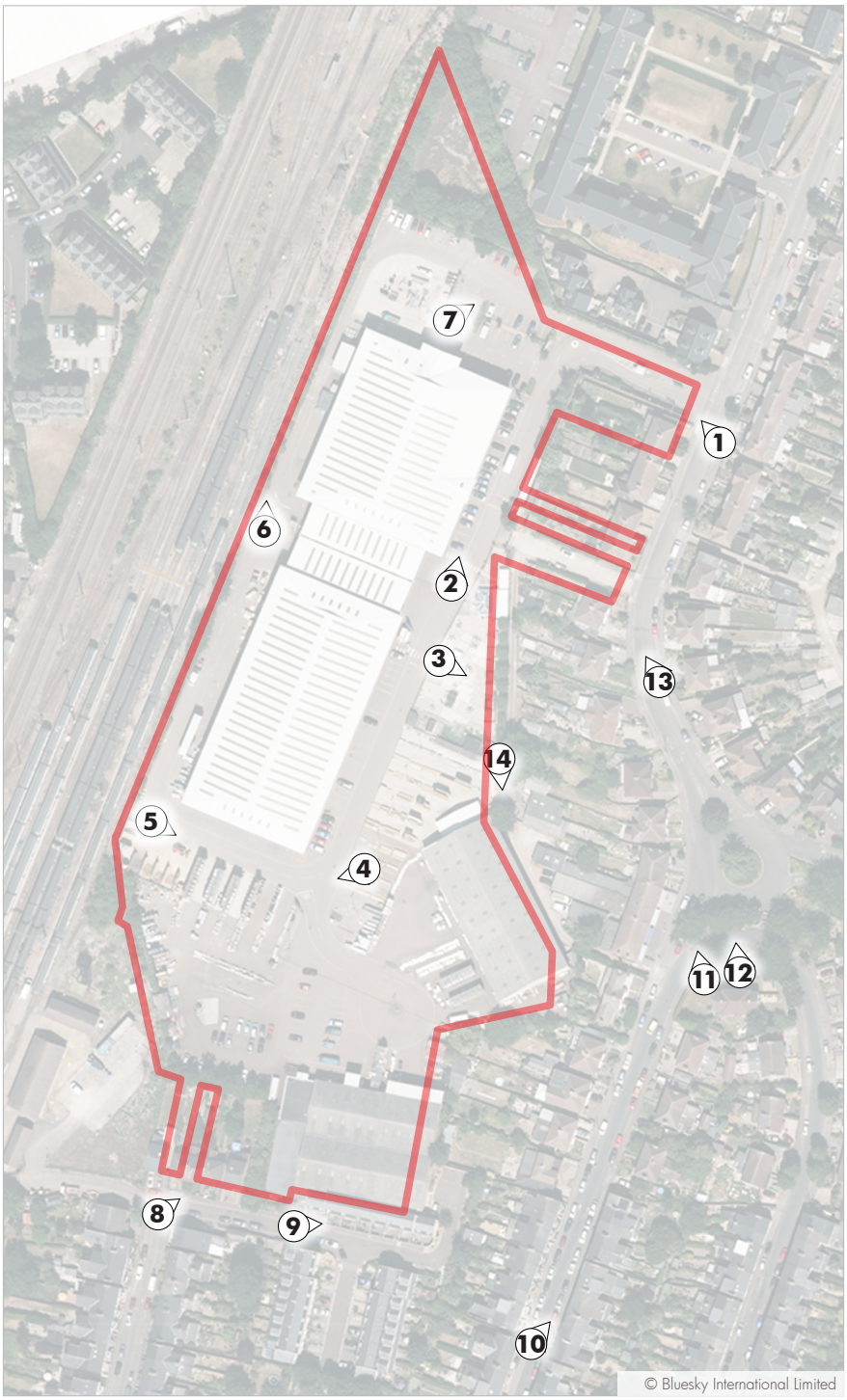


Figure 10: Plan of site and surround photos



4. Looking south-west across yard towards Network Rail land (Figure 8)



5. Looking east to south of timber and joinery warehouses (Figure 3)



6. Looking north along site boundary with rail land (Figure 11)



7. Looking north towards Winstanley Court from customer car park (Figure 12)



8. Houses on Cavendish Place to south of Ridgeons site (Figure 13)



9. Terrace of houses to south of Ridgeons site (Figure 14)



10. Houses on Sedgwick Street in Mill Road Conservation Area (Figure 15)



11. Shops on Cromwell Road (Figure 16)



12. Restricted vehicle width barrier on Cromwell Road (Figure 17)



13. Houses on Cromwell Road (Figure 18)



14. Alley between rear gardens of houses on Cromwell Road and site (Figure 19)

Archaeology

2.1.10. The site falls within an area where archaeological assets have previously been identified. Therefore archaeological investigations could be required before any redevelopment of the site is undertaken.

Noise

2.1.11. Noise and vibration surveys have been carried out. The removal of the main Ridgeons building could, if the site were cleared, increase noise levels at the rear elevations of 43-73 Cromwell Road (odd-numbered houses only). However, the attenuating effect of the existing buildings would be adequately compensated for by any new development of domestic scale or higher.

Properties and routes around the site

2.1.12. There are neighbouring properties with rear gardens to the north, east and south of the site: Winstanley Court, Cromwell Road and Cavendish Place. The western side of the site bounds the railway line.

2.1.13. There is a pedestrian path which runs behind 55-73 Cromwell Road, between the main and secondary entrances. There is a vehicle track which runs between the secondary access and the group of shops next to the roundabout on the southern end of Cromwell Road behind 23-53 Cromwell Road. The vehicle track includes access to properties and garages. It is understood that both the pedestrian path and vehicle track are unregistered land that adjacent properties have rights of access over. The pedestrian path and the vehicle track are outside of the Ridgeons site boundary.

2.2. The Ridgeons site within Cambridge and the local area

(please see Figure 20 opposite)

2.2.1. The Ridgeons site is within the Romsey Ward of Cambridge and within close proximity to the Petersfield and Abbey Wards. The site is approximately a 30 minute walk or 7 - 8 minute cycle ride (1.5 miles) to central Cambridge.

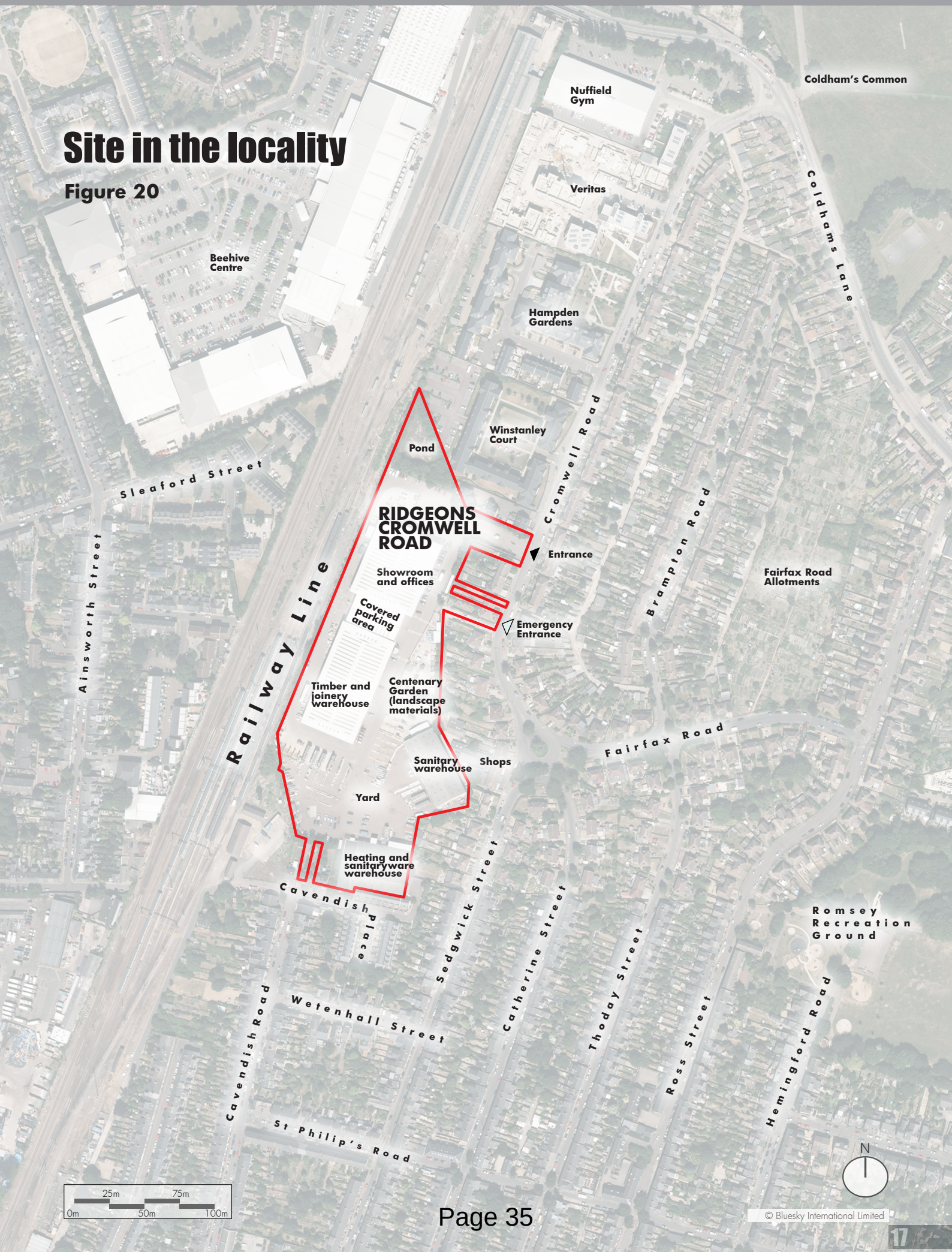
2.2.2. For the purposes of the SPD a study area has been identified to help set a boundary for analysing the wider area around the Ridgeons site. The study area includes: Coldham's Common, Romsey Recreation Ground, three allotment areas, Brookfields Hospital, Vinery Road Post Office, St Philip's Primary School and the shops and services on Mill Road.

2.2.3. This study area has been reviewed under the following six themes:

1. History and heritage,
2. Land use,
3. Transport and parking,
4. Building heights and types,
5. Open space,
6. Character and form.

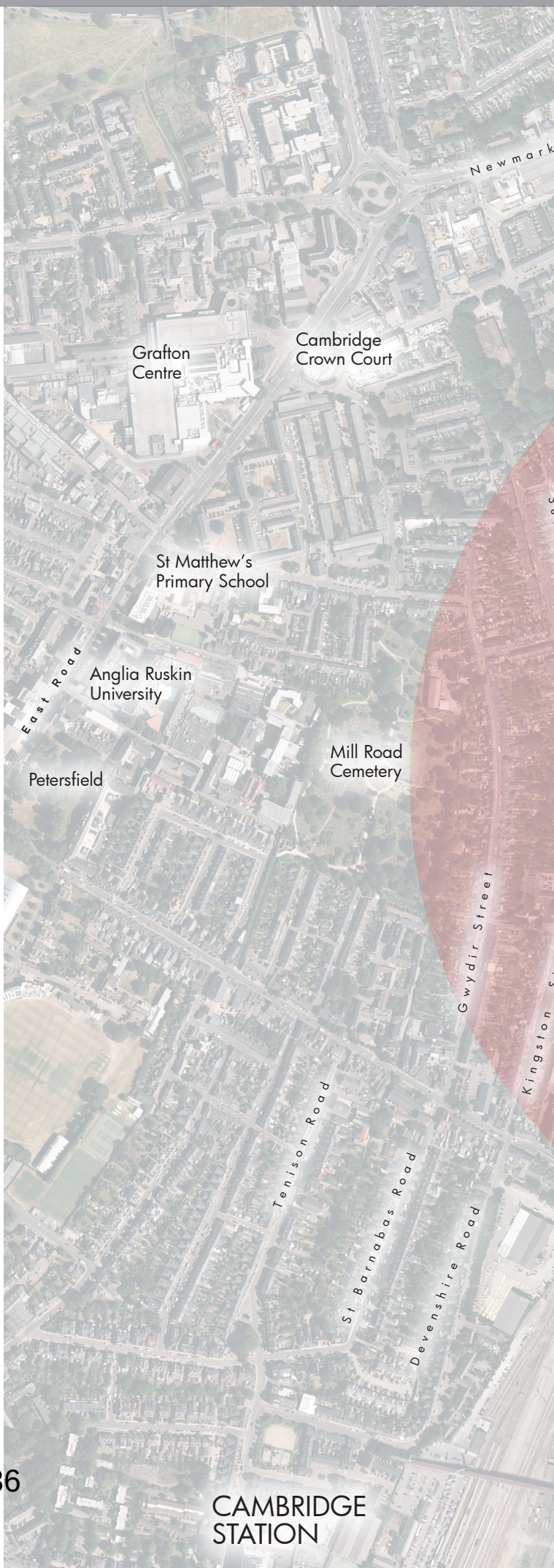
Site in the locality

Figure 20



Study area around the site

Figure 21





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Study area - photos

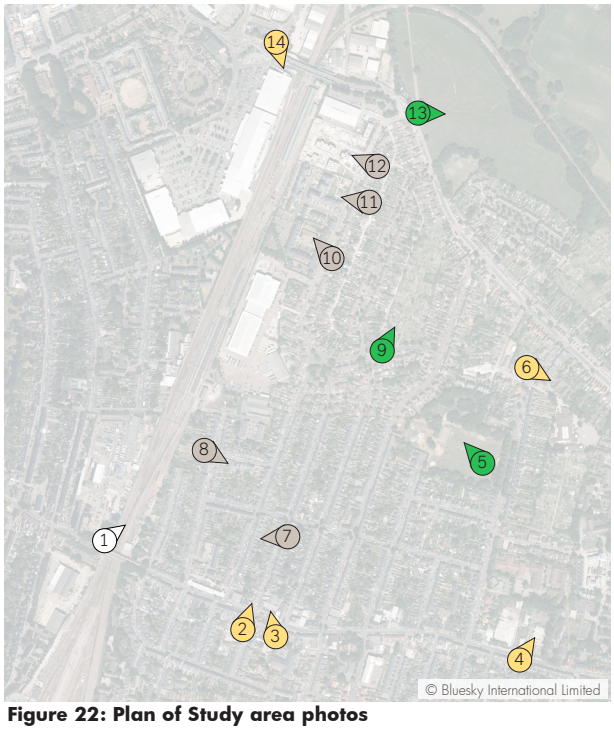


Figure 22: Plan of Study area photos

Key

- Shops and services
- Open space
- Housing



7. Terrace house on Catherine Street - no front boundary (Figure 29)



11. Park at Hampden Gardens on Cromwell Road (Figure 33)



1. View towards Ridgeons from Mill Road bridge (Figure 23)



4. Brookfields Hospital, Mill Road (Figure 26)



8. Terrace house on Cavendish Road, front garden and bay window (Figure 30)



12. Veritas on Cromwell Road (Figure 34)



2. Shops on Mill Road (Figure 24)



3. St Philip's Church and Community Centre, Mill Road (Figure 25)



5. Romsey Recreation Ground (Figure 27)



6. St Philip's Primary School and Vinery Road Post Office (Figure 28)



9. Fairfax Road allotments (Figure 31)



10. Winstanley Court on Cromwell Road (Figure 32)



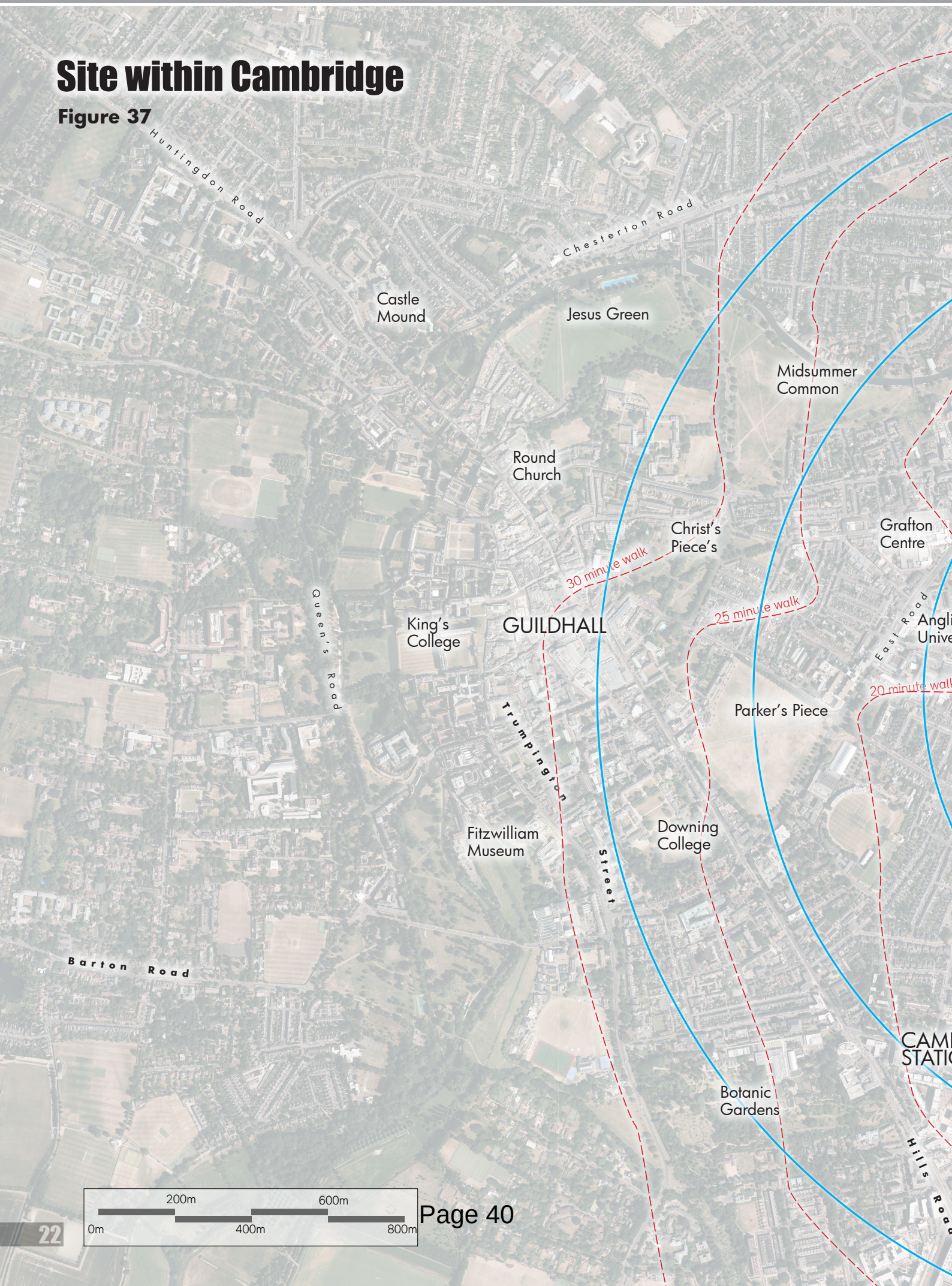
13. Coldham's Common open space (Figure 35)

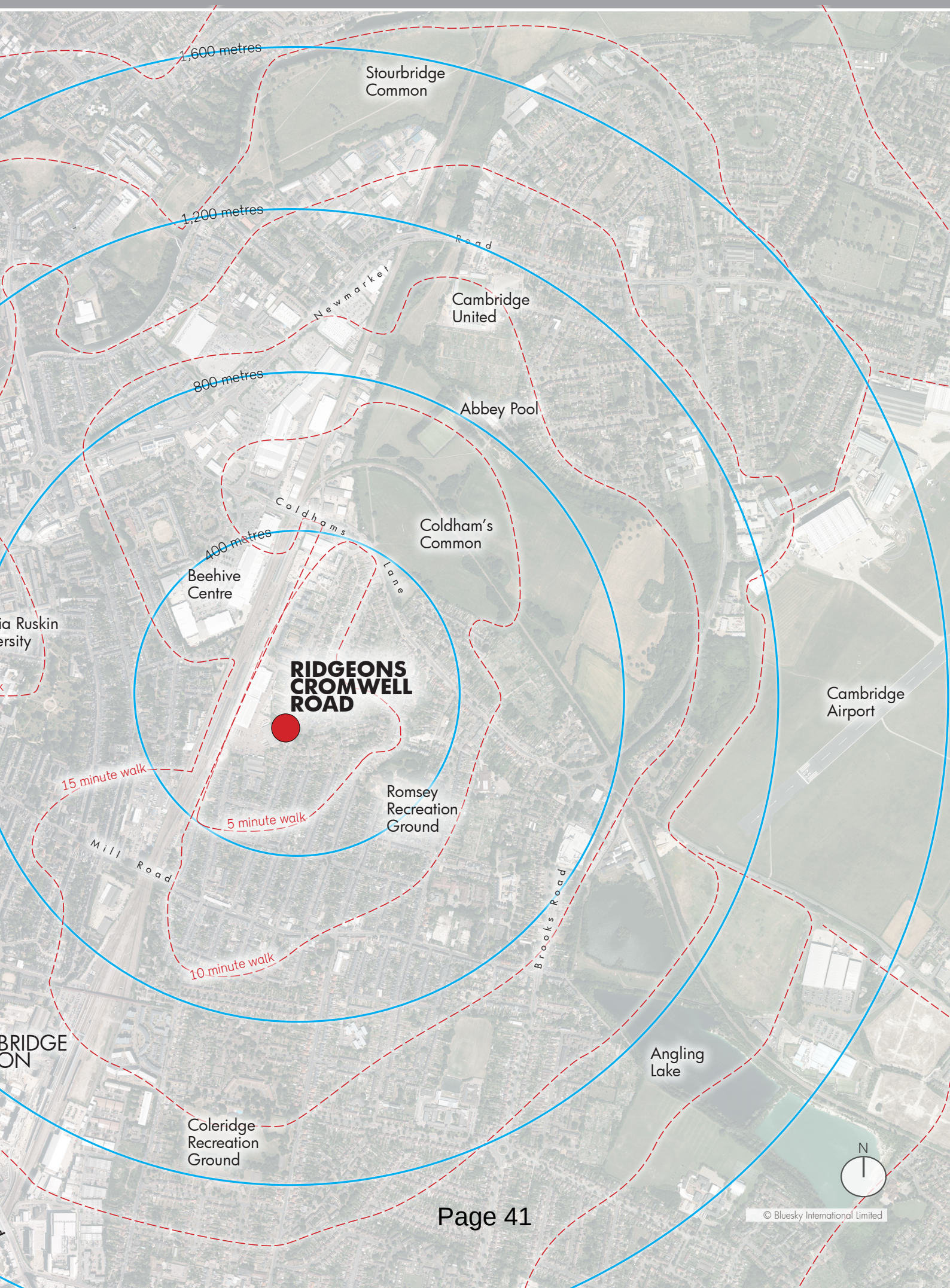


14. Beehive Centre retail shed and car parking (Figure 36)

Site within Cambridge

Figure 37




1,600 metres
1,200 metres
800 metres
400 metres
Stourbridge Common
Newmarket Road
Cambridge United
Abbey Pool
Coldhams Lane
Coldham's Common
Beehive Centre
RIDGEONS CROMWELL ROAD
Cambridge Airport
15 minute walk
5 minute walk
Romsey Recreation Ground
Mill Road
Brooks Road
10 minute walk
Angling Lake
Coleridge Recreation Ground
N
© Bluesky International Limited

2.3. History and heritage

(please see Figure 41 opposite)

Heritage assets

2.3.1. The Mill Road Conservation Area is located south and west of the site and comprises two character areas:

- Character Area 1: Mill Road and St Matthews Area
- Character Area 2: Romsey Town Area

2.3.2. The entire Ridgeons site is located outside of this Conservation Area. The northern boundary of Character Area 2: Romsey Town Area is adjacent to the southern boundary of site.

2.3.3. There are three listed buildings within the study area:

- St Matthew's Church, Grade II Listed
- Mill Road Cemetery, Grade II Listed
- Mill Road Library, Grade II Listed

1



Figure 38: St Matthew's Church, Grade II Listed

2



Figure 39: Mill Road Cemetery, Grade II Listed

3



Figure 40: Mill Road Library, Grade II Listed

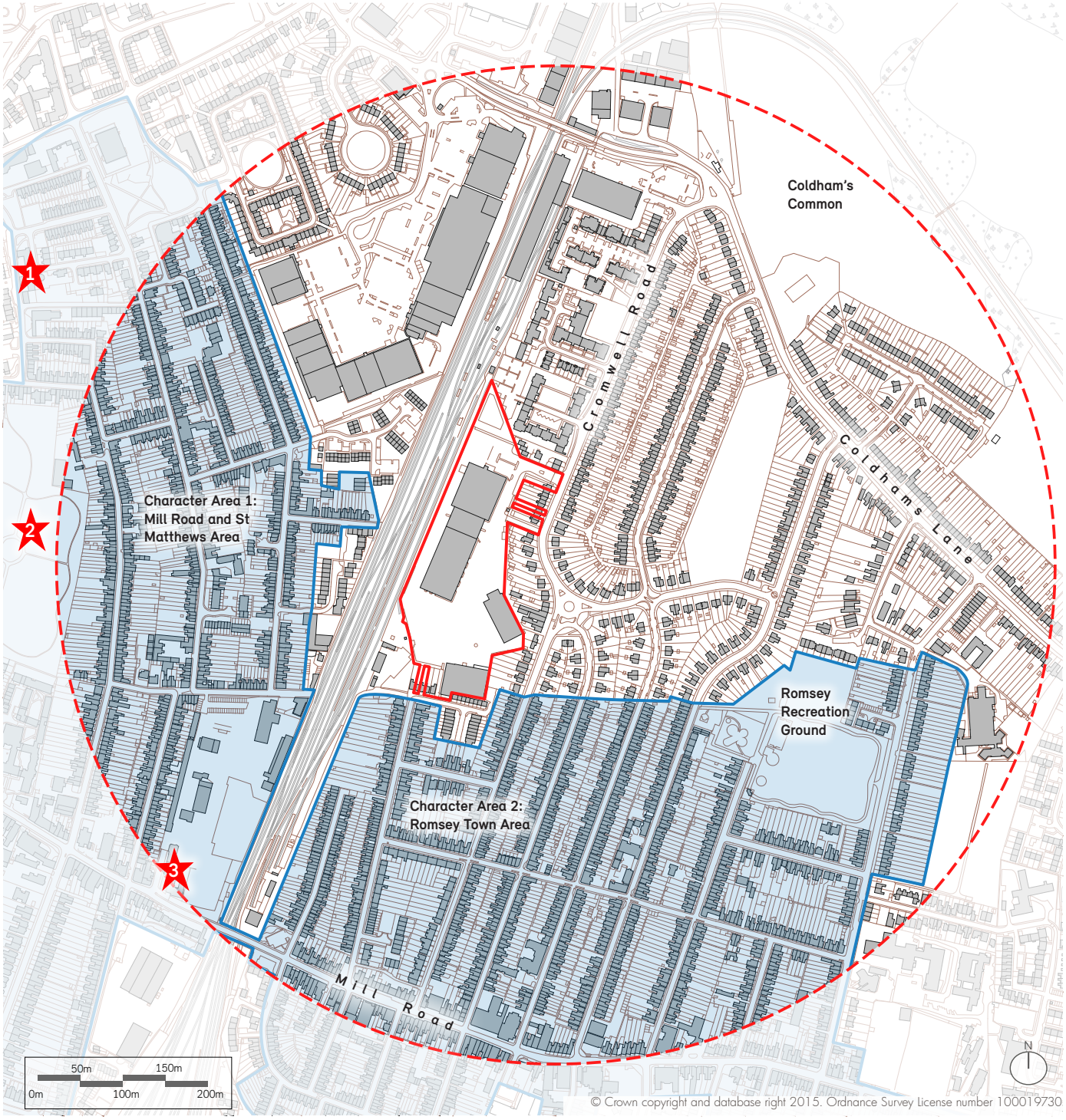


Figure 41: Existing heritage designations

Key

Study area

Mill Road Conservation Area

Listed building

The development of Romsey Town and the Ridgeons site

2.3.4. The majority of Romsey Town was built between 1880 and 1900 primarily as 2- storey terrace houses on narrow streets to the north of Mill Road and to the west of the railway line. Historic maps illustrate the development of the Cromwell Road site and the surrounding area. The Ridgeons site is located to the north of the Romsey Town terraces and remained as open land until Ridgeons opened a timber yard on the site in 1928.

2.3.5. In the 1930s there was a northern extension to Romsey Town, with houses built on allotment gardens. However, the land directly north of the Ridgeons site remained undeveloped until the 1960s, when light industrial and manufacturing businesses begin to locate in the area. The Ridgeons site remained a timber yard until 1996, when the Ridgeons store opened for business.

2.3.6. In the early 2000s the light industrial and manufacturing land uses to the north of Ridgeons site were replaced with residential development, predominately in the form of flat blocks of 4-6 storeys.

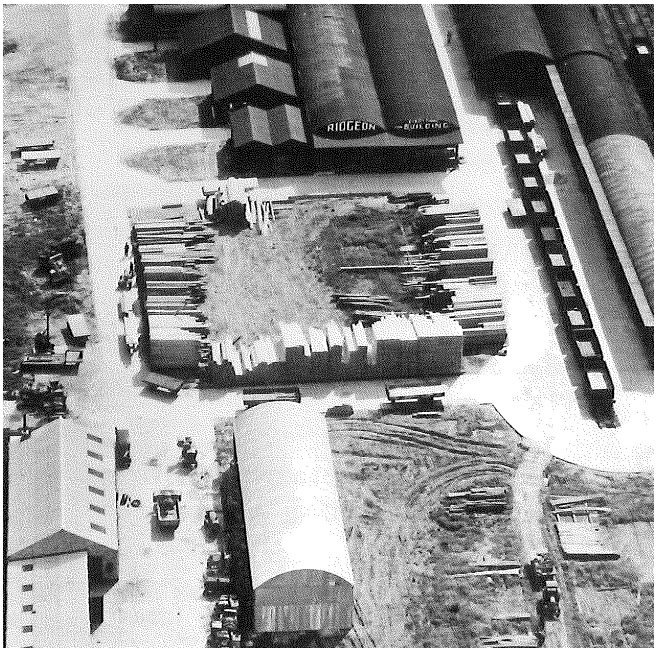


Figure 42: Looking south over the site in the 1930s when it was the Ridgeons timber yard (source The Story of Ridgeons: A 100 Year Journey, N. Watson 2011)



Figure 43: Photos of Mill Road in the late 19th century (source The Real Cambridge website)



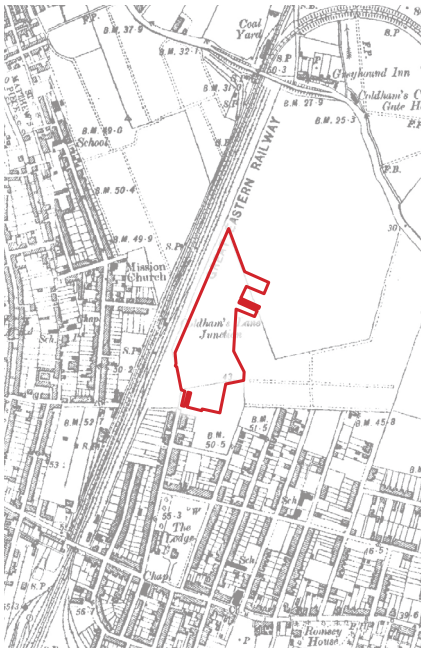
Figure 44: Typical late Victorian Romsey Town terrace



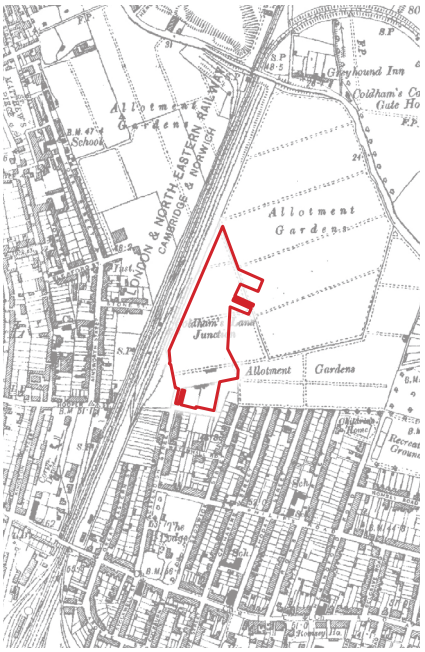
Figure 45: Houses from the Romsey Town northern extension in the 1930s



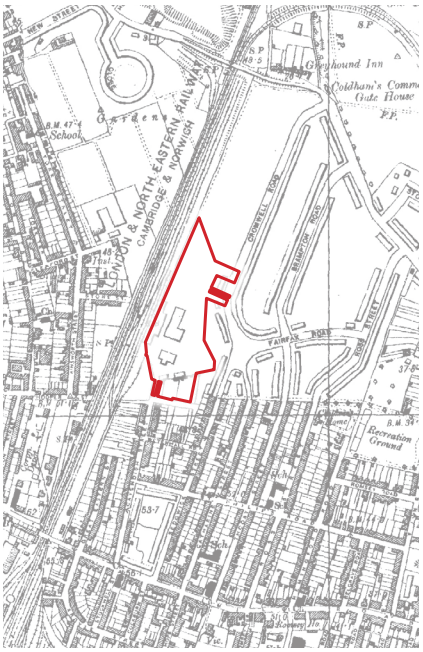
Figure 46: More recent development from the 2010s



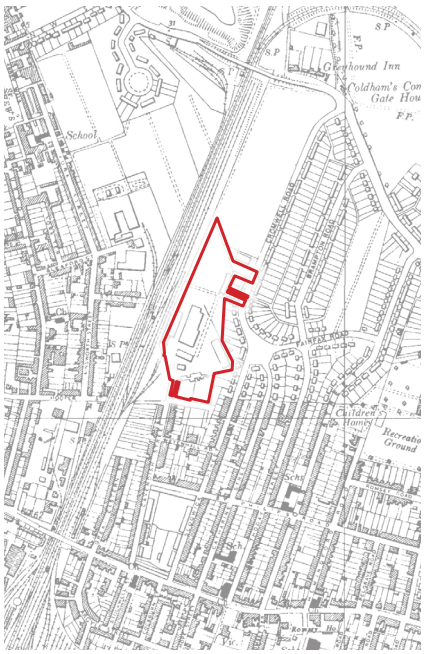
1902 (Figure 47)
By 1902 much of Romsey Town has been built. The Ridgeons site is open land, adjacent to the Coldhams Lane railway junction.



1926-28 (Figure 48)
Romsey Town terraces extended to the north and east. Romsey Recreation Ground is created. The Ridgeons site is shown as open land. However, Ridgeons timber yard starts operating on the site in 1928.



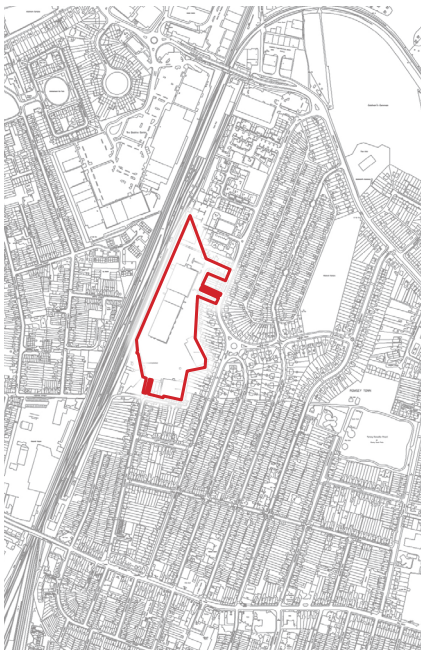
1938-52 (Figure 49)
Streets and houses are laid out for a northern expansion of Romsey Town. Ridgeons timber yard buildings can now be seen on the site.



1959-60 (Figure 50)
The Ridgeons timber yard buildings increase in number. The sites to the north of Ridgeons remain open land.



1972-74 (Figure 51)
Allotments are shown at Fairfax Road, Stourbridge Grove and Vinery Road. The land to the north of the Ridgeons site develops into light industrial uses with a depot, factory and engine shed.



2015 (Figure 52)
In 1996 the Ridgeons store opens for business. In the 2000s the more industrial and manufacturing land uses to the north of the Ridgeons site are replaced with housing, with a gym on the junction of Coldhams Lane.

2.4. Land use

2.4.1. The area around the Ridgeons site is predominately residential, with a number of other land uses.

2.4.2. Within approximately a five minute walk / 0.25 mile:

- A row of shops on the corner of the mini roundabout on Cromwell Road
- Nuffield Gym

2.4.3. Within approximately a ten minute walk / 0.5 miles:

- The shops and services on Mill Road, including two local supermarkets, cafes, restaurants, community centres and places of worship and a post office
- St Philip's Primary School
- Vinery Road Post Office

2.4.4. Within approximately a 15 minute walk/0.75 miles:

- The larger retail outlets at the Beehive Centre, includes Asda, M+S, Toys R Us and others
- York Street Medical Practice, Brook Street Medical Practice and Mill Road Medical Practice
- Antwerp House Dental Practice, Brookfields Dental Practice and Antwerp House Dental Practice
- Brookfields Hospital

2.4.5. Within approximately a 20 minute walk / five minute cycle ride / 1 mile:

- Cambridge Train Station
- Grafton Shopping Centre

2.4.6. Within approximately a 30 minute walk / 7-8 minute cycle ride / 1.5 miles:

- City Centre / Market Square
- Midsummer Common

Key

Study area

Residential

Office
1 Gwydir Enterprise Centre

School / university / language school

School
2 St Philip's Primary School

Religious building / community centre
3 St Matthew's Church
4 Cherry Trees day centre
5 St Barnabas Church
6 Cambridge Mosque and community centre
7 Mill Road Baptist Church
8 St Philip's Church and community centre
9 Ross Street Community Centre
10 Romsey Conservative Club
11 Romsey Mill Community Centre

Gym / fitness centre
12 Nuffield Gym

Cafe / restaurant / takeaway / pub

Shop / bank / estate agent / hairdresser

Post office
13 Tesco supermarket
14 Co-Op Supermarket
15 Beehive Centre

Warehouse / light industry / builders merchants
16 Council depot
17 Network Rail Land

Healthcare

Doctor
18 York Street Medical Practice
19 Mill Road Medical Practice
20 Brookfields Medical Practice

NHS dentist
21 Norfolk Street Dental Practice
22 Antwerp House Dental Practice
23 Brookfields Community Dental Practice

Hospital
24 Brookfields Hospital

Open space



Figure 53: Ground floor land use plan

Medical practice provision

2.4.7. There are four medical practices in the NHS catchment area of the site - three of these are within the study area. There are also four dental practices and one hospital. Brookfields Community Hospital offers a range of services, including speech therapy, rehabilitation, physiotherapy and palliative care.

2.4.8. As part of the preparation of the SPD, discussions have been held with the NHS. The NHS has said that its preference would be to seek improvements to the existing local practices rather than provide new facilities on the Ridgeons site. On site provision may however be required.

School provision

2.4.9. There is one primrary school in the catchment area of the site. As part of the preparation for the SPD, discussions have been held with Cambridgeshire County Council. The County Council is currently preparing a strategic plan to deliver improved primary and secondary school places, catering for the planned growth of the city as a whole. The strategic plan will identify suitable locations for new or expanded schools. Future developments, including this one, will then be likely to be required to make a financial contribution towards the delivery of these schools.

2.4.10. The County Council has also advised that additional 'early years' places for under fives is likely to be needed as a result of this development. Provision may be required on site.

Local housing

2.4.11. Based on information provided by Royal Mail, residential properties in the study area comprise circa 18% flats and 82% houses. Approximately 55% of the housing in the study area is owner occupied, 16% rented from a housing association or the Council, 25% privately rented and 4% rented from another source.



Figure 54: St Philip's Primary School and Vinery Road Post Office



Figure 55: Shops on Mill Road



Figure 56: Brookfields Hospital, Mill Road. Includes doctors surgery and dentist



Figure 57: St Philip's Church and Community Centre, Mill Road



Figure 58: Shops on Cromwell Road



Figure 59: Mill Road Baptist Church



Figure 60: Nuffield Gym on Cromwell Road



Figure 61: Romsey Town Post Office

2.5. Transport and access

Streets

2.5.1. The late 19th century Romsey Town streets to the south of the site are generally narrow, one way and with parking partially on the pavement. Cavendish Road for example has a carriageway which is 6m wide and parking on both sides of the street, making a clearance of only 3m for vehicles on the two way street. Most of the streets in Romsey Town south of Fairfax Road are one way.

2.5.2. The streets laid out in the 1930s to the north of the site are generally wider. Cromwell Road has a carriageway width of 8m, with parking on one side of the street, making a vehicle clearance of 6m on the two way street.

2.5.3. Fairfax Road has vehicle width restrictions, preventing larger vehicles from travelling through the narrow streets of Romsey Town.

Buses

2.5.4. There are good bus links within less than a 10 minute walk of the Ridgeons site on Mill Road (Citi 2) and Coldhams Lane (17, 114 196). There are regular buses into Cambridge City Centre, to Addenbrooke's Hospital and other surrounding areas and villages.

Rail

2.5.5. Cambridge Railway Station is within a 20 minute walk or 5 minute cycle ride (1 mile) of the Ridgeons site.

Parking

2.5.6. The streets around the Ridgeons site do not have a controlled parking zone (CPZ).



Figure 62: One way road system in Romsey Town north of Mill Road



Figure 63: Vehicle width restrictions on Cromwell Road



Figure 64: Cavendish Road, vehicle parking on pavement, which is allowed in marked out areas

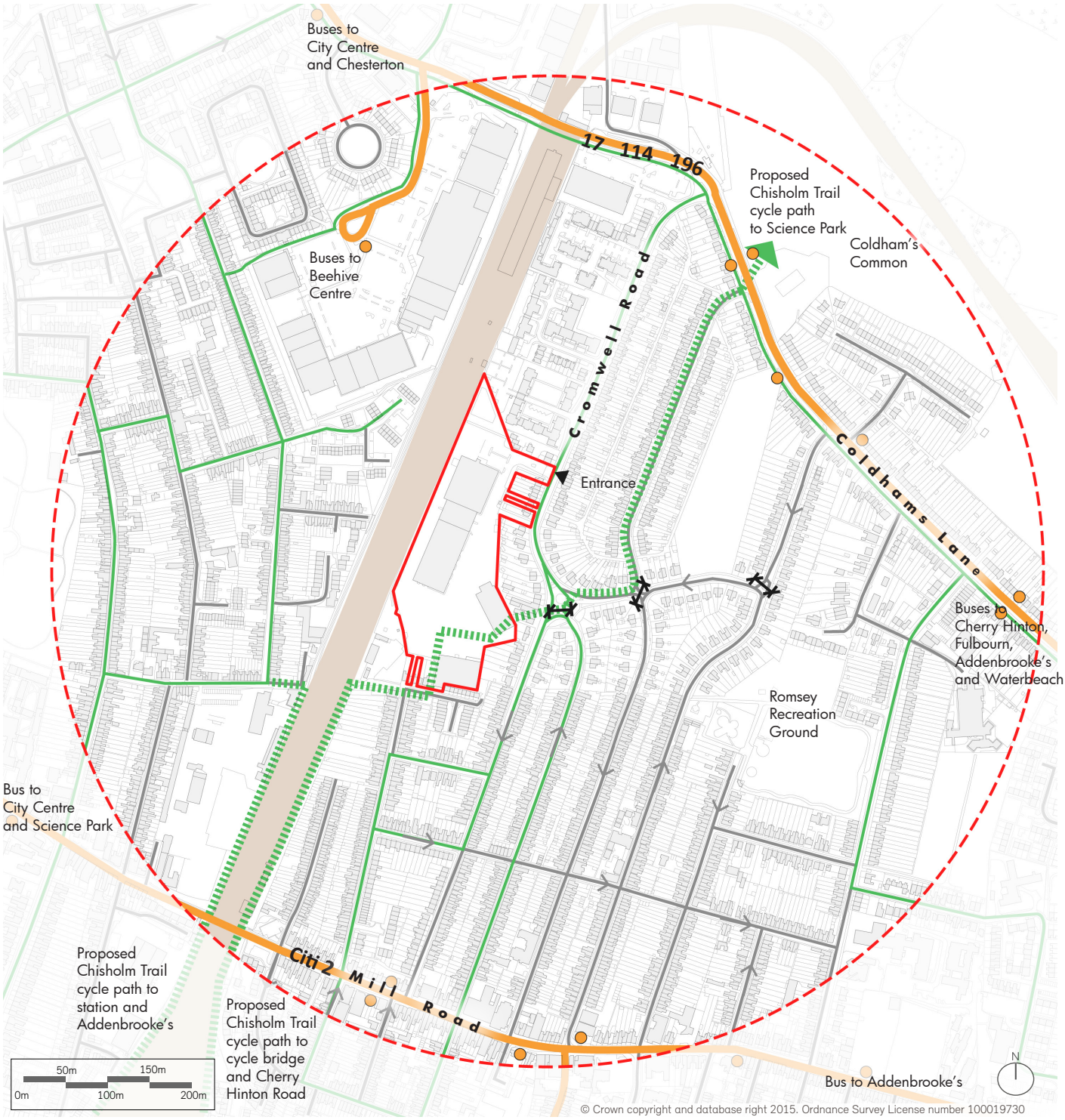


Figure 65: Roads, public transport, cycle path and access plan

Key

- Study area
- Vehicular streets
- One way streets
- Restricted vehicle width access
- Entrance to Ridgeons site
- Vehicular streets incorporating cycle routes
- Proposed cycle routes
- Citi 2 Vehicular streets with bus routes
- Bus Stops

Existing streets

2.5.7. Typical street sections around the site are illustrated below. The street sections illustrate different contextual approaches to front boundaries/gardens, parking, planting, pavement widths and road widths. All dimensions are approximate.

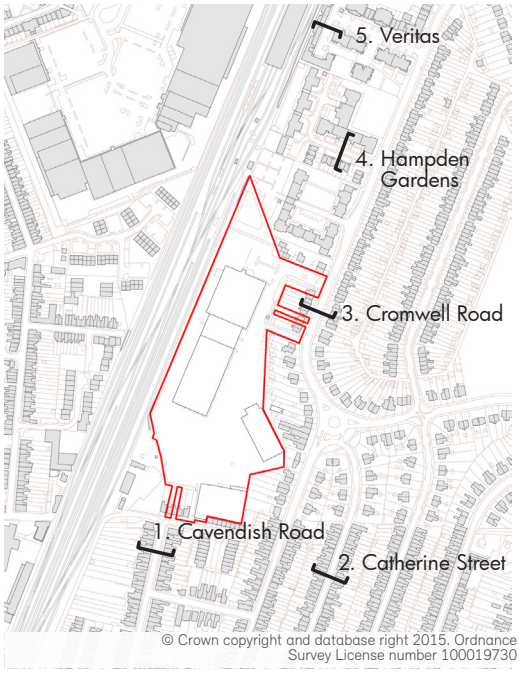
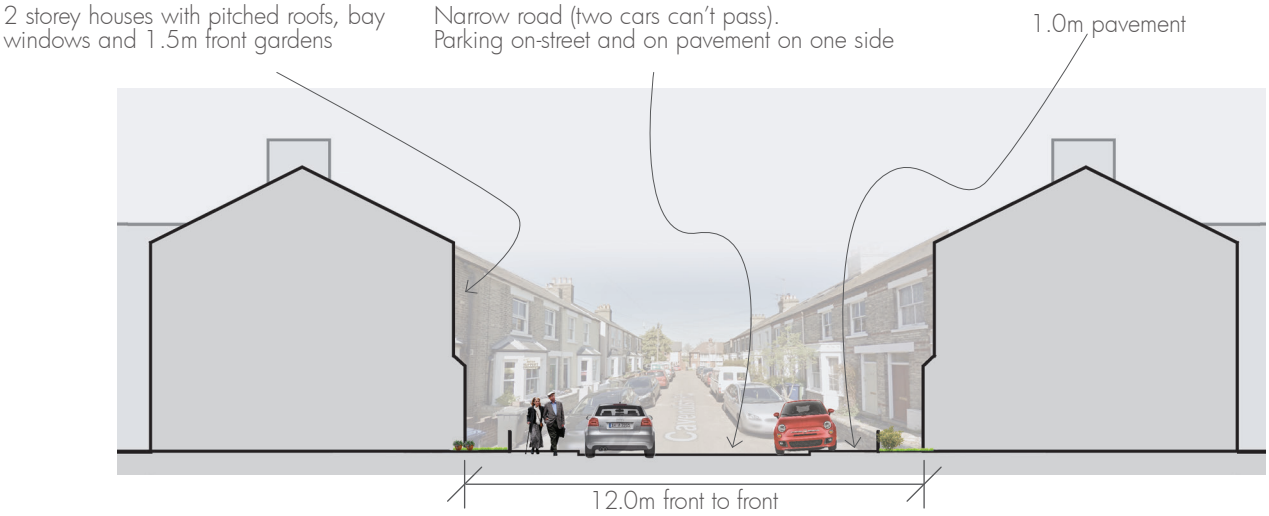
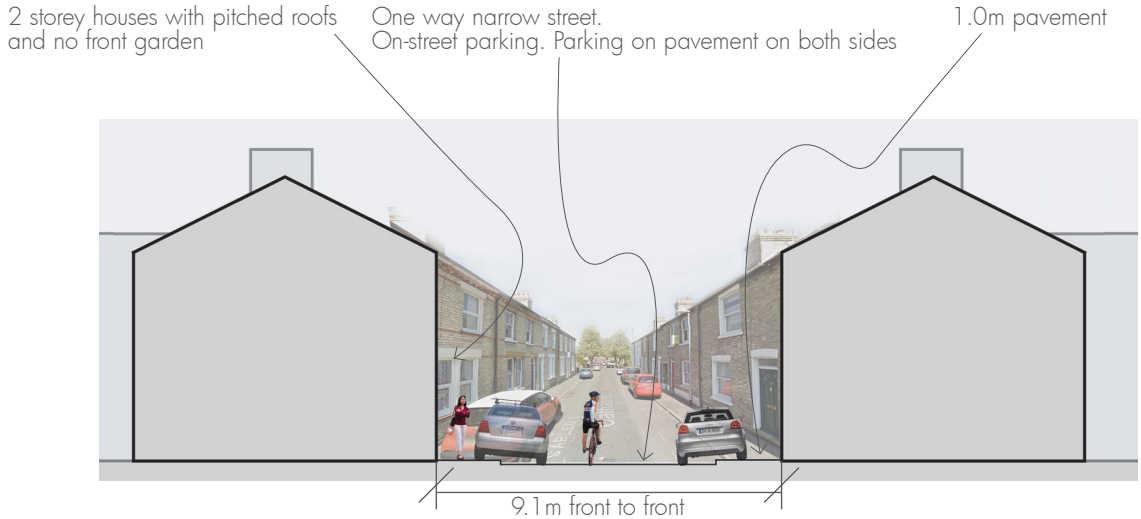


Figure 66: Plan of existing streets

1. Cavendish Road (Figure 67)



2. Catherine Street (Figure 68)



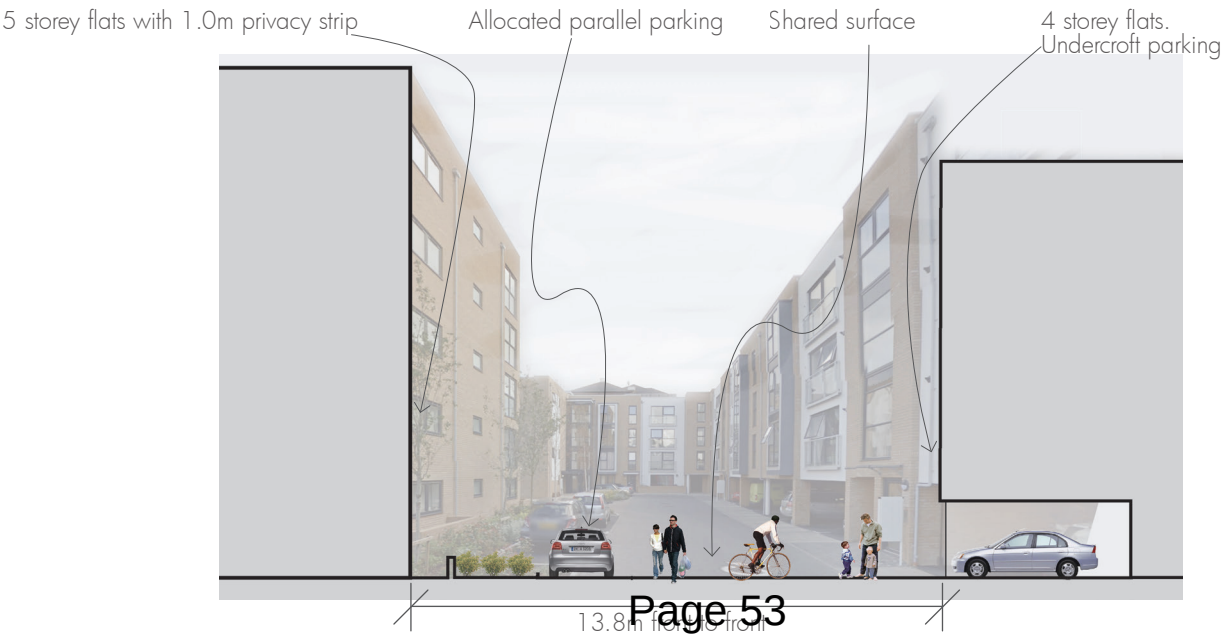
3. Cromwell Road (Figure 69)



4. Hampden Gardens (Figure 70)



5. Veritas (Figure 71)



Cycle and pedestrian network

2.5.8. There is a signed primary cycle network on several of the streets around the site, such as Cavendish Road, Cromwell Road, Sedgwick Street and Catherine Street (please see figure 72 opposite)

2.5.9. The most up-to-date proposals for the Chisholm Trail, illustrated here, recommend a new north- south cycle route through Cambridge utilising land next to the railway. The proposed route is shown to run next to the railway behind the houses on Cavendish Road, across the adjacent Network Rail site, through the southern side of the Ridgeons site and through to the shops on the Cromwell Road mini-roundabout.



Figure 72: Primary cycle network around Cromwell Road

The Proposed Route

- Binding Margin -

The route shown here is the one selected after a careful assessment of all practical options. Its guiding objective has been to make as attractive and traffic free a route as possible which can appeal to every kind of user including everyday cyclists, novices, pedestrians and those with wheelchairs or buggies. It is essential that it has complete continuity through all road intersections and other barriers, and that its contact with vehicular traffic should be limited, and then confined to traffic calmed streets.

Whilst it is accepted that some improvements might be possible in the far future as the result of as yet unplanned development, the route does not rely on such eventualities but focuses on the optimum which should be possible now, or in the near future.

Even so the route shown here is wholly dependent upon the support and goodwill of a number of landowners including Network Rail, Cambridge City Council, Cambridge Past Present and Future, and Gonville and Caius College.

The outline of the route can be described as follows:

1 Planned link to new rail station at Chesterton and The Busway cycle and pedestrian route to St Ives.

2 New bridge over the Cam alongside the mainline railway bridge.

3 Cambridge, Past, Present and Future's lands make the crucial link between Coldham's Common and Ditton Meadows.

4 The Leper Chapel (Chapel of St Mary Magdalene) would become more accessible and enhanced by landscaping.

5 New access under Newmarket Road.

6 Existing underpass under Ipswich Line.

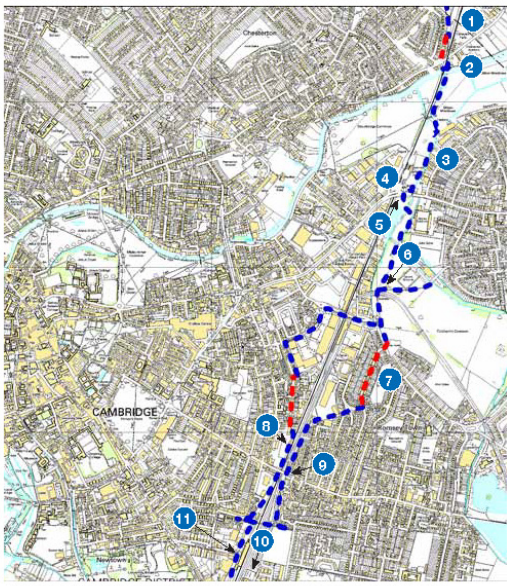
7 From Coldham's Common along Brampton Road or Cromwell Road and through the planned Ridgeon site development.

8 The route to the west of the railway line crossing the existing cycling bridge, links through the Beehive Centre, along Ainsworth Rd and along the edge of the City Council's Mill Road Depot.

9 Pass under Mill Road side arches on both sides of the railway, thereby avoiding dangerous crossings.

10 Along the railway line to the Carter Bridge from Devonshire Road to Rustat Road.

11 From Carter Bridge to The Busway via the main Rail Station.



Map showing the proposed route of the Chisholm Trail from Cambridge Central Station to the planned Cambridge North Station at Chesterton

Figure 73: Extract from the Chisholm Trail report (7 July 2015 revision)

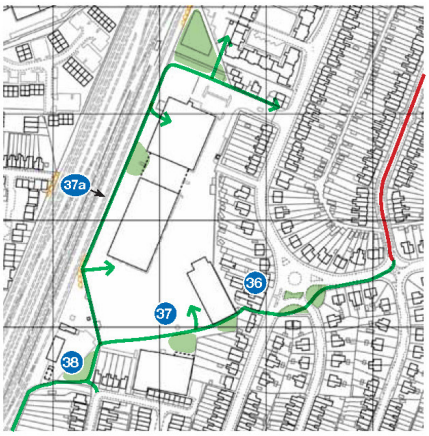
Coldham's Common to Ridgeon's Link

37 The link should be designed as an integral part of the overall development. Note that this important link should be open to the public within 12 months of start of work on site. It should be built first, not last!

37a The Ridgeon's development will need to provide a route to feed its residents to the Chisholm Trail through Cromwell Road to provide passage to the retail centre.

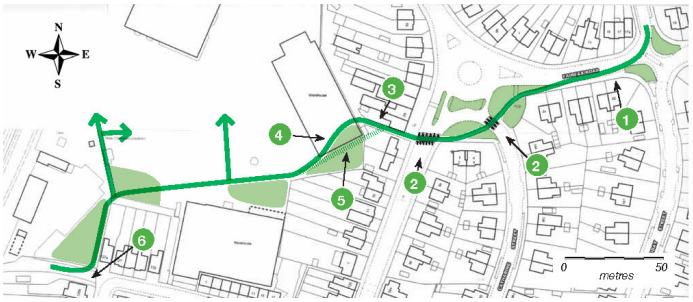
38 Create a path on the boundary of the railway depot, and a link to Cavendish Road.

***Note:** if there is a delay on the Ridgeon's Development, negotiate a temporary link through the archway from Cavendish Road.*





36 View of back lane



Brampton Road to Ridgeons Link

1 *Narrow road to create 2 way cycling route*

2 *Widen existing paths and make revised zebras across Catherine Street*

3 *Use back lane*

4 *Incorporate path and open space in Ridgeons development*

5 *Possible link if Ridgeons building remains*

6 *Link to Network Rail access*

- Binding Margin -

Figure 73: Extract from the Chisholm Trail report (7 July 2015 revision)

Coldham's Common to Ridgeon's

31a Existing good cycling path and bridge over railway.

31b Widen the pavement space here by taking some of the landscaping so as to create space for cyclists waiting to cross on the lights.

31c Make clear connection to Cromwell Road for cyclists travelling in either direction.

32 Because of poor accessibility the play area is currently rather low key, with a crossing in place at Brampton Road it could be a more attractive destination for families. So included in project are provisions to refurbish this area.

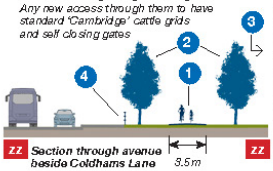
33 Cross the main road on a raised zebra crossing. This will create a minimum of delay to all users. At busy times the traffic stacks back from the Cromwell Road junction and is often stationary. Another option to be explored could be a toucan crossing

34 Brampton Road is an attractive low use road with maturing avenue trees both sides, so makes for a visual continuation of the green route. The road is traffic calmed with road humps that could be made more cycle friendly.

35 At the end of Cromwell Road, complex road barriers ensure traffic flows are minimised and there is space to fit in a dedicated traffic free link as far as the shops, with raised zebra crossings at each link road. This work will further emphasise the importance of walking and cycling in this local neighbourhood.

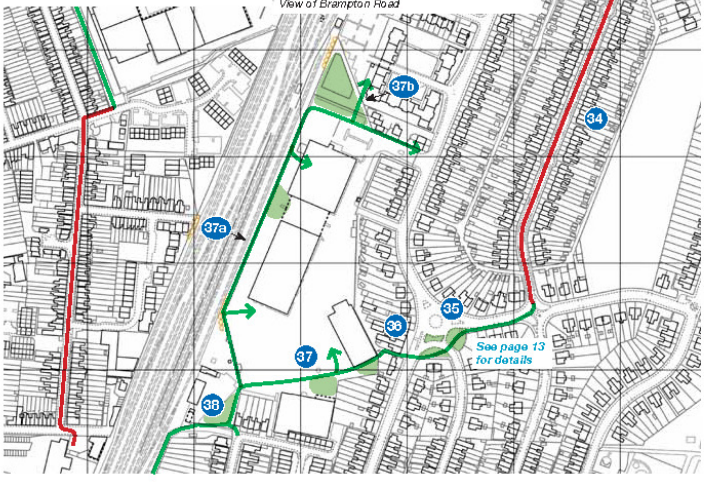
36 The back lane here provides a link to Ridgeons where its redevelopment can provide the final railway link to Cambridge Central Station.

1 *New path, 3.5m wide, with a sealed surface and finished slightly proud of the grass to ensure good drainage.*
2 *Plant avenue trees in deep guards and selected species so as not to cause root damage to path.*
3 *Coldham's Common grazed in season.*
4 *Maintain existing railings unchanged. Any new access through them to have standard 'Cambridge' cattle grids and self closing gates*





View of Brampton Road



- Binding Margin -

Figure 73: Extract from the Chisholm Trail report (7 July 2015 revision)

Link across the railway

2.5.10. In preparing this SPD a new pedestrian bridge linking the Ridgeons site with the west side of the railway line has been investigated. The scoping work for the bridge was in response to a request from some local residents during consultation. The potential bridge has been discussed with the County Council acting as Local Highway Authority. It is not considered that an additional bridge at this location is needed. While a bridge would provide a more direct crossing point over the railway, the two existing crossing points at Mill Road and Coldhams Lane are close by. Connections from these crossing points to key destinations are relatively good. In contrast, there is no obvious connecting route from a potential bridge on the western side of the railway and links to key destinations would not be demonstrably improved.

2.5.11. An indicative location for a bridge is illustrated in Figure 74. A new bridge would require ramped access and therefore the extent of land required on both sides of the railway line would be considerable. There is no available space on the western side of the railway line to provide a place to land the bridge. To acquire the required land the Council would need a compulsory purchase order (CPO) to make way for a new bridge.

2.5.12. To obtain a CPO the County Council would have to apply for special powers and present a very strong 'for greater good' case. For the reasons given above, the benefits offered by a new bridge are not considered to be sufficient to justify the demolition of existing dwellings or the application for a CPO.

2.5.13. In light of the above it is considered that the provision of a new bridge is not appropriate, necessary or deliverable.

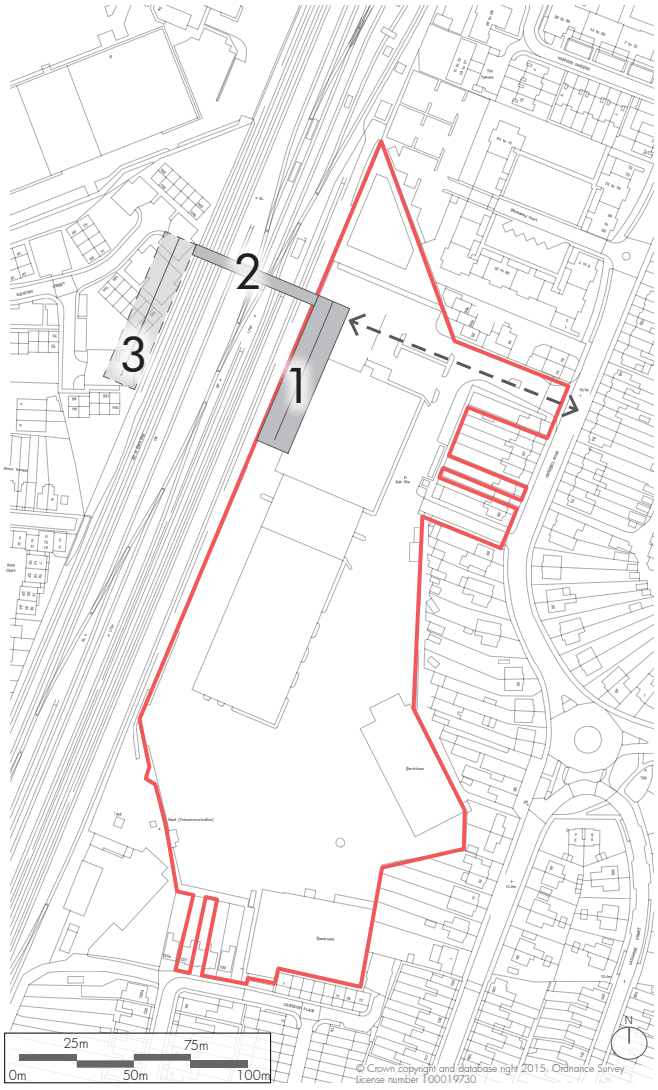


Figure 74: Challenges to delivering a bridge

1 Indicative footprint of bridge on east side

2 Indicative 5m wide pedestrian and cycle bridge (same width as the Carter Bridge north of Cambridge Railway Station)

3 Indicative footprint of bridge on west side linking to Sleaford Street.
Lack of land (the houses are in private ownership) mean there is nowhere to land the bridge.


abellio
10

2.6. Open space

2.6.1. There are a number of open spaces within a 5-10 minute walk of the Ridgeons site:

Romsey Recreation Ground

Romsey Recreation Ground is 2.81 hectares and represents a successful local park in terms of size, a range of different typologies of open space and amenities, including a basketball court, football pitch and two children's playgrounds.

Coldham's Common

Coldham's Common is a large area of 'common land' with outdoor sports facilities including two large children's playgrounds. Given its size it has the capacity to accommodate most types of park activity.

Winstanley Court

The open spaces on Cromwell Road are small and could be described as pocket parks. The open space at Winstanley Court is essentially a raised grass area and is not visible from Cromwell Road.

Hampden Gardens

The open space at Hampden Gardens is visible from the street and designed to be a series of different character areas.

Veritas

The open space at Veritas is visible from the street and has a 'no ball games' sign. There is a children's playground to the rear of the site.

Allotments

There are three allotments sites in the vicinity.

Key

Study area

Publicly accessible open space

1. Winstanley Court public space. Raised grass space. Not visible from street. 0.17ha
2. Hampden Gardens Park. Planting beds, trees, play areas, lighting and benches accessible from street. 0.18ha
3. Veritas open space. Green space, planting and children's playground. 0.15ha
4. Coldham's Common. Large grass open space with vegetation and benches. Includes six full size football pitches, two junior football pitches, one Gaelic football pitch one American football pitch, one basketball court and a halfpipe. Also includes two large children's playgrounds.

   39.60ha (total area)
5. Romsey Recreation Ground. Grass open space with vegetation and benches. Includes a basketball ball court, football pitch and two children's playgrounds.

   2.81ha
6. Mill Road cemetery. Grade II Listed gardens publicly accessible throughout the day and year. 4.00ha (total area)
7. St Matthew's Piece. Grass areas,vegetation, benches, basketball half court and children's playground. 0.76ha
8. St Matthew's Gardens. Large grass space with vegetation and planting beds. 0.44ha
9. St Matthew's Gardens children's play space x 2. 0.12ha total
10. Silverwood Close Large grass space with vegetation and trees

Total: 48.39ha

Allotments

11. Fairfax Road allotments 1.64ha
12. Stourbridge Grove Allotments 3.47ha
13. Vinery Road Allotments 1.48ha

Total: 6.59ha

TOTAL OPEN SPACE LOCATED IN STUDY AREA: 54.98 ha

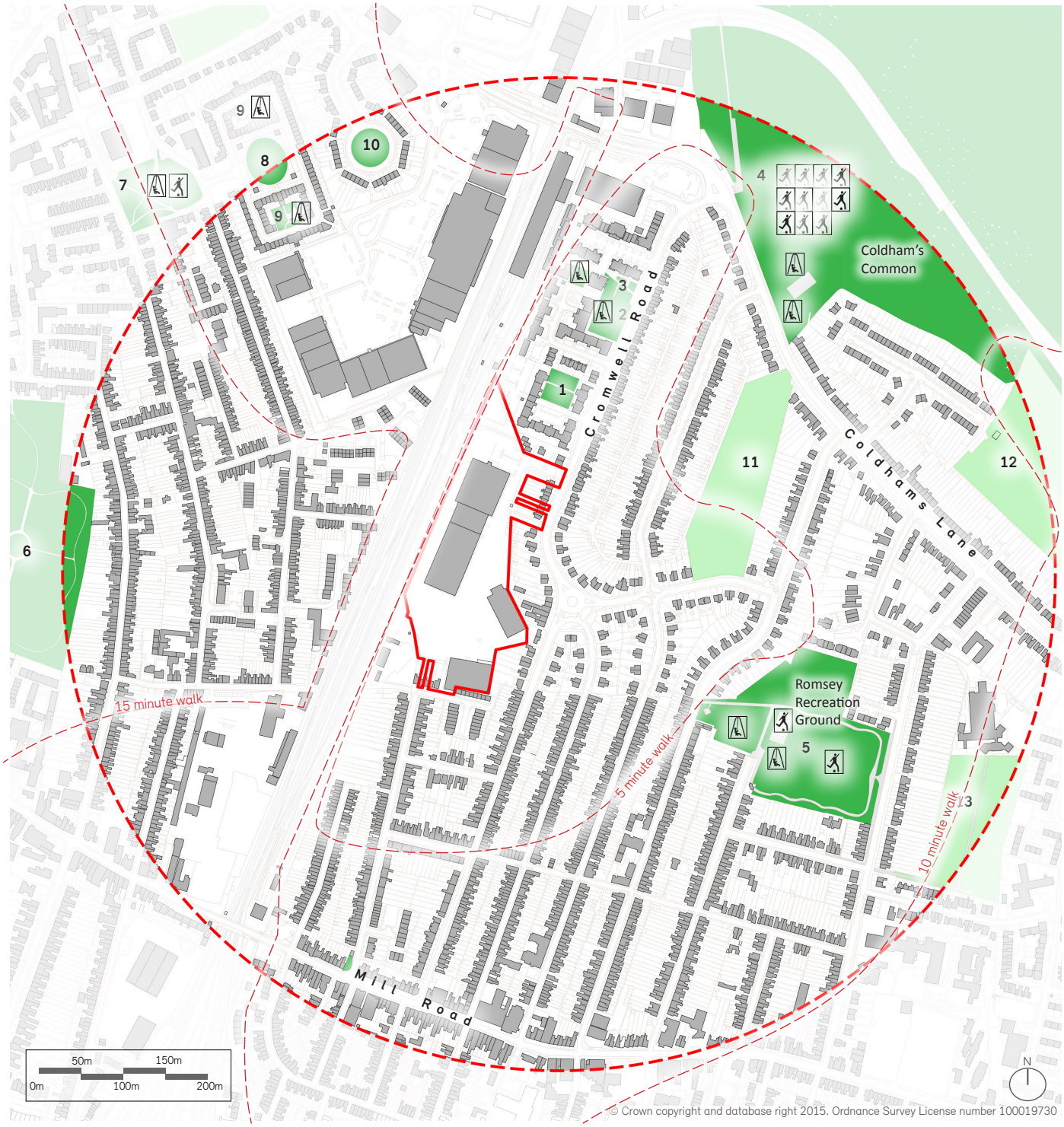


Figure 75: Open space plan

Coldham's Common

- 39.60 hectares
- Large green open space with mature trees, benches and grazing land
- Classed as a Local Nature Reserve
- Six full size football pitches, two junior football pitches, one Gaelic football pitch, one American football pitch, one basketball court and a skateboard halfpipe
- Two large children's playgrounds



Figure 76: Coldham's Common



Figure 77: Play space and sports pitches at Coldham's Common

Romsey Recreation Ground

- 2.81 hectares
- Local park with a good range of facilities, green open space, mature trees and benches
- Basketball court, football pitch, table tennis table
- Two children's playgrounds
- Public toilets



Figure 78: Romsey Recreation Ground



Figure 79: Play space at Romsey Recreation Ground

Winstanley Court

- Raised green space which is not visible from the street
- 0.17 hectares



Figure 80: Winstanley Court open space

Hampden Gardens Park

- Planting, beds, trees, play areas, lighting and benches
- 0.18 hectares



Figure 81: Hampden Gardens Park

Veritas open space

- Green space, planting and small children's playground
- 0.15 hectares



Figure 82: Open space at Veritas

Fairfax Road Allotments

- 1.64 hectares

Stourbridge Grove Allotments

- 3.47 hectares

Vinery Road Allotments

- 1.48 hectares



Figure 83: Fairfax Road allotments

2.7. Building heights and types

Residential building heights and types

2.7.1. The Victorian houses in Romsey Town are generally 2 storey, with pitched roofs and chimneys and arranged in long terraces. In terms of materials, most of the houses are faced with brick and have sliding sash timber windows. The houses generally fall into two types. The first type is a slightly larger house with a hall, bay window and front garden, such as the houses on the northern end of Cavendish Road. The second type of house is narrower, with no hall, bay window or front garden, such as the houses on Thoday Street.

2.7.2. The houses in the 1930s extension of Romsey Town (to the north and east of the Ridgeons site) are generally larger with bigger front and rear gardens than the Victorian houses. These houses are generally 2 storey, faced with brick and/ or render and include hipped roofs, gables, porches and casement windows. The houses are generally semi-detached or in short terraces.

2.7.3. Directly to the south of the Ridgeons site is a more recent development of 2 and 3 storey houses on Cavendish Place. These houses are faced with buff brick and have mansard roofs and dormer windows.

2.7.4. To the north of the site there are three more recent residential developments – Winstanley Court, Hampden Gardens and Veritas - which range from 3-6 storeys. The buildings in Winstanley Court are 3 storey buff brick to Cromwell Road and 4 storeys next to the railway line. The buildings in Hampden Gardens also feature buff brick, range in height from 3-5 storeys and have hipped roofs and juliet balconies. The buildings in Veritas range in height from 3-6 storeys, are a mixture of brick and render and have flat roofs.



Figure 84: Typical Romsey Town terrace houses



Figure 85: Pair of semi-detached houses from 1930s Romsey Town extension



Figure 86: 3 storey houses to the south of the site on Cavendish Place



Figure 87: 3 storey houses in the Veritas development on Cromwell Road

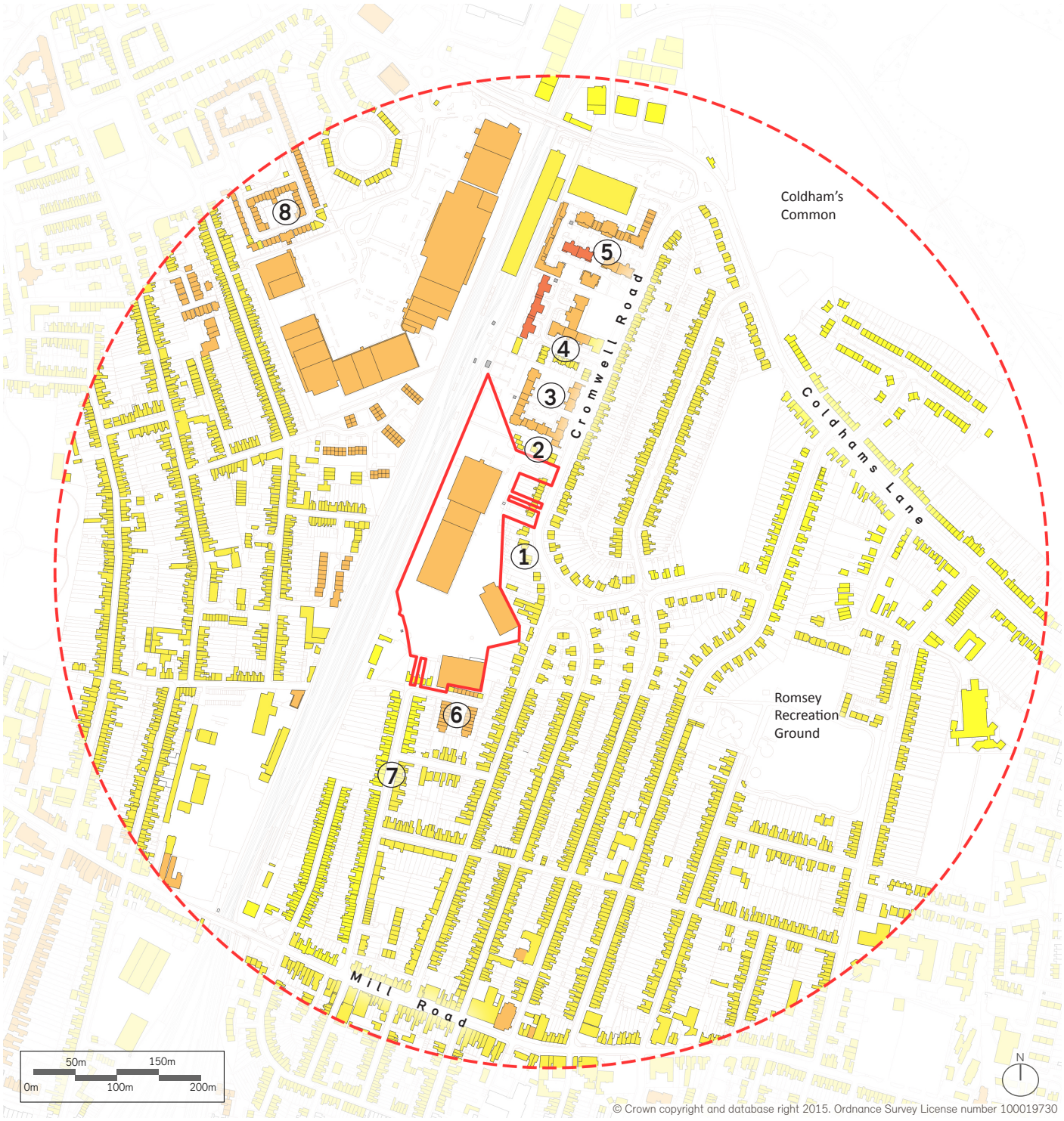


Figure 88: Building heights plan (shown in the equivalent of residential storey heights)

Key

- Study area
- 1-2 storeys
- 3-4 storeys
- 5-6 storeys

Local residential building types (see next page)

1. Cromwell Road
2. Houses next to Winstanley Court
3. Winstanley Court
4. Hampden Gardens
5. Veritas
6. Cavendish Place
7. Cavendish Road
8. Thoday Street

Local residential building types

1. Cromwell Road (Figure 89)

House type: Semi-detached houses

Height: 2 storeys + roof

Materials: Brick and roof tiles

Roof type: Hipped with gables

Features: Bay windows, porches and chimneys



2. Houses next to Winstanley Court (Figure 90)

House type: Semi-detached houses

Height: 2 storeys + roof

Materials: Buff brick and roof slates

Roof type: Pitched with dormers

Features: Laid out as a mews off Cromwell Road



3. Winstanley Court (Figure 91)

House type: Flats

Height: 3-4 storeys + roof

Materials: Buff brick and roof slates

Roof type: Pitched with gables

Features: No front doors on Cromwell Road



4. Hampden Gardens (Figure 92)

House type: Flats with a few houses

Height: 3-5 storeys + roof

Materials: Buff brick, render and roof tiles

Roof type: Hipped

Features: Juliet balconies



5. Veritas (Figure 93)

House type: Flats with a few houses

Height: 3-6 storeys

Materials: Buff brick and render

Roof type: Flat with solar panels

Features: Glazed balconies, set back top floors



6. Cavendish Place (Figure 94)

House type: Houses

Height: 3 storeys

Materials: Buff brick and roof slates

Roof type: Mansard with dormers

Features: Sash windows



7. Cavendish Road (Figure 95)

House type: Houses

Height: 2 storeys + roof

Materials: Stock brick

Roof type: Pitched

Features: Ground floor bay windows, small front garden and chimneys



8. Thoday Street (Figure 96)

House type: Houses

Height: 2 storeys + roof

Materials: Stock and buff brick with red brick decoration

Roof type: Pitched

Features: No front gardens



2.8. Character and form

2.8.1. 'Character and form' is defined here as a combination of the layout of the buildings and streets, the height and appearance of the buildings, the amount and distribution of open space and the density (number of homes in a given area) of a development.

2.8.2. As a Supplementary Planning Document (SPD), this document is required to support policies and objectives in the Local Plan. The allocation in the emerging Local Plan for the Ridgeons site is for 75 homes per hectare.

2.8.3. Figure 97 broadly illustrates three different but basic diagrammatic approaches to character and form achieving 75 homes per hectare on identically sized sites. To achieve the density required and public space, a medium rise approach with houses and flats would appear to be most appropriate for the site and the context.

2.8.4. Illustrated on the following pages are eight character and form studies of the local area around the Ridgeons site. These show different approaches to character and form and the resulting density.

2.8.5. To deliver 75 homes per hectare and public open space, the studies imply that a combination of houses and flats will be required, as well as buildings of 4 or more storeys on parts of the site.

2.8.6. Car parking will be dealt with in a range of solutions, including: on street parallel parking, head-on parking (90 degree), undercroft and parking courts.

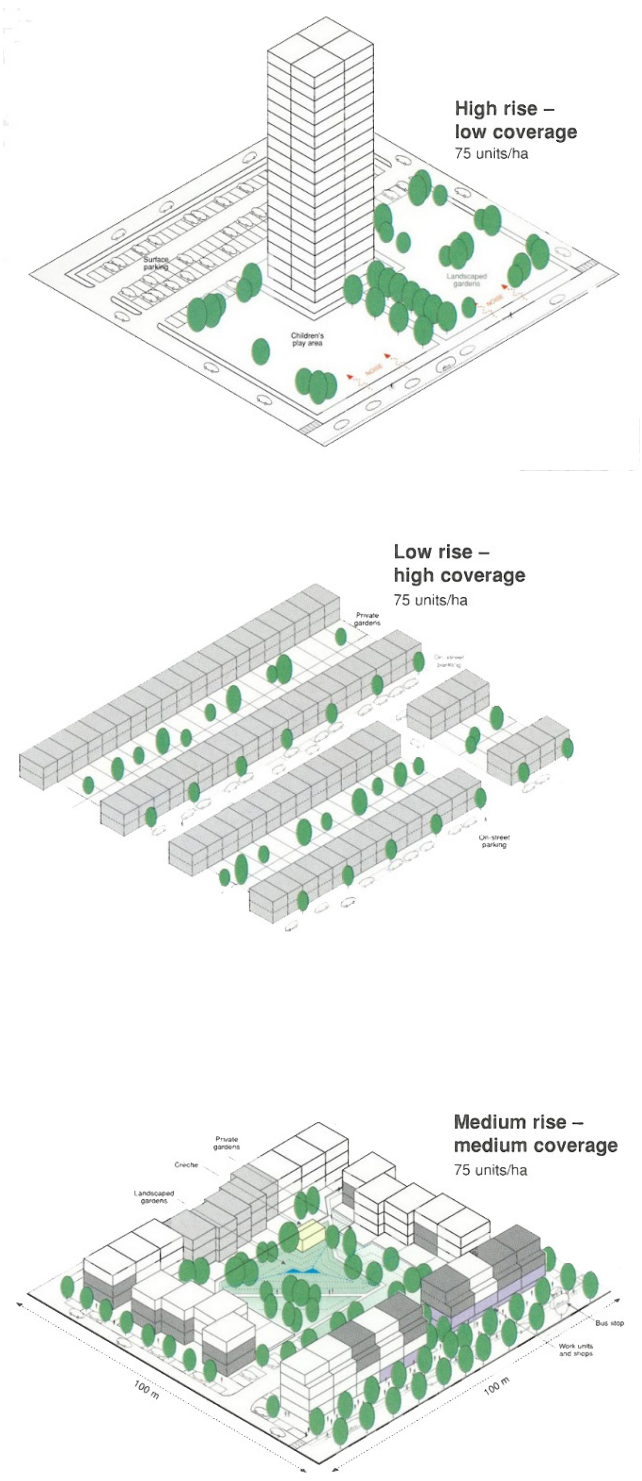


Figure 97: Diagram illustrating three different methods of designing housing at 75 homes per hectare (source Towards and Urban Renaissance, UTF 1999)

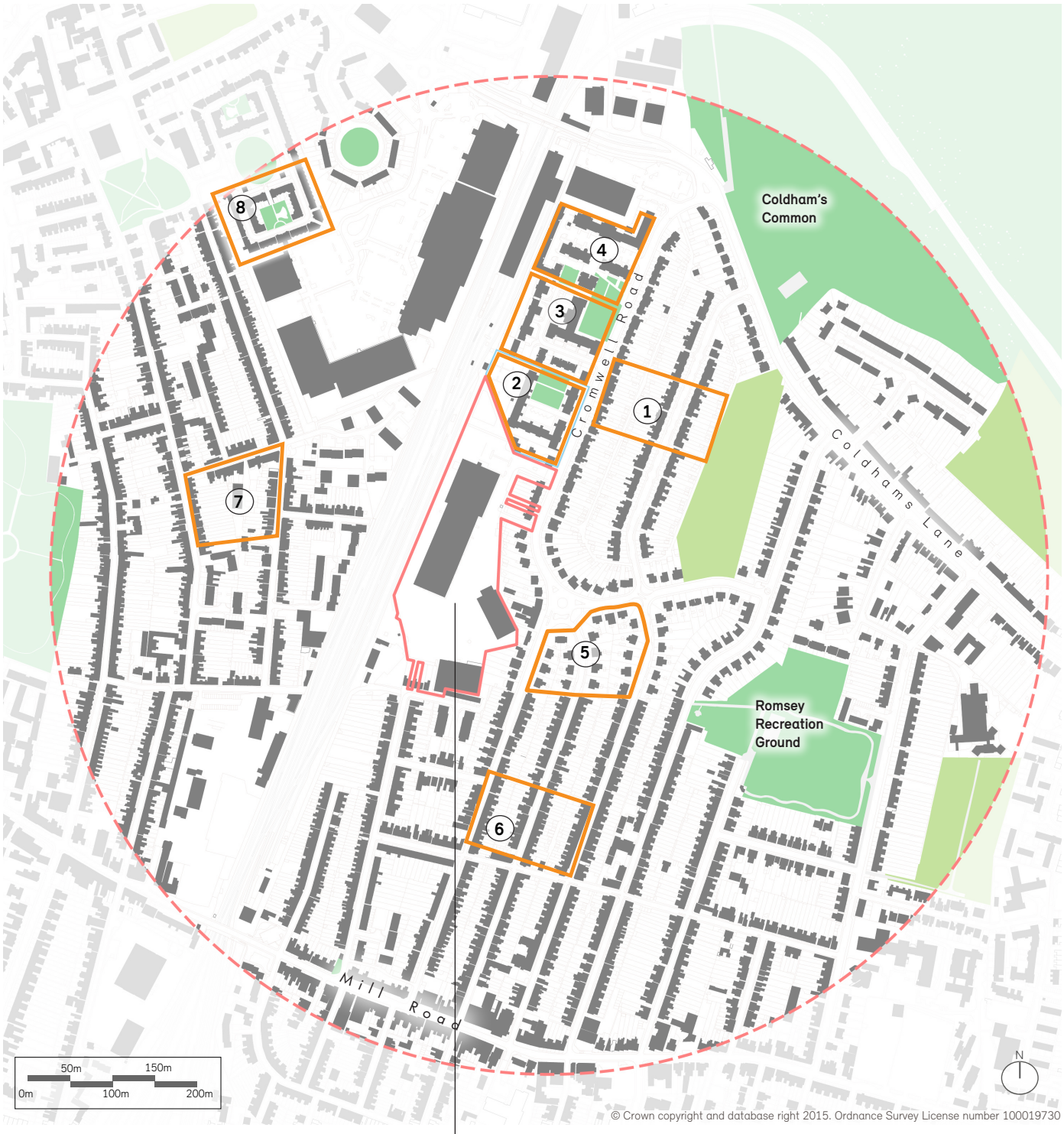


Figure 98: Figure ground plan identifying character areas

Study area

① Cromwell Road
② Winstanley Court
③ Hampden Gardens
④ Veritas
⑤ Fairfax Road
⑥ Catherine Street
⑦ Ainsworth Street
⑧ St Matthew's Gardens

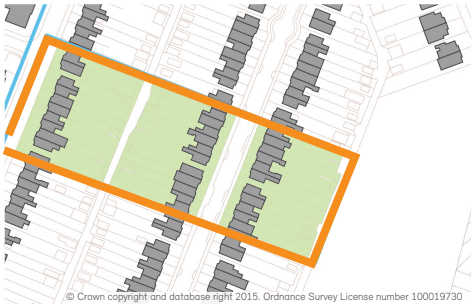
DRAFT SITE ALLOCATION FOR RIDGEONS SITE:

Total homes:	245
Site area:	3.27 hectares
Density:	75 homes per hectare

Local Character Areas

Character Area 1: Cromwell Road (Figure 99)

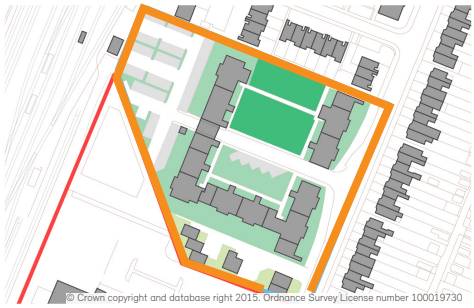
Total homes:	35
Home type:	Terrace houses
Height:	2 storeys
Site area:	0.88 ha
Open space:	Gardens
Density:	40 homes per ha
Parking:	Garages and on-street





Character Area 2: Winstanley Court (Figure 100)

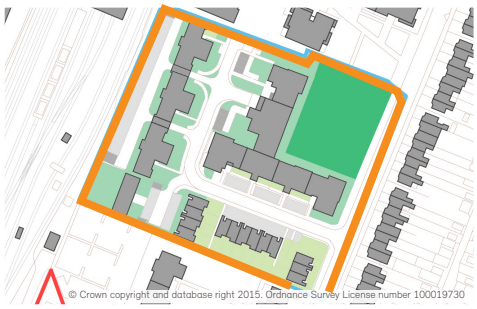
Total homes:	90
Home type:	6 houses; 84 flats
Height:	2-4 storeys
Site area:	1.07 ha
Open space:	0.17 ha public open space + grassed areas + gardens
Density:	84 homes per ha
Parking:	Parking court, parallel on-street and angled on-street





Character Area 3: Hampden Gardens (Figure 101)

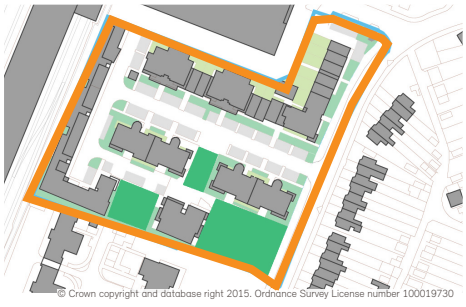
Total homes:	115
Home type:	13 houses; 102 flats
Height:	2-5 storeys
Site area:	1.28 ha
Open space:	0.18 ha public open space + grassed areas + gardens
Density:	90 homes per ha
Parking:	Parking court, on-plot, 90 degree on-street and underground





Character Area 4: Veritas (Figure 102)

Total homes:	136
Home type:	9 houses; 127 flats
Height:	2-6 storeys
Site area:	1.22 ha
Open space:	0.15 ha + public open space + grassed areas + gardens
Density:	111 homes per ha
Parking:	Parking court and 90 degree on-street





Character Area 5: Fairfax Road (Figure 103)

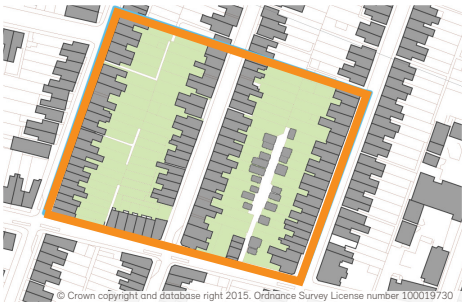
Total homes: 39
Home type: Semi-detached
Height: 2 storeys
Site area: 1.33 ha
Open space: Gardens + grassed areas
Density: 29 homes per ha
Parking: On-plot and on-street





Character Area 6: Catherine Street (Figure 104)

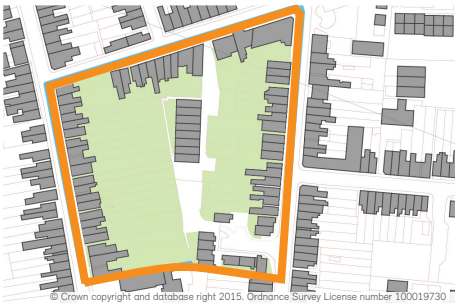
Total homes: 91
Home type: Terrace houses
Height: 2 storeys
Site area: 1.27 ha
Open space: Gardens
Density: 72 homes per ha
Parking: On-street with some garages in the centre of the block





Character Area 7: Ainsworth Street (Figure 105)

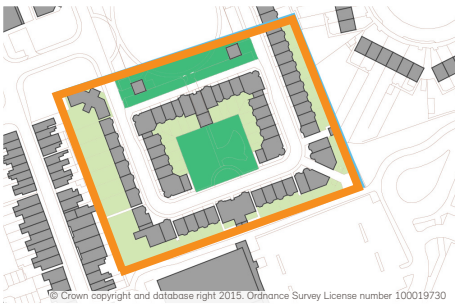
Total homes: 68
Home type: Terrace; mews
Height: 2 storey
Site area: 1.18 ha
Open space: Gardens
Density: 58 homes per ha
Parking: On-street with some parking courts in the centre of the block





Character Area 8: St Matthew's Gardens (Figure 106)

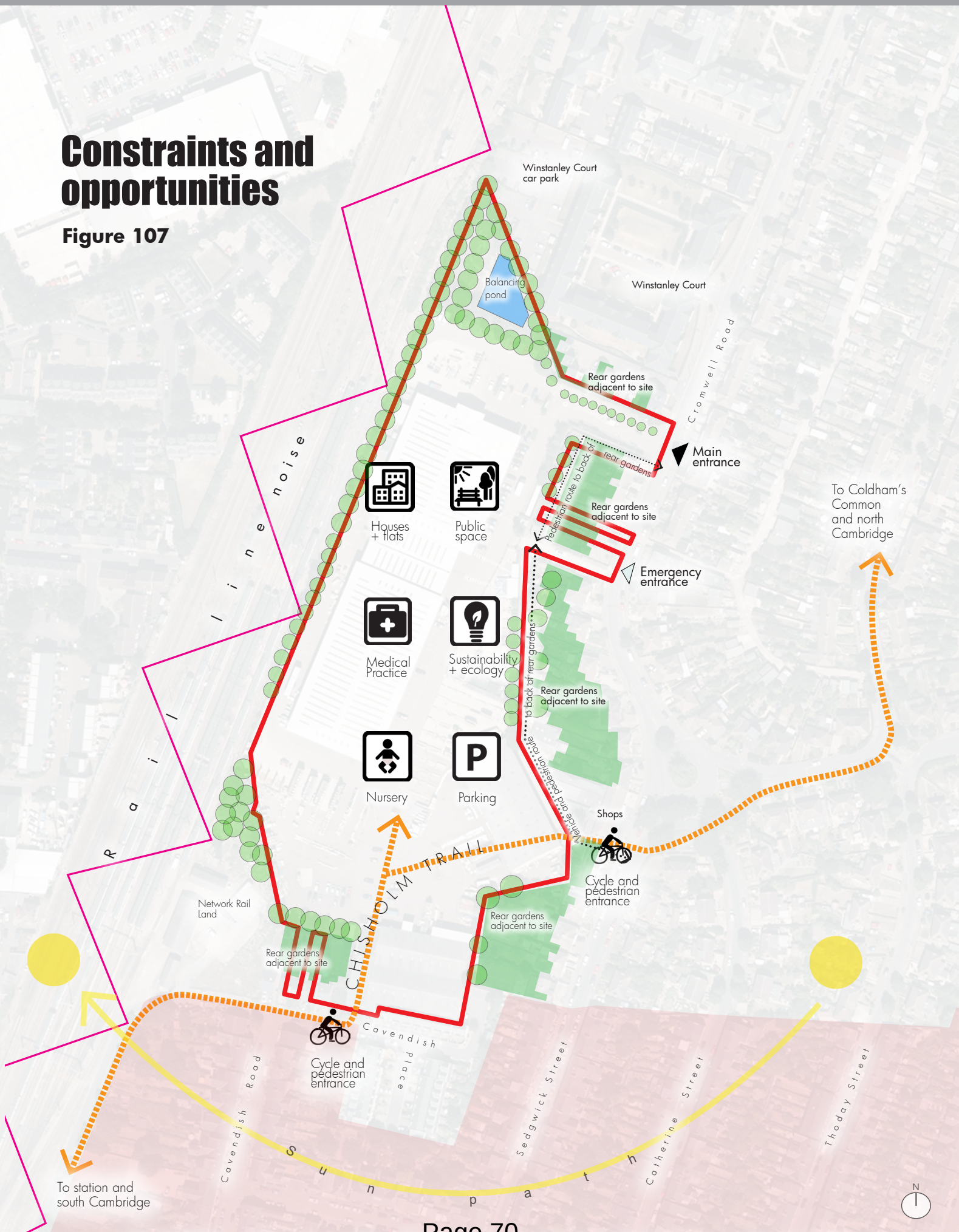
Total homes: 101
Home type: 43 houses; 58 flats
Height: 2-4 storeys
Site area: 1.03 ha
Open space: 0.19 ha+ public open space + gardens
Density: 98 homes per ha
Parking: Underground





Constraints and opportunities

Figure 107



2.9. Key objectives

2.9.1. This chapter has highlighted the key planning and design considerations on and around the site. The key objectives are summarised below:

1. Provide a mix of flats and houses at 75 dwelling units per hectare
2. Protect the amenity and access rights of existing neighbouring properties
3. Utilise the existing access roads into the site
4. Create pedestrian and cycle routes through the site, including the Chisholm Trail
5. Respect the adjacent Mill Road Conservation Area
6. Provide a large, welcoming and accessible public open space
7. Address opportunities for sustainability and ecology on the site
8. Ensure existing and new homes are protected from the noise of the rail line
9. Provide new homes that maximise daylight and sunlight
10. Provide adequate parking in a variety of typologies
11. Accommodate the potential for a medical practice and/or an early years facility if needed


ENTRANCE
EXIT ONLY
RIDGEONS

3. Vision

3



Illustrative image

3.1. Vision for the site

"The vision for the Ridgeons site, Cromwell Road, is to create a **well designed** housing development. The new development will incorporate **new public open space**, **new pedestrian and cycle routes** and respond positively to the **character of the surrounding area**"

3.2. Development principles

3.2.1. The development principles for the Ridgeons site are based on the analysis in the previous chapter. They have also been informed by two rounds of consultation with local people and key stakeholders.

3.2.2. The principles are considered in two parts.

3.2.3. The first are the site and surrounds, which are principles to be addressed directly in the SPD.

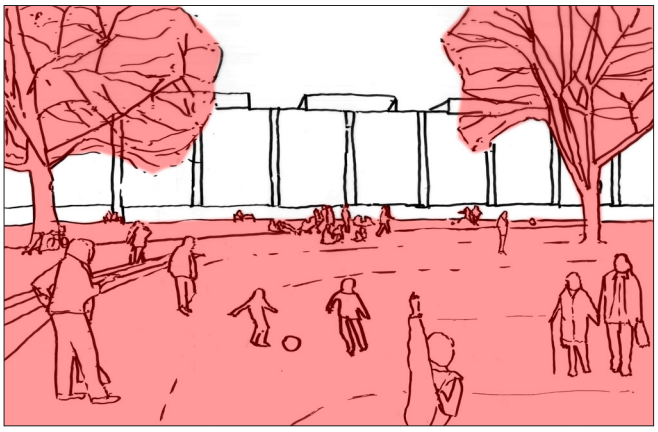
3.2.4. The second are for the wider area, which have been considered generally when preparing the SPD. However, the principles for the wider area are not in the direct control of either Ridgeons or Cambridge City Council and generally represent matters within the jurisdiction of the Highway Authority (Cambridgeshire County Council).

Figure 108: Site and surrounds. Design principles to be addressed directly in the SPD:

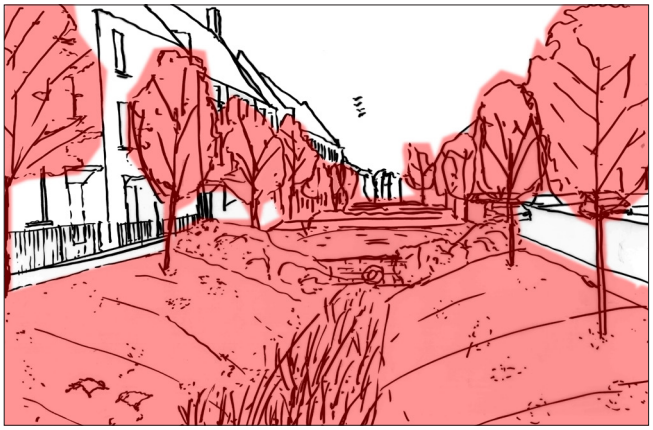
1 Create an integrated community – mixing tenure and sizes of homes



2 Provide accessible and usable open space



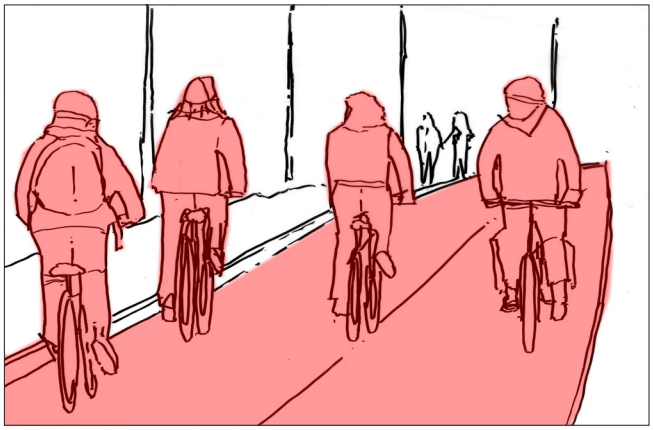
3 Promote ecology and sustainability



4 Create a connected and permeable street network for pedestrians and cyclists



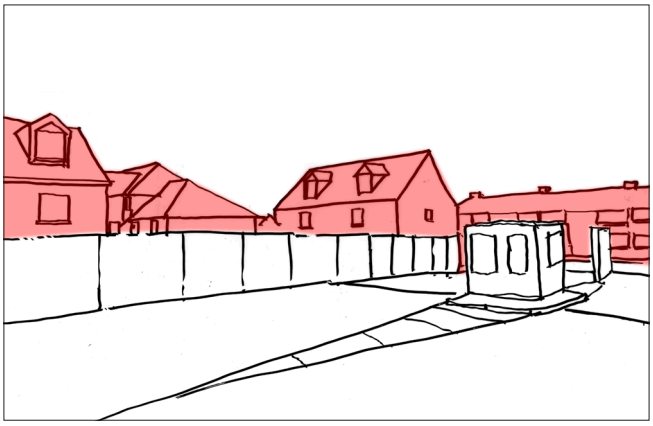
5 Incorporate the Chisholm Trail cycle route



6 Create a variety of building heights that respond to surrounding buildings and spaces



7 Protect the amenity of surrounding properties



8 Respond positively to the character of the Mill Road Conservation Area



9 Provide enough space for car parking, car clubs and cycle parking





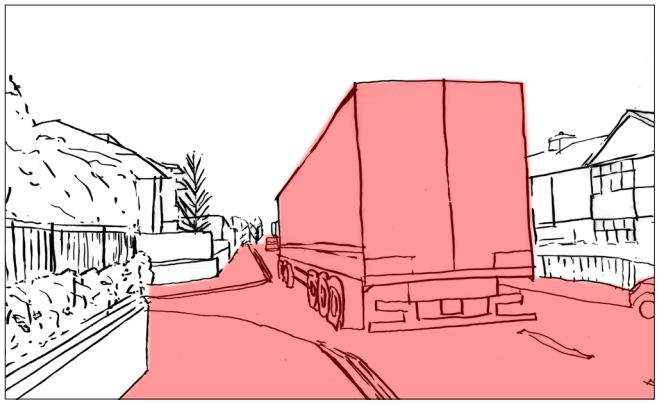
Illustrative image

Figure 109: For the **wider area**, the following design principles have been considered when preparing the SPD:

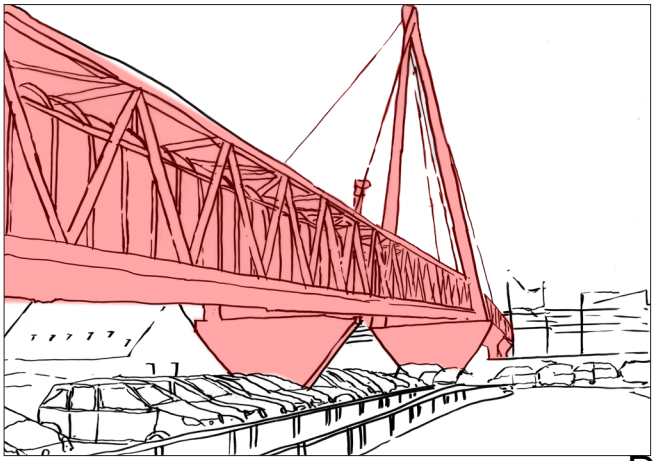
10 Consider the provision of education and health care facilities in the local area



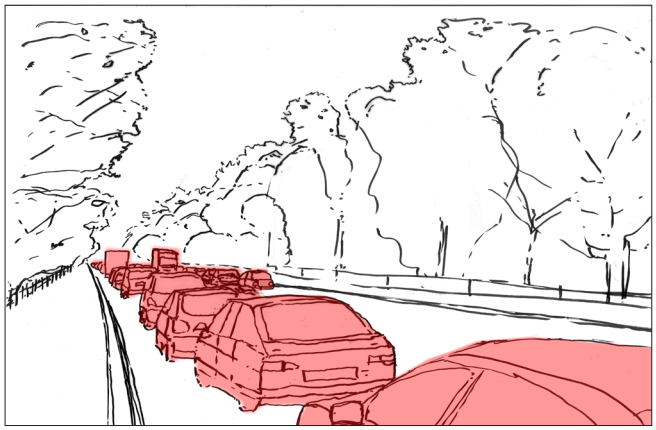
11 Look for opportunities to improve the public realm on Cromwell Road



12 Investigate the feasibility of providing a bridge over the railway (addressed on page 38)



13 Consider the impact of vehicle traffic in the local area



14 Consider improvements to public transport in the local area





Illustrative image

Parameters for change

4

4.1. Introduction

4.1.1. This chapter of the SPD provides planning and design guidance on how the development principles will be used to guide future planning application(s). In some cases the guidance is more prescriptive, and this is reflected in the language with words such as will and should. In other cases the guidance is more discretionary and illustrative, providing a vision and aspirations for future development.

4.1.2. As well as complying with the planning and design guidance in this SPD, any future planning application(s) will have to comply with the policies in the Cambridge Local Plan 2014. **A list of relevant policies is provided in Appendix B.**

4.1.3. This chapter is structured under six themes:

- Land use
- Transport and access
- Building heights and types
- Open space
- Character and form
- Sustainability

4.1.4. The themes have been used to create a Framework Plan, which broadly illustrates how the routes, buildings and open space should work together. The Framework Plan is illustrated opposite. The remainder of this chapter illustrates how the Framework Plan has been built-up and provides guidance on each of the six themes.

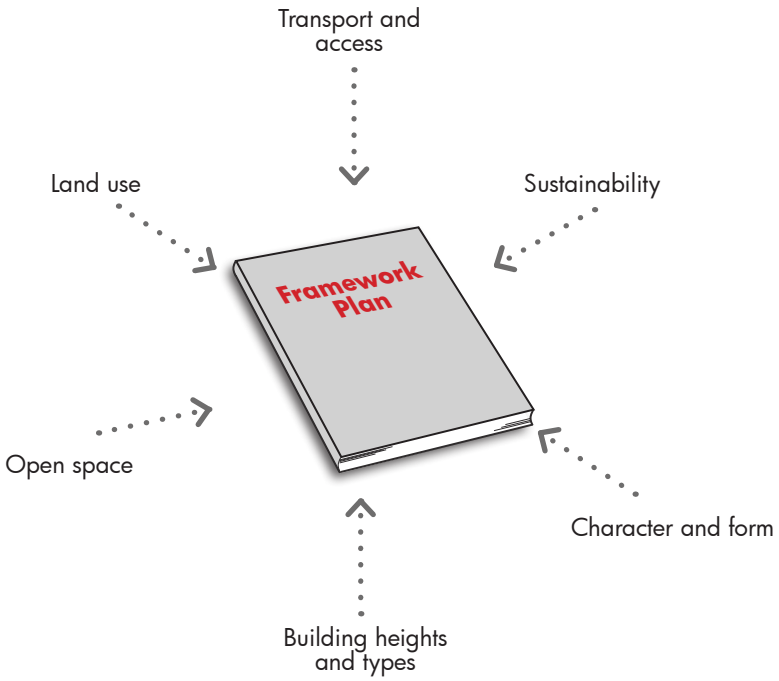
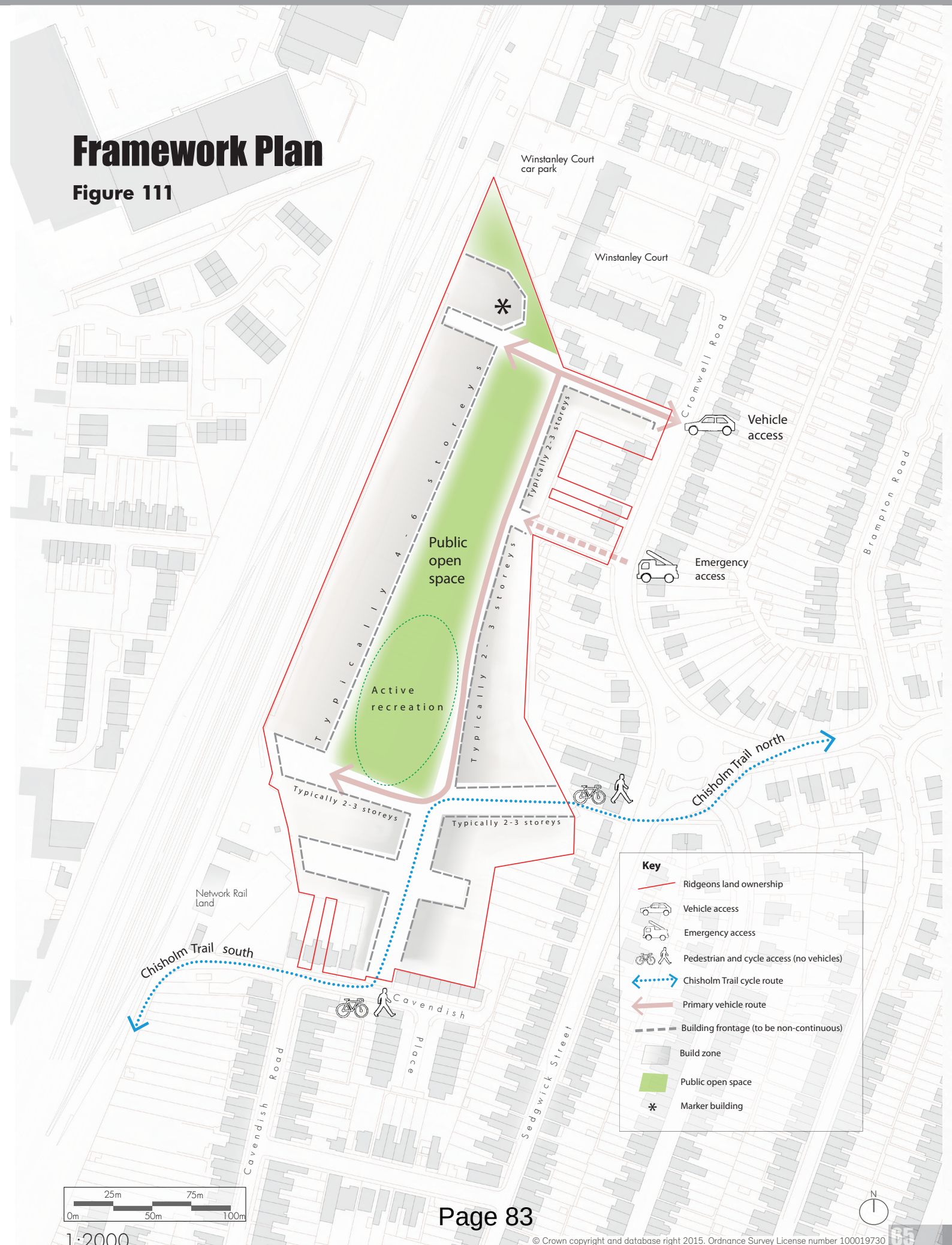


Figure 110: The six themes that together make-up the Framework Plan

Framework Plan

Figure 111



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4.2. Land use

4.2.1. In line with the site allocation, the primary land use will be housing. The policy requirement for affordable housing is 40%. Affordable housing should be distributed in clusters across the site.

4.2.2. Discussions have been held with the NHS and Cambridgeshire County Council about the provision of medical practices, school and nursery places in the locality. This was in response to public consultation feedback as part of the preparation for the SPD. The discussions highlighted the potential need for a medical practice, an early year's nursery and community floor space to be provided on site, however at the time of writing the need for these land uses has not been confirmed by the NHS and Cambridgeshire County Council.

4.2.3. Given a planning application could precede the NHS and Cambridgeshire County Council confirming a need or otherwise, it is suggested that floor space could be reserved for an agreed period of time for the medical centre, early year's nursery and/or community use. If in the future there is no need identified for the land uses, the reserved floor space could revert to housing.

4.2.4. Any planning application on the Ridgeons site will need to be informed by an appropriate assessment of demand and capacity. The assessment should be in line with Policy 73: Community, sports and leisure facilities in the emerging Local Plan. If required, a medical centre, early year's nursery and /or community use would need to be provided in a location which is reasonably central, with adequate provision for parking, and in the case of the nursery, near an open space.

4.3. Transport and access

Pedestrian and cycle connectivity and principles

4.3.1. The Ridgeons site offers an excellent opportunity to open-up a currently closed site and make connections with the wider existing street network and future Chisholm Cycle Trail. As such, access and routes through the site will be provided for pedestrians and cyclists.

4.3.2. To accommodate the Chisholm Trail and to aid pedestrian connectivity, cycle and pedestrian access to the site should be provided on Cavendish Place, and on the track behind the shops on the mini roundabout on Cromwell Road and on to Cromwell Road further north.

4.3.3. The new streets within the development should accommodate, where possible, generous pavements and shared surfaces to encourage cycling and pedestrian activity, while also slowing down vehicle speeds.



Figure 112: Nursery



Figure 113: Medical practice

Vehicle access, routes and hierarchy

4.3.4. Vehicle access to the site should continue to be through the existing Ridgeons site entrance on Cromwell Road. However, given the width of the entrance, it is suggested that the entrance road is narrowed. This will be the only vehicle entrance into the site and will also serve pedestrians and cyclists.

4.3.5. The existing, currently closed, vehicle access route to the south of the main entrance should be retained as an emergency vehicle access route. There is the possibility this could also be used for a pedestrian and cycle access.

4.3.6. There should be a hierarchy of vehicle routes through the site, with a primary street serving the spine of the development to the east of the public open space. All secondary routes should be shared surfaces where possible. Shared surfaces are streets where kerbs and traffic signs are reduced to help create equal priority between pedestrians, cyclists and vehicles.



Figure 115: Opening up the southern side of the site from Cavendish Place for pedestrians and cycles only and incorporating the Chisholm Trail



Figure 116: Opening up the western side of the site for pedestrians and cycles only and incorporating the Chisholm Trail



Figure 114: Shared surface



Figure 117: Retaining the existing vehicle route into the site as the only vehicle entry point into the new development. Entrance should be narrowed.

Car Parking

4.3.7. Cambridge City Council's car parking standards are expressed as maximum standards in line with national guidance and the City Council's sustainability aims. However, there could be justification for car parking provision below the maximum policy levels given the close proximity of the site to public transport, shops and services. It is suggested that a car parking ratio of 1:1 for each home (i.e. one space per home) with an additional visitor parking space of 0.25 (i.e. one parking space per four homes) could be acceptable. Any parking allocation will need to be justified in future planning application(s).

4.3.8. Car parking should be provided in a variety of typologies, including parallel on-street bays, perpendicular (head on) bays, on-plot, parking courts and undercroft. The potential for the use of car clubs within the development as a whole should also be investigated early in the development process.

4.3.9. Car parking for disabled people should be provided in line with Cambridge City Council's standards in suitable locations to allow easy and level access to buildings and spaces.

Cycle parking

4.3.10. Safe and secure cycle parking should be provided and should accord with Cambridge City Council's policy requirements.



Figure 118: Parallel on-street bays



Figure 119: Perpendicular bays



Figure 120: On plot



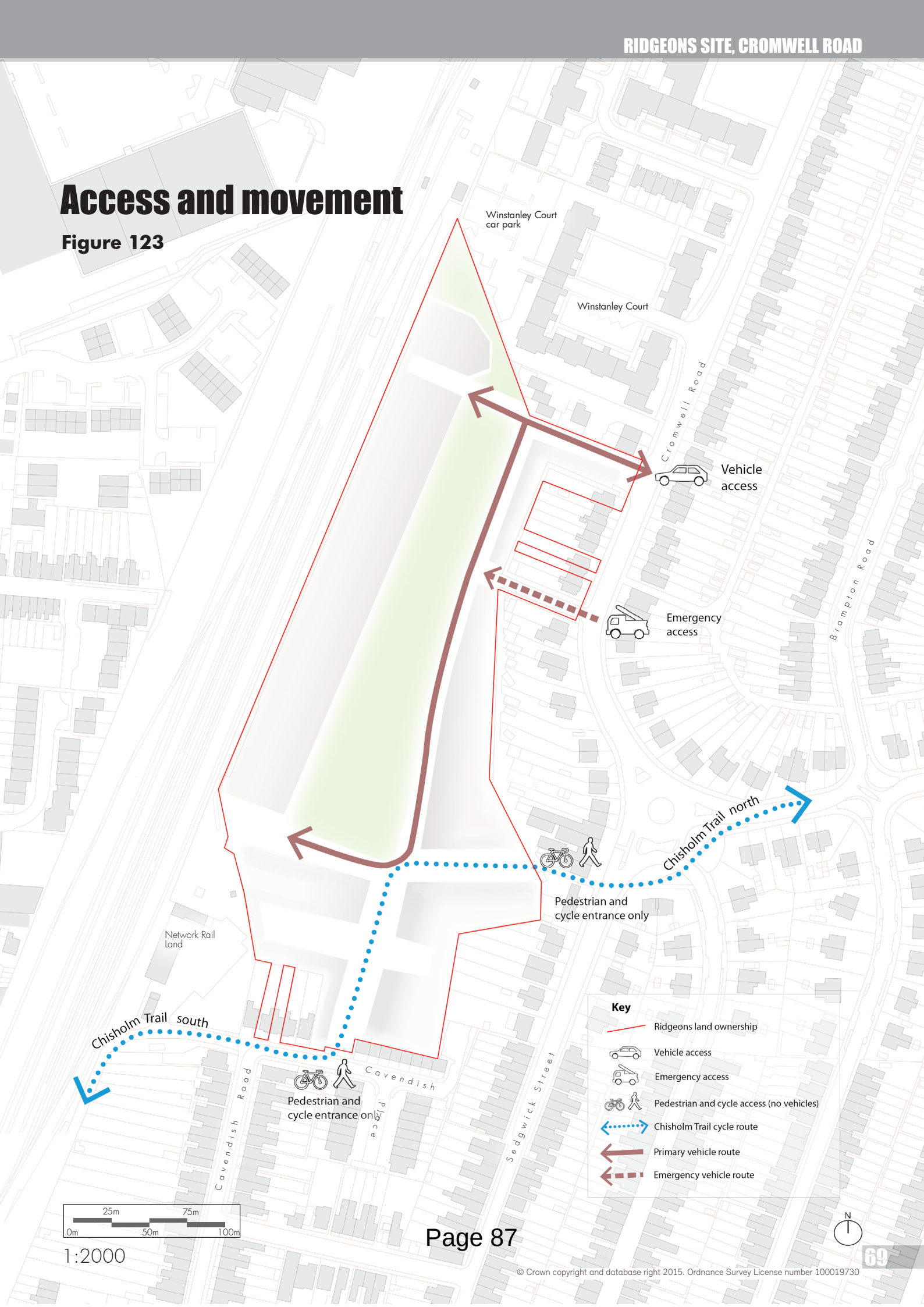
Figure 121: Parking court



Figure 122: Cycle parking

Access and movement

Figure 123



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Indicative Street typologies

4.3.11. Variety should be brought into the public realm through a carefully designed approach to street types. All streets should have a clear distinction between public and private space and a hierarchy of street widths.

4.3.12. The four street types opposite illustrate indicative street typologies that could be developed at planning application stage.

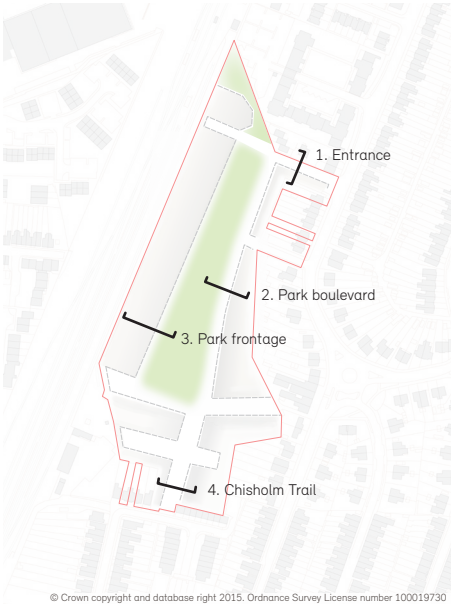
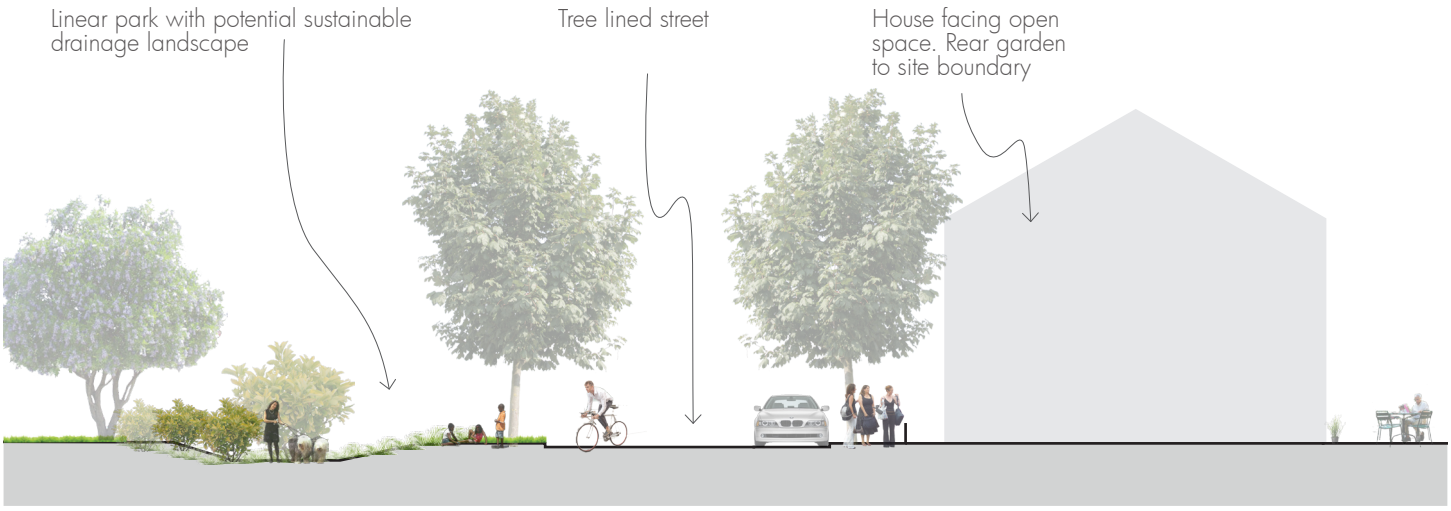


Figure 124: Street typology key plan

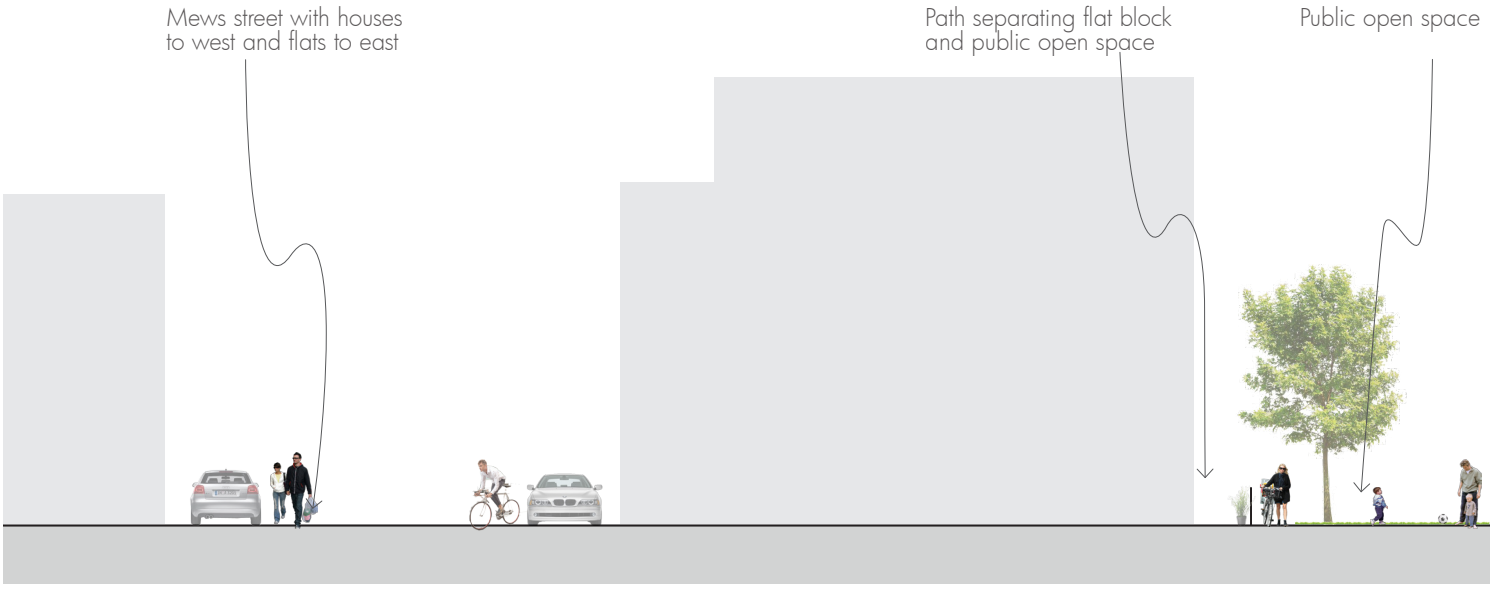
1. Indicative entrance street (Figure 125)



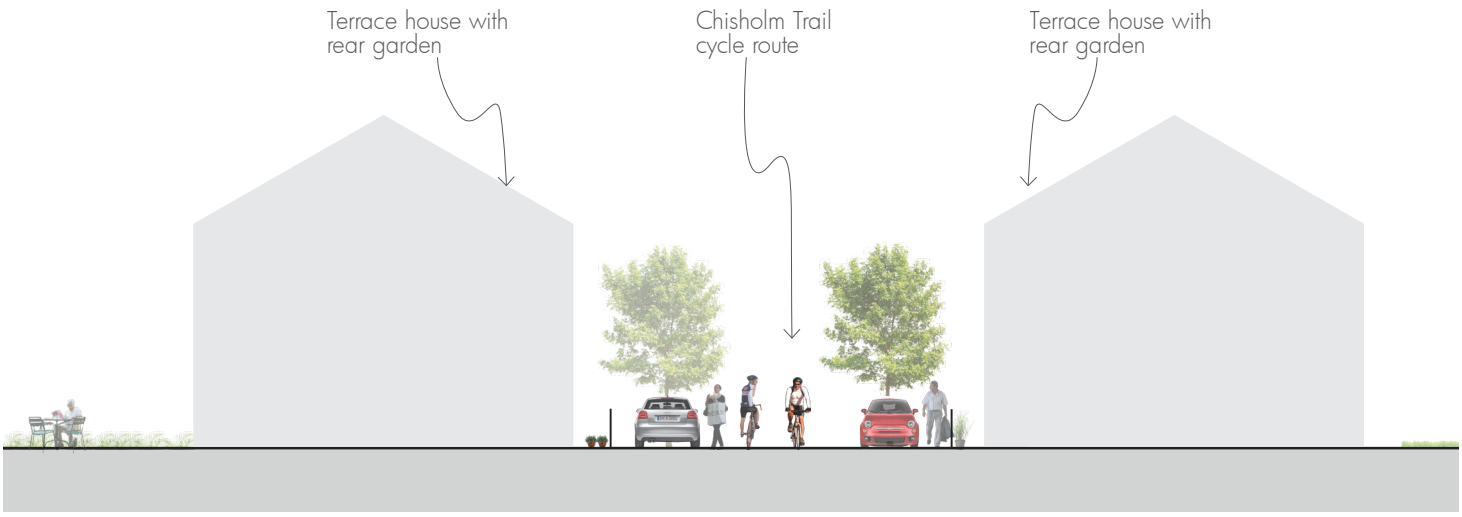
2. Indicative park boulevard (Figure 126)



3. Indicative park frontage (Figure 127)



4. Indicative Chisholm Trail street (Figure 128)



4.4. Open Space

4.4.1. Public open space should be provided on the Ridgeons site. Through consultation, local people said that the open space should be welcoming and be capable of fulfilling a range of activities for different age groups. These activities include: children's play (for a range of ages), informal ball games, picnics, places to rest and community events.

4.4.2. An open space should be provided in the heart of the new development, allowing views and accessibility for new and existing residents.

4.4.3. Street trees should be provided on the primary street to the east of the open space. Street trees could also be used to pick-out key routes, such as the Chisholm Trail and Cromwell Road entrance.

4.4.4. Sustainable urban drainage (SUDs) landscape features will be required in the open space. More details can be found in 4.7 Sustainability on pages 80-81.

4.4.5. Open space character areas

① Retained vegetation. A more wild and planted public space in the north of the site which retains the existing vegetation and also has the potential for sustainable drainage.

② Linear park. A long green space, with children's play, planting and the potential for landscape features for sustainable drainage.

③ Green area, big enough for active recreation, children's play, sitting and enjoying.



1. Indicative image of retained vegetation (Figure 129)



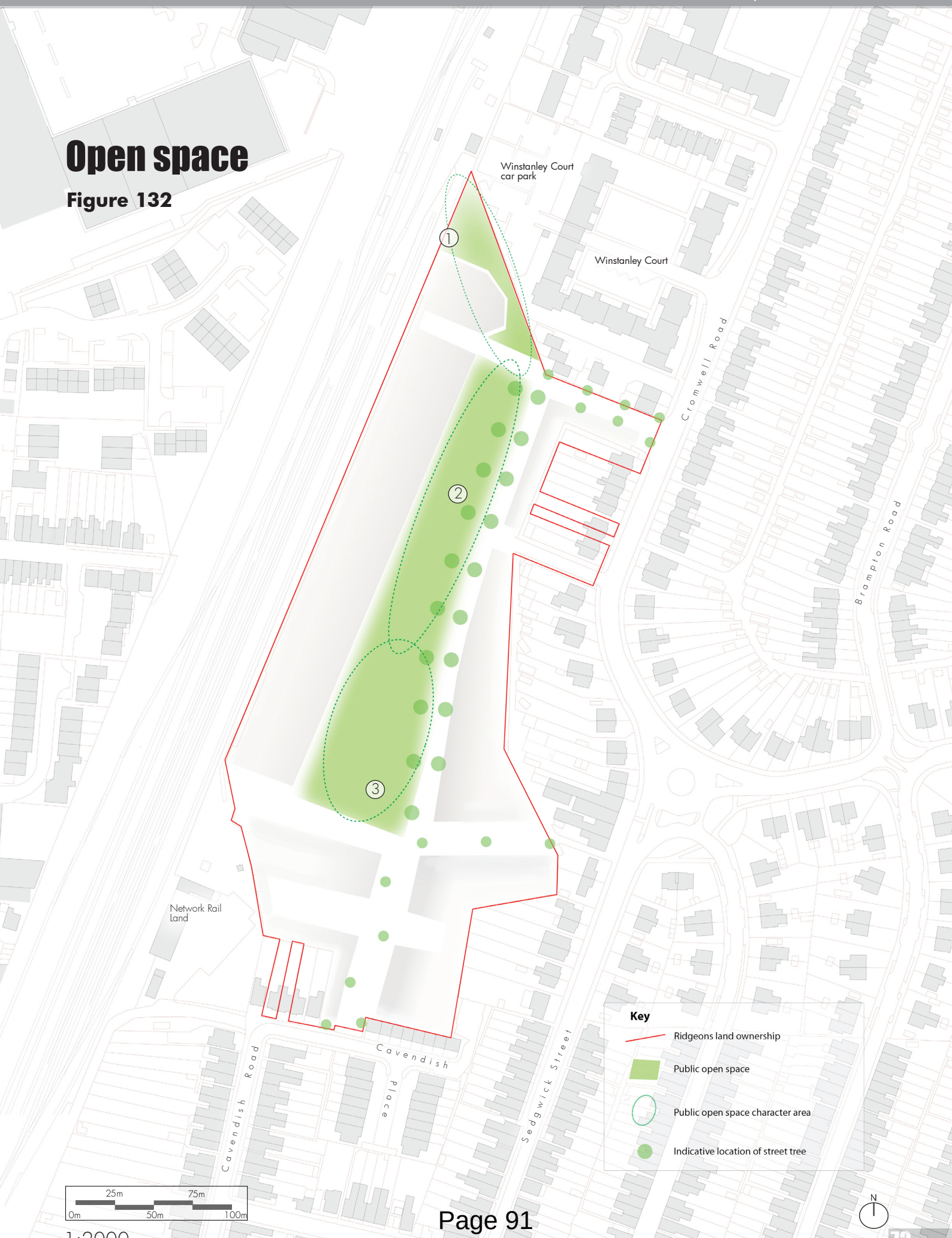
2. Indicative image of a linear park (Figure 130)



3. Indicative image of a green area which is big enough for active recreation (Figure 131)

Open space

Figure 132



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Children's play space

4.4.6. Children's play space for a range of ages should be provided throughout the development. It is likely that several Local Areas for Play (LAPs) will be included on the site and one locally equipped/ landscaped area for play (LEAP). Allotments and opportunities for communal growing could be provided on the site, depending on local demand.

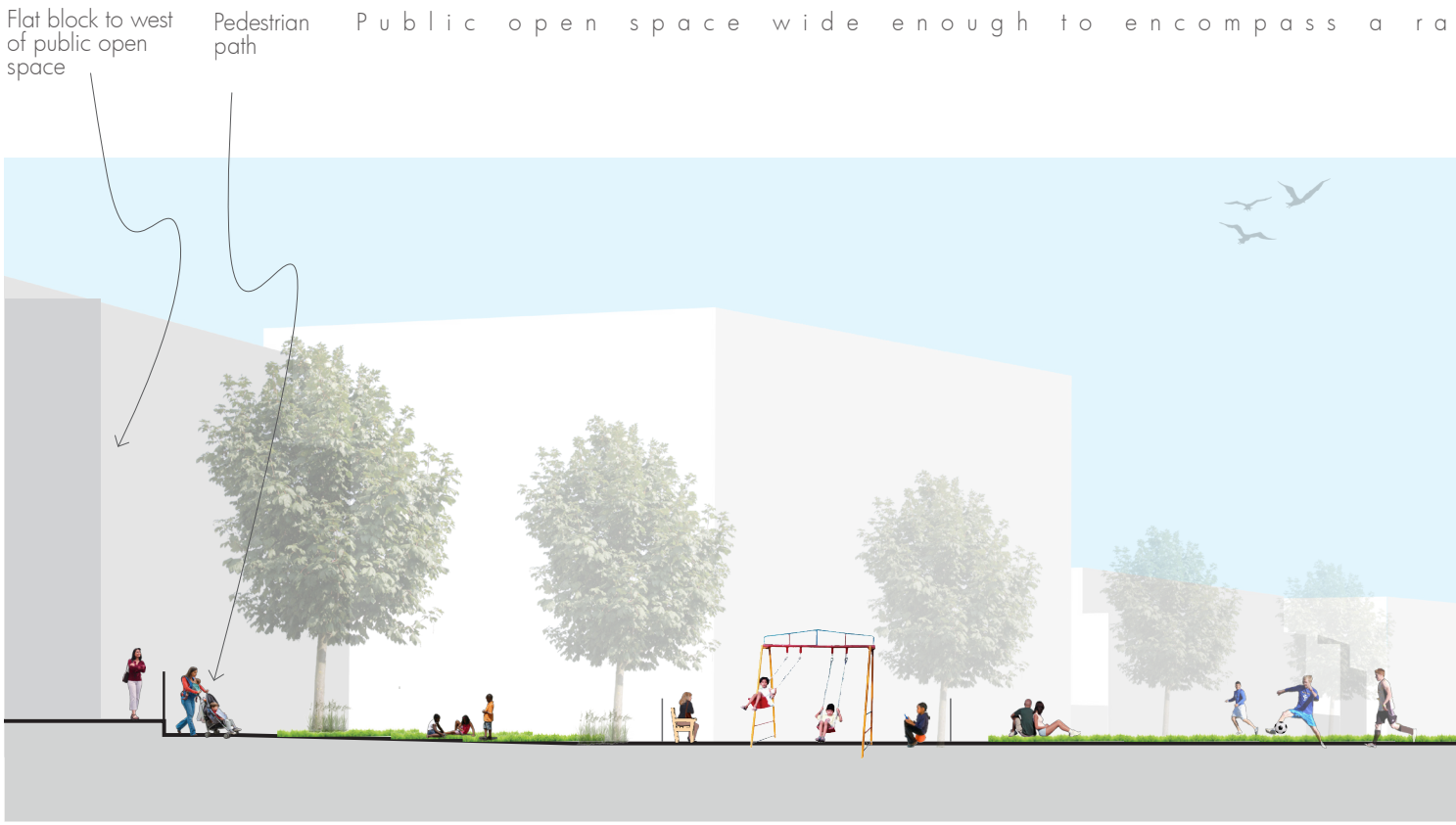
Outdoor sports pitches

4.4.7. Outdoor sports pitches do not have to be provided on the site given the size of the site and the provision of three sports pitches at Romsey Recreation Ground and eleven sports pitches at Coldham's Common. Commuted sums for off site provision or improvements in lieu of on site provision will be sought.

Shadow studies

4.4.8. All proposals for the site should use shadow studies at different times of the day and year to demonstrate that the public open space receives a reasonable amount of sunlight.

Indicative section through public open space (Figure 133)



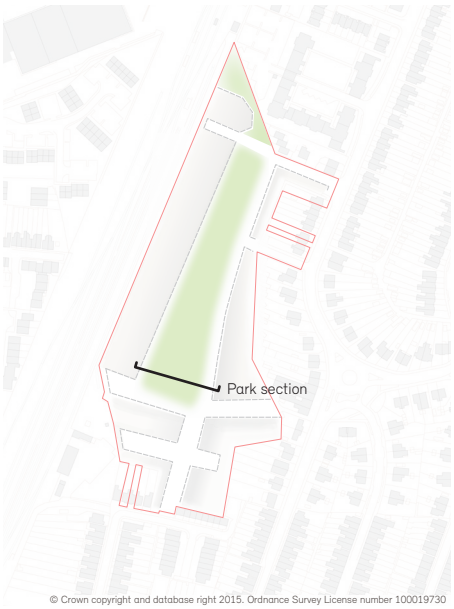


Figure 134: Key - park section line



4.5. Building heights and types

Building and housing types

4.5.1. A range of building and housing types should be provided across the site in a mixture of houses and flats. This range of typologies will help create an integrated community, with homes suitable for singles, couples, families, empty nesters and older people.

4.5.2. All new homes should optimise solar orientation and outlook, while also providing a robust street and block layout. Dual aspect homes should be maximised and single aspect north facing homes avoided.

4.5.3. New homes should generally be set-back from the street, with small front gardens or privacy strips. Where possible, ground floor properties should have rear gardens or patios and flats should have a balcony or terrace.

Building heights

4.5.4. A range of building heights should be provided across the site. This will help create visual interest and character within the development, while also allowing a contextual response to the character in the surrounding streets.

4.5.5. Generally, houses of 2-3 storeys should be located nearer the south and east of the site, which is closer to the boundaries with existing properties and the Mill Road Conservation Area. It is suggested that these properties should generally be laid out on streets similar in width to those in the conservation area.

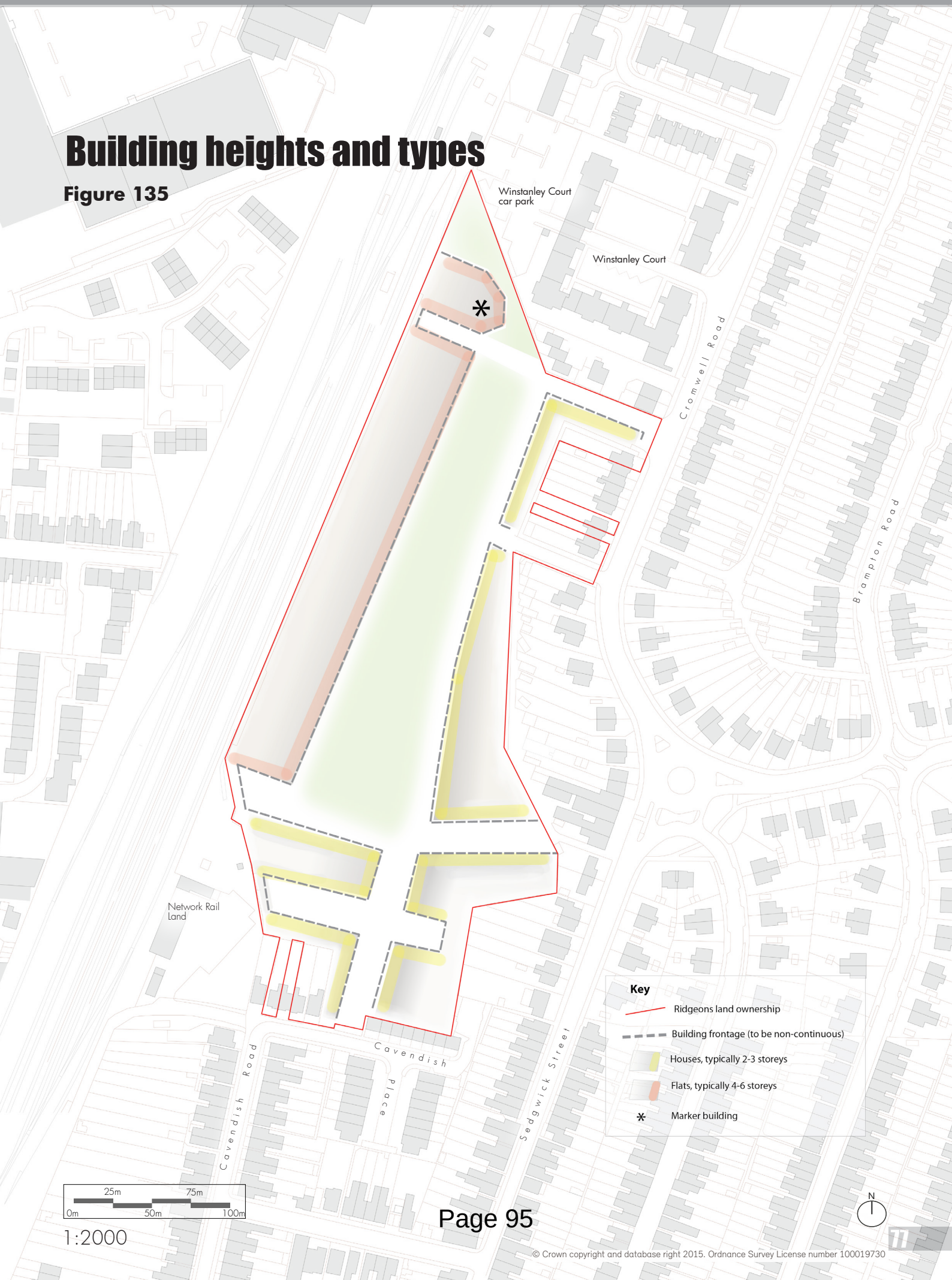
4.5.6. Flats in taller blocks (typically 4-6 storeys) should be located to the north and west of the site, away from existing properties and the conservation area. While this area is designated for taller flat blocks, there could also be the potential for lower rise houses to be mixed in. There is the opportunity for a marker building in the northern most part of the site.

Boundaries

4.5.7. All new buildings should respect the amenity of surrounding existing properties and maintain a reasonable back-to-back distance between directly facing windows of habitable rooms in existing surrounding properties. Existing vegetation within the boundary should be retained where possible.

Building heights and types

Figure 135



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4.6. Character and form

4.6.1. The street and block layout for the Ridgeons site should be legible and respond to the surrounding area. New streets and blocks should be stitched into the existing urban fabric. Buildings should be orientated to overlook public spaces and streets, with layouts planned to follow the principles of Secure By Design.

Character areas

4.6.2. The character in the south of the site should reflect the character of the adjacent Mill Road Conservation Area. Typically, this should be 2-3 storey houses, with rear gardens, set out on a grid of streets.

4.6.3. The character of the rest of the site should be based around a new accessible public open space. The open space should be large enough for active recreation and be welcoming for all of the community.

4.6.4. The buildings to the west of the open space should typically be 4-6 storey flat blocks, with the potential for houses to be mixed in. The northern most part of the site has the potential for a marker building.

4.6.5. The buildings to the east of the open space should typically be 2-3 storey houses with rear gardens. Street trees should be considered for the entrance to the site from Cromwell Road and on the east side of the open space.

Indicative character and form

Figure 136



4.7. Sustainability

Site-wide sustainability

4.7.1. Creating a sustainable development should be a priority underpinning the redevelopment of the Ridgeons site. A site wide approach should be employed to address environmental, social and economic issues. Development should comply with the Cambridge Sustainable Design and Construction SPD and propose strategies for the following relevant issues:

i. Health and well-being of future residents
ii. Energy efficiency of new buildings
iii Design for climate change
iv. Water use
v. Flood mitigation – SUDs
vi. Use of materials and resources
vii. Waste and recycling
viii. Employment opportunities
ix. Pollution
x. Transport and mobility

4.7.2. Specific strategies that could be considered for the site include:

i. Mitigation of overheating in flats and taking measures to improve internal thermal comfort.

ii. Water sensitive urban design such as sustainable drainage features like swales, rain gardens, ponds and rills could be designed into the open space and landscape.

4.7.3. Other sections of this document are also relevant to the wider agenda of sustainability.



Figure 137: Sustainable drainage



Figure 138: Cycle store



Figure 139: Solar panels

Ecology

4.7.4. There are many opportunities for enhancing the ecology and biodiversity of the site which currently has a very low ecological value. Initiatives should be developed in the context of wider plans for improvements to ecology and biodiversity.

Initiatives that could be considered are:

i. Tree and other planting where appropriate

ii. Water resources in association with SUDs and landscape features where possible

iii. Nesting opportunities for a variety of bird and bat species

iv. Habitats for insects

4.7.5. Flat and low pitched roofs could provide an opportunity to improve the ecology of the site and contribute to the general increase in biodiversity. Both green and brown roofs with local species of flora might be desirable. The installation of photovoltaics over green roofs is also possible as the shade will add variety to the environmental conditions.

4.7.6. Opportunities for the creation of green walls comprising climbing plants could be explored in north and east facing walls to provide nectar sources for invertebrates and cover and night roosting sites for birds. Initiatives that link the provision of ecological enhancements with the public art strategy could also be explored.



Figure 140: Existing vegetation on the site



Figure 141: Green roof



Figure 142: Bat box

4.8. Planning Obligations

4.8.1. The development is likely to result in increased demands for community infrastructure such as public open space, sports, health and community facilities and additional school and nursery places. Some of these demands will be met on site and others via commuted sums to provide new or enhanced infrastructure off site. It is also possible that in addition to the provision of the Chisholm Trail through the site, other transport improvements will be needed off site. Waste and Recycling facilities may also need to be secured. Planning Obligations via a Section 106 agreement will be needed to deliver this infrastructure. The full list and scope of these Planning Obligations will be defined through the consideration of the planning application(s).

Appendix A: Glossary of terms

Appendix A - Glossary of terms

Biodiversity
The number and variety of plants and animals.

Built form
Buildings and their structures.

Cambridge Local Plan 2006
This is the currently adopted Local Plan which sets out the policies and proposals for developments within Cambridge up until 2016. It includes a number of detailed policies and allocations where the Council would like new development to occur. Allocation 5.14 identifies the southern part of the Ridgeons site (0.8 hectares in area) as being land suitable for housing.

Cambridge Local Plan 2014 Proposed Submission
Provides the policies and proposals for accommodating future developments within Cambridge up until 2031. The Plan is currently the subject of an independent examination. If found sound, the Plan will be adopted and will at that point replace the 2006 Local Plan. At this stage, this emerging document is in draft form only. It includes a number of detailed polices and draft allocations setting out how and where the Council would like future development to occur. One such draft allocation is the Ridgeons site on Cromwell Road (Site R12).

Consultation 1 : Themes and fact-finding
Exhibition, workshop and online consultation which asked local people to help decide on the key themes for the Planning and Development Brief.

Consultation 2: Design Principles & Framework Plan
Exhibition, workshop and online consultation which reviewed the key themes from consultation 1 and asked local people what they thought about the draft design principles and framework plan.

Character and Form
A combination of: the layout of buildings and streets; the height and appearance of the buildings; the amount and distribution of open space; and the density of a development.

Development Principles:
A set of 14 principles which underpin the redevelopment of the Ridgeons site.

Density
Density is a method of measuring the intensity of development within a specified area. Density is calculated by dividing the number of homes by the site area in hectares. The site area includes roads and open spaces.

Framework Plan
A plan used to illustrate how the open space, routes and building frontages work together on the Ridgeons site.

Habitats Regulation Assessment (HRA)
Habitats Regulations Assessments (HRA) are required under European Directive 92/43/EEC on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of European (Natura 2000) Sites.

A HRA is the assessment of the impacts of implementing a plan or policy on a Natura 2000 Site. Its purpose is to consider the impacts of a Local Plan document against the conservation objectives of a site.

Hectare
An area of 10,000 square metres

Legibility/Legible
The degree to which a place can be easily understood and navigated.

Listed Building
A building or structure of special architectural or historic interest and included in a list, approved by the Secretary of State. The owner must get Listed Building Consent to carry out alterations that would affect its character or its setting.

Local Plan
Abbreviation used to describe the statutory plan adopted by the City Council.

Marker building
A building that helps identify a location and is differentiated in design from its neighbours.

Massing
The combined effect of the arrangement, volume and shape of a building or group of elements. This is also called bulk.

Mitigation
The purpose of mitigation is to avoid, reduce and where possible remedy or offset any significant negative (adverse) effects on the environment etc. arising from the proposed development.

Mill Road Conservation Area
There are 11 Conservation Areas within Cambridge, as defined by the City Council. These areas are considered to have 'special architectural or historic interest' and new developments within them must take this into consideration. The Cromwell Road site is located just outside of the Mill Road Conservation Area.

Parking Standards
Document setting out maximum permissible levels of car parking for various land uses, along with minimum levels of cycle parking.

Planning Applications
There are two possible approaches for the submission of a planning application. An 'outline' application establishes the broad principles of a development and sets development parameters, with more detailed matters submitted later as 'Reserved Matters' applications. Alternatively, a 'full application' would provide all details of the proposed development at the outset.

Public Realm
The areas of city or town (whether publicly or privately owned) that are available, without charge for everyone to use or see, including streets, parks and open spaces.

Planning and Development Brief
A planning policy document to help guide the preparation and assessment of future planning applications for specific sites coming forward for redevelopment.

Sustainability Appraisal (SA)
Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.

A process used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration.

Sustainable Development
Sustainable Development is a broad term that encompasses many different aspects and issues from global to local level. Sustainable development can be described as 'Development, which meets the needs of the present without compromising the ability for the future generations to meet their own needs' (after the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission).

Sustainable Urban Drainage Strategy (SuDS)
Sustainable urban drainage systems control and slow down surface water run off by mimicking natural drainage process in built-up areas. These systems include: areas for surface water storage; areas for water to infiltrate the ground slowly; and systems for limiting water flow.

Supplementary Planning Document (SPD)
SPDs were established as part of the Planning and Compulsory Purchase Act 2004 in United Kingdom law. They may cover a range of issues, be broadly thematic or site-specific. In the case of the Ridgeons site on Cromwell Road, the SPD is site specific and provides guidance on matters of design, land use and the amount of development appropriate for the site.

Appendix B: Relevant Cambridge Local Plan Policies

The following list represents the most relevant policies but is not an exhaustive list.

Cambridge Local Plan 2014 Policy	Title
Policy 1	Presumption in favour of sustainable development
Policy 3	Spatial Strategy for the location of Residential Development
Policy 5	Strategic Transport Infrastructure
Policy 26	Site Specific Development Opportunities
Policy 27	Carbon reduction, community energy networks, sustainable design and construction, and water use
Policy 31	Integrated water management and the water cycle
Policy 32	Flood Risk
Policy 33	Contaminated Land
Policy 34	Light Pollution Control
Policy 35	Protection of human health from noise and vibration
Policy 36	Air quality, odour and dust
Policy 45	Affordable Housing and dwelling mix
Policy 50	Residential Space Standards
Policy 51	Lifetime Homes and Lifetime Neighbourhoods
Policy 55	Responding to Context
Policy 56	Creating Successful Places
Policy 57	Designing new buildings
Policy 59	Designing Landscape and the Public Realm

Policy 60	Tall Buildings and the Skyline in Cambridge
Policy 61	Conservation and enhancement of Cambridge's historic environment
Policy 68	Open Space and recreation provision through new development
Policy 70	Protection of priority species and habitats
Policy 71	Trees
Policy 75	Healthcare facilities
Policy 80	Supporting Sustainable Access to Development
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This document is intended to be printed at A4.

Appendix B: Statement of Consultation

Ridgeons site, Cromwell Road
Draft Planning and Development Brief Supplementary Planning Document (SPD)

Statement of Consultation

Background

Cambridge City Council has been working jointly with the owners and agents of the Ridgeons builders merchants site on Cromwell Road for several months to prepare a draft planning and development brief. The purpose of the Ridgeons site, Cromwell Road Draft Planning and Development Brief Supplementary Planning Document (SPD) is to guide the redevelopment of the Ridgeons site allocation, which is allocated in the Cambridge Local Plan 2014: Proposed Submission document (as amended[1]). This document will form a material consideration that will be taken into account by the Council in determining any future planning applications for the site.

The draft SPD is structured in four chapters:

- Chapter 1 provides the background to the draft SPD including the planning context, the process of preparing the draft SPD and the status of the document;
- Chapter 2 illustrates and provides an analysis of the Ridgeons site and its surrounding area giving consideration to the sites history, land uses, transport, open space, building and character in order to identify opportunities and constraints for future redevelopment;
- Chapter 3 provides a vision for the site and a series of development principles to achieve this vision;
- Chapter 4 provides guidance on how the site should be developed, organised into the following themes: land use, transport, open space, buildings, character and sustainability.

Preparation of the draft SPD

In order to help inform the draft SPD, there have been two stages of informal local consultation as well as input sought from key local stakeholders such as Cambridge Cycling Campaign and Cambridge Past Present and Future. In March 2015, Ridgeons hosted an exhibition and workshop titled “themes and fact finding”, which provided local residents and stakeholders with an opportunity to make clear their aspirations and concerns for any redevelopment of the site. The second stage of consultation took place on 11 July 2015, and involved consultation on a draft ‘framework’ plan for the site. Again, an exhibition and workshop format were used and a significant amount of feedback was collected, this time on the more detailed ideas for the various ’themes’ for development included in Chapter 4 of the draft SPD.

[1] Through the *Addendum to the Cambridge Local Plan 2014 Proposed Submission Document (July 2013): Schedule of Proposed Changes Following Proposed Submission Consultation (February 2014)*

Appendix B: Statement of Consultation

Further information about these workshops can be found at:
http://cromwellroad-ridgeonsspd.co.uk/cromwell-road-ridgeons-pc/

Consultation on the draft SPD

The draft SPD was approved for consultation at Development Plan Scrutiny Sub Committee on the 8 December 2015.

A Sustainability Appraisal (which included the Ridgeons site allocation[2]) and Habitats Regulations Assessment Screening Report has been carried out and consulted upon for the Cambridge Local Plan 2014: Proposed Submission. This consultation took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be available to view during this consultation.

A Habitats Regulations Assessment is an assessment to ensure that a plan will not have an adverse effect on the integrity of either Special Areas of Conservation (SAC) or Special Protection Areas (SPA).

As part of the Cambridge Local Plan 2014: Proposed Submission document preparation process, a Habitats Regulations Assessment was undertaken to assess the likely impact the Cambridge Local Plan may have. The assessment concluded that the Cambridge Local Plan is not likely to have any significant effects on the Natura 2000 or Ramsar sites identified.

For the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD, a Sustainability Appraisal Screening Report was completed. This document confirmed that the allocation of land at the Ridgeons site took place as part of the process of developing the Cambridge Local Plan 2014, and as such has been subject to a Sustainability Appraisal as part of the Local Plan process. The conclusion of this screening process is that as the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD does not make any changes to this allocation, it will not give rise to significant environmental effects.

The Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD does not give rise to significant social and economic effects beyond those already identified as part of the appraisal of the parent policy and site allocation contained within the Cambridge Local Plan 2014. As such it is not considered necessary to undertake a separate SA for this SPD.

Consultees

The following organisations (below) have been directly notified of the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD in accordance with the Town and County Planning (Local Planning) (England) Regulations 2012 (as amended) via email or post where no email address is available (individuals are not listed).

[2] Cambridge City Council Part 2, 'Site Options within Cambridge' – Interim Sustainability Appraisal (2013)

Appendix B: Statement of Consultation

SPECIFIC CONSULTATION BODIES[3]

- Historic England
- Environment Agency
- Highways England
- Marine Management Organisation
- Natural England
- Network Rail
- Cambridgeshire Constabulary
- Cambridgeshire Police and Crime Commissioner
- Cambridge Fire and Rescue Service
- Cambridgeshire County Council
- Comberton Parish Council
- Coton Parish Council
- Cottenham Parish Council
- Fen Ditton Parish Council
- Fulbourn Parish Council
- Girton Parish Council
- Grantchester Parish Council
- Great Shelford Parish Council
- Hauxton Parish Council
- Histon & Impington Parish Councils
- Horningsea Parish Council
- Madingley Parish Council
- Milton Parish Council
- Orchard Park Community Council
- Teversham Parish Council
- National Grid
- UK Power networks
- Cambridgeshire Association to Commission Health
- Cambridgeshire and Peterborough Clinical Commissioning Group
- Cam Health
- Cambridge University Hospital NHS Foundations Trust (Addenbrooke's)
- NHS Property Services
- CATCH
- East of England Strategic Health Authority
- British Gas
- EDF Energy
- E.On Energy
- Npower Renewables
- Scottish Power
- Scottish & Southern Electric
- BT Openreach
- BT Group Plc
- Cambridge Water Company
- Anglian Water
- Homes and Communities Agency
- Office of Rail Regulation
- Civil Aviation Authority
- Greater Cambridge Greater Peterborough Local Enterprise Partnership
- Sport England

COUNCILLORS

- 42 x City Councillors
- All County Councillors (City Wards)

COMMUNITY ORGANISATIONS

- Age Concern Cambridgeshire
- Cambridge Citizens Advice Bureau
- Cambridge Ethnic Community Forum
- Cambridge Federation of Residents' Associations
- East Mill Road Action Group
- Romsey Action
- Mill Road Society
- Cromwell Road Residents' Association
- Petersfield Area Community Trust
- Mill Road Community Improvements Group
- Cambridgeshire Older Peoples Enterprise (COPE)
- Cambridgeshire Voluntary Sector Infrastructure Consortium (CVSIC)
- Disability Cambridgeshire
- East of England Faiths Council
- The Church of England Ely Diocese
- Cambridge Past Present and Future

DEVELOPERS/AGENTS

- Barton Wilmore
- Beacon Planning Ltd
- Bidwells
- Carter Jonas
- Cheffins
- Home Builders Federation
- RPS
- Savills

OTHERS

- Cambridge Cycling Campaign
- Cambridgeshire Campaign for Better

[3] Specific consultation bodies and duty to cooperate bodies required under the Town and Country Planning (Local Planning) (England) Regulations 2012 as amended

Appendix B: Statement of Consultation

Transport

Other methods of notification included notifying the public through:

- a public notice in the Cambridge News;
- through the council's webpages [enter weblink];
- via facebook: https://www.facebook.com/camcitco;
- twitter: https://twitter.com/camcitco and;
- the council's local plan blog: http://cambridgelocalplan.wordpress.com/.

Consultation Methodology

A six-week consultation period for the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD will take place from:

9am on 18 January 2015 to 5pm on 29 February 2015

The draft SPD will also be made available for inspection along with the other relevant documents at the following locations:

- online on the council's website [enter weblink]
- at the council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 8am-5.15 pm Monday and 9am-5.15pm Tuesday to Friday.

The draft SPD will also be available for purchase from the Customer Service Centre (phone 01223 457200).

Comments can be made using:

- the online consultation system http://cambridge.jdi-consult.net/localplan/ or;
- the printed response form which is available from Customer Service Centre (details above) or can be downloaded and filled in electronically by visiting website [enter weblink]

Completed forms can be returned to:

- Planning Policy, Cambridge City Council, PO Box 700, Cambridge, CB1 0JH
- Or emailed to policysurveys@cambridge.gov.uk

Respondents can request to be notified of the adoption of the document.

Contact details for further information were also made available as follows:

- Tel: 01223 457200
- Email: policysurveys@cambridge.gov.uk

Appendix B: Statement of Consultation

Key Issues Raised

After the close of consultation, the key issues raised by respondents will be summarised below including details of how the issue was dealt with.

The Cambridge Local Plan 2014: Proposed Submission has not yet been adopted and is currently subject to examination by the Secretary of State. Consequently, if changes to the Local Plan 2014: Proposed Submission policies are made as part of the examination, the SPD will also be updated to reflect these changes. For more information on the Local Plan examination visit: https://www.cambridge.gov.uk/local-plan-review-examination

With this in mind, the planned adoption of the Ridgeons site, Cromwell Road Draft Planning and Development Brief SPD will take place at the same time as the Cambridge Local Plan 2014.

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Cambridge City Council **Item**

To:	Executive Councillor for Planning Policy and Transport: Councillor Kevin Blencowe
Report by:	Director of Environment
Relevant scrutiny committee:	Development Plan Scrutiny Sub Committee 08/12/15
Wards affected:	All Wards

Annual Monitoring Report 2015

Key Decision
No

1. Executive summary

1.1 Monitoring is an important part of the planning process, providing feedback on the performance of development plan policies in terms of their use and implementation. The Council is required to produce an Annual Monitoring Report (AMR) on at least a yearly basis.

1.2 The draft AMR is attached as Appendix A for agreement.

2. Recommendations

The Executive Councillor for Planning Policy and Transport is recommended:

a) To agree the content of the AMR (Appendix A);
b) To agree that if any amendments are necessary, these should be agreed by the Executive Councillor in consultation with Chair and Spokes of Development Plan Scrutiny Sub Committee.

3. Background

3.1 Comprehensive monitoring is essential in order to establish whether the Council is succeeding in promoting and managing the future development of Cambridge. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establish the statutory need for monitoring reports.

3.2 To be a robust and useful document and approach the AMR should:

- cover a period which is no longer than 12 months and cover a period which begins with the end of the period covered by the previous report;
- contain the titles of and a review of the progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme making in each council), noting reasons for any delays;
- identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented and any measures that are being made to remedy this;
- report on the net annual housing completions for the relevant monitoring period and the net annual completions since the adoption of a housing requirement policy;
- include information on Neighbourhood Development Orders or Plans adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
- Reporting information on the Community Infrastructure Levy specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended);
- Details of cooperation between the local authority and other duty to cooperate bodies which have been undertaken during the monitoring period.

The Council will make the AMR available on the Council's website as soon as possible following completion.

3.3 This AMR is split into the following chapters, which follow the structure of the 2006 Local Plan:

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

Key Considerations

Housing Trajectory

3.4 Previous AMRs have assessed the housing trajectory against a revised Regional Spatial Strategy housing target. The Strategic Housing Market Assessment (part of the evidence base work underpinning the Local Plan 2014: Proposed Submission) has now assessed the housing requirement for Cambridge and identified housing need of 14,000 dwellings. This housing trajectory assesses housing completions and projections against this figure of 14,000, using existing site allocations from the 2006 Local Plan, non-allocated sites with planning permission (windfall) and allocations identified in the Local Plan 2014: Proposed Submission. This demonstrates a surplus in housing of 682 dwellings against the Local Plan 2015: Proposed Submission requirement of 14,000.

3.5 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions to date of 352 in 2011/12, 471 in 2012/13, 1,322 in 2013/14 and 715 in 2014/15 total 2,860 dwellings demonstrating that Cambridge is currently meeting its housing requirement. Over the next five years (2015/16 to 2019/20), 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 6,159. Further information on the housing trajectory can be found in Chapter 5 and Appendix D of the AMR.

3.6 Chapter 5 of the AMR discusses the Council's five-year land supply (paragraphs 5.16 to 5.20) and illustrates that the council has an adequate five-year housing land supply. Using the Liverpool methodology with a 5% buffer, the council has the equivalent of 7.99 years housing supply.

Local Plan Update

3.7 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will then report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc.

3.8 Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

3.9 The Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016 whilst further work was undertaken on the following subject areas: objectively assessed need for housing, the inner Green Belt, transport, infrastructure delivery, viability and an update to the Councils' Sustainability Appraisals. Council meetings were scheduled in November 2015[1] to consider the outcome of further work and any proposed modifications. Following this, public consultation is scheduled to start 2 December 2015 to 25 January 2016. It is expected that the Local Plan Examination will resume after public consultation.

Development Plan Document Timetables

3.10 Timetables for two development plan documents are currently provided in the council's Local Development Scheme: the Cambridge Local Plan 2014 and the Cambridge Northern Fringe East Area Action Plan (CNFE AAP). Figure 1 below provides the timetable for the Cambridge Local Plan 2014 and Figure 2, a timetable for the CNFE AAP) This is also set out in Figure 14 on page 74 and Figure 16 on page 82 of the AMR respectively.

Figure 1: Cambridge Local Plan 2014: Proposed Submission

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013

[1] 16 November: Joint Strategic Transport & Spatial Planning Group (2pm), 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm), 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm), 30 November: South Cambridgeshire District Council Full Council Meeting (6pm), 30 November: Cambridge City Council Full Council Meeting (6pm)

Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2017

Figure 2: Cambridge Northern Fringe East AAP Timetable

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Members consider Submission Draft AAP prior to public consultation	November 2016
Publication of Submission Draft AAP and Public Consultation	January 2017 to March 2017
Submission	June 2017
Examination	From June 2017
Adoption	December 2017

3.11 Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted around the same time as the Local Plan. The Council is currently working with partners on the following SPDs: Ridgeons SPD, Betjeman House SPD, Mill Road Depot SPD, GB1 and 2 SPD. Public consultation has been undertaken on the following draft SPDs: Affordable Housing SPD, Planning Obligations Strategy SPD, New Museums Site SPD.

Next Steps

3.12 The Council will make the AMR available to the public via the Council's website after approval from committee.

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 arising from this report.

(c) **Equality and Poverty Implications**

4.3 There are no direct equal opportunities implications arising from this report, community engagement is a key part of the planning function already.

(d) **Environmental Implications**

4.4 Nil: Climate change implications are assessed as part of the council's planning functions. This report is not directly related to climate change.

(e) **Procurement**

4.5 There are no direct procurement implications arising from this report.

(f) **Consultation and communication**

4.6 It is not a legal requirement to consult on this document

5. Background papers

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

- Cambridge Local Plan 2006, which can be accessed at: https://www.cambridge.gov.uk/local-plan-2006
- Cambridge Local Plan 2014: Proposed Submission, which can be viewed at: https://www.cambridge.gov.uk/draft-local-plan-2014
- Cambridge Local Plan: Examination: https://www.cambridge.gov.uk/local-plan-review-examination

A bibliography is also included in the AMR illustrating further sources that were used to inform the production of this document.

6. Appendices

- Appendix A: Annual Monitoring Report

7. Inspection of papers

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

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

Cambridge City Council
Annual Monitoring Report 2015

December 2015

List of Abbreviations

	Definition
AAP	Area Action Plan
AMR	Annual Monitoring Report
ASHE	Annual Survey of Hours and Earnings
BfL	Building for Life
BfL12	Building for Life 12
BREEAM	Building Research Establishment Environmental Assessment Method
CATS	Cambridge Area Transport Strategy
CCC	Cambridge City Council
CHP	Combined Heat & Power
CIL	Community Infrastructure Levy
CiWs	City Wildlife Site
CLG	Department for Communities and Local Government
CPERC	Cambridgeshire and Peterborough Environmental Records Centre
CSR	Cambridge Sub-Region
DPD	Development Plan Document
dph	Dwellings Per Hectare
DPSSC	Development Plan Sub Scrutiny Committee
DWP	Department of Work and Pensions
EEDA	East of England Development Agency
EERA	East of England Regional Assembly
ELR	Employment Land Review
EU	European Union
GC3	Greater Cambridge Cycle City Project
GCP	Greater Cambridge Partnership
GO-EAST	The Government Office for the East of England
Grade I	Listed Buildings of exceptional interest, sometimes considered to be internationally important.
Grade II	Listing Buildings that are nationally important and are of special interest.
Grade II*	Listed Buildings that are particularly important and of more than special interest.
ha	Hectares
HESA	Higher Education Statistics Agency
HMO	Housing in Multiple Occupation
HRA	Habitats Regulation Assessment
HSSA	Housing Strategy Statistical Appendix
IMD	Index of Multiple Deprivation
IPPG	Informal Planning Policy Guidance
JDCC	Joint Development Control Committee
JSGIC	Joint Strategic Growth Implementation Committee
JTF	Joint Transport Forum
LDF	Local Development Framework
LDS	Local Development Scheme

	Definition
LEP	Local Enterprise Partnership
LNR	Local Nature Reserve
Local Plan Review	The process of the creation of the Local Plan 2014, which will replace the Cambridge Local Plan 2006, once adopted.
LTB	Local Transport Bodies
MW	Megawatt
NHB	New Homes Bonus
NHS	National Health Service
NIAB	National Institute of Agricultural Botany
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (succeeded by the CLG)
ONS	Office for National Statistics
PDCS	Preliminary Draft Charging Schedule
PDL	Previously Developed Land
PPS	Planning Policy Statement
R&D	Research and Development
RDA	Regional Development Agency
RGF	Regional Growth Fund
RSS	Regional Spatial Strategy (also known as the East of England Plan)
S106	Section 106
S29	Section 29 Committee
SA	Sustainability Appraisal
SCDC	South Cambridgeshire District Council
SFRA	Strategic Flood Risk Assessment
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDs	Sustainable Drainage Systems
TIF	Transport Innovation Fund
TSCSC	Transport Strategy for Cambridge and South Cambridgeshire

Executive Summary

Important Note:

Cambridge's planning policy framework is in a transitional phase, with the 2006 adopted local plan (plan period of 1999 - 2016) being replaced by a new local plan, to be adopted, hopefully, in 2017 (plan period of 2011 - 2031).

This Annual Monitoring Report (AMR) makes reference to both plans, adopted (2006) and emerging (2014).

Where the Local Plan 2014 is referred to, it should be noted that this plan has been submitted to the Secretary of State for examination and may be subject to change prior to adoption. However, the council believes it is appropriate, for the purposes of this AMR, to cautiously make reference to this emerging plan as part of this monitoring and reporting document.

The Annual Monitoring Report (AMR) provides background information on the city and highlights the issues that need to be considered when reviewing or developing planning policies. *Cambridge Today* (Chapter 2) and the *Contextual* and *Local Indicators* (Appendices A and B) provide a general picture of the city.

Analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission, which will replace the Cambridge Local Plan 2006. This year's AMR includes commentary and policy analysis of the 2006 Local Plan and provides additional information on the progress of the Local Plan 2014 and its associated documents.

Local Plan Progress (Chapter 11)

The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will then report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS.

Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

The Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues and invited the Councils to undertake additional work to address those issues before the

examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016 whilst further work was undertaken on the following subject areas: objectively assessed need for housing, the inner green belt, transport, infrastructure delivery, viability and an update to the councils' Sustainability Appraisals. Council meetings were scheduled in November 2015[1] to consider the outcome of further work and any proposed modifications. Following this, public consultation is scheduled to start 2 December 2015 to 25 January 2016. It is expected that the Local Plan Examination hearing sessions will resume following submission of the further work to the Inspectors in March 2016.

The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East took place from 8 December 2014 to 2 February 2015. Work on the AAP continues with proposed submission consultation scheduled for January 2017.

Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted around the same time as the Local Plan. The council is currently working with partners on the following SPDs: Ridgeons SPD, Betjeman House SPD, Mill Road Depot SPD, GB1 and 2 SPD. Public consultation has been undertaken on the following draft SPDs: Affordable Housing SPD, Planning Obligations Strategy SPD, New Museums Site SPD,

Designing Cambridge (Chapter 3)

730 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2014/15 year. The average density of these sites was 86.05 DPH, 79.8% of these sites had a density of 50 DPH or more. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council [online], 2015a).

The council will be looking to update its Sustainable Design and Construction Supplementary Planning Document in 2016. It will be used to support a number of policies in the Local Plan 2014.

Conserving Cambridge (Chapter 4)

A recent study of the West Cambridge area undertaken by Historic England has resulted in a new Historic Park and Garden, an upgraded listed building from grade II to II*, and some additional grade IIs. The Historic Core of the Central Conservation Area has been reviewed and will be going out to public consultation in the near future.

[1] 16 November: Joint Strategic Transport & Spatial Planning Group (2pm), 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm), 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm), 30 November: South Cambridgeshire District Council Full Council Meeting (6pm), 30 November: Cambridge City Council Full Council Meeting (6pm).

Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of Conservation Areas means that the development is controlled more strictly than in other areas (CCC [online], 2014a).

Living in Cambridge (Chapter 5)

A total of 715 dwellings (net) were completed in the 2014/15 monitoring year and 181 affordable housing units (net). Gross housing completions equate to 893 dwellings, of which 252 were affordable.

The council currently has a predicted 160% of its five-year supply target (Using the Liverpool method and a five percent buffer when monitoring the housing trajectory against the Local Plan 2014: Proposed Submission housing target, this equates to 7.99 years' supply when measured against the five-year supply target of 700 dwellings per year.

The Housing Trajectory identifies potential new developments with planning permission, Local Plan 2006 Allocated Sites and urban extensions. Sites identified in the Local Plan 2014: Proposed Submission and associated predicted windfall completions have been included in the housing trajectory to demonstrate how the council will meet the objectively assessed housing need target of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014). Evidence in this chapter demonstrates that there is an adequate housing supply in relation to the proposed Local Plan 2014: Proposed Submission housing target for the period to 2030/31. There is a period of acceleration between 2015/16 and 2021/22, as the urban extensions are developed, after this new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. A more detailed breakdown of the housing trajectory can be found in Appendix D.

Enjoying Cambridge (Chapter 6)

The Local Plan 2014: Proposed Submission has included new policies on the City Centre; areas of major change; and opportunity areas. These are designed to protect and enhance specific areas of Cambridge, including retail centres at Mill Road, Fitzroy /Burleigh Street/Grafton Centre and Mitcham's Corner.

Working and Studying in Cambridge (Chapter 7)

The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). Growth on this scale would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land.

The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the new local plan looks at protecting all business employment space through Policy 41 – Protection of Business Space. Evidence suggests that there is a need to protect employment land from pressure to redevelop for other uses e.g. residential use.

Overall there have been gains in employment floorspace of 6,133 sqm this year (2014/15) and losses of 23,554 sqm. Most development has taken place on previously developed land (64%). Only 0.24 hectares were lost to residential. Currently there is 5,451 sqm of B1 to B8

employment land with approved full or reserved matters planning applications, which have not been started 82,147 sqm of B1 to B8 Employment land is under construction and 117,867 sqm of B1-B8 development has outline planning permission.

Connecting and Servicing Cambridge (Chapter 8)

Data from the Feed in Tariff Statistical Report for 2014/2015 shows that between April 2014 and March 2015, there was 1 commercial and 90 domestic installations of photovoltaic panels.

Network Rail's planning application to build a new railway station was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a section 106 Agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. Network Rail will be delivering the station and infrastructure in the station area (including car parks, cycle parking and bus stops). The County Council is providing the transport links to the station, including the new busway from Milton Road and pedestrian and cycle links.

The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. The Development Consent Order application is still in the six month examination period, which ends on the 13 November. Subject to the outcome of the examination and the Secretary of State's decision, construction of the scheme could start in late 2016. Highways England are working to deliver the new scheme by 2020.

City Deal consultations have recently been undertaken on the A428 to M11 segregated bus route/A428 corridor Park & Ride (rebranded Cambourne to Cambridge – better bus journeys) and the Chisholm Trail cycle links/Chisholm Trail Bridge. Other transport projects in the pipeline include the Milton and Histon Road bus routes, cross-city cycle improvements and the creation of the Cambridge Access Study intended to recommend improvements to improve access, capacity, and movement to and within the city.

Areas of Major Change (Chapter 9)

Many areas of major change are now underway including development on Trumpington Meadows, Clay Farm, Glebe Farm, the National Institute of Agricultural Botany (NIAB), North West Cambridge, the station area (CB1) and Addenbrooke's (Cambridge Biomedical Campus). Across the southern fringe, 1,255 housing units are now completed.

150 residential units have now been completed on the blue phase of the Station Area development. The second phase of residential development to be completed within the station area (the pink phase) is underway by Hill Residential (13/1034/FUL). Appendix D highlights the anticipated completion dates for this phase of development. The work includes the provision of the Northern Access Road to access the Station Square. A planning application for further residential accommodation (89 residential units) has been submitted and is under consideration and pre-application discussions are also underway between the council and the developers with regard to blocks F2, G2, B2 which could deliver 151 residential units. Completion of the Pink Phase is currently expected by 2018/19.

Implementation (Chapter 10)

The Community Infrastructure Levy (CIL) Draft Charging Schedule was subject to public consultation between 28 October 2013 and 9 December 2013. The council submitted the Draft CIL Charging Schedule – Submission Version on 28 March 2014 alongside the Local Plan. It is proposed that examination and adoption of the CIL will follow on from that of the Cambridge Local Plan 2014.

The council has consulted upon a draft Planning Obligations Strategy Supplementary Planning Document to replace the current SPD adopted in 2010. The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014, in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council aims to formally adopt the SPD at the same time as the Local Plan 2014.

Development Monitoring Framework (Chapter 12)

Since its adoption in July 2006, the council has undertaken regular monitoring of the Cambridge Local Plan 2006 policies and how they are working in practice. Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2014: Proposed Submission. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space. Once the Local Plan 2014 is adopted, these targets will be reported back through the council's Annual Monitoring Report.

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Introduction

1.1 Comprehensive monitoring is essential in order to establish whether the council is succeeding in promoting and managing the future development of Cambridge. The Localism Act 2011 and Section 34 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 establishes the statutory need for monitoring reports.

1.2 Guidance issued by the Department for Communities and Local Government (CLG) in March 2005 and updated in October 2005 and July 2008 (ODPM, 2005a & CLG 2008) was revoked in a letter from Bob Neill (Parliamentary Under Secretary of State) dated 30th March 2011 (CLG [online], 2011). This means that there is no longer a requirement to produce a set of Core Indicators as in previous years' AMRs. There is merit in continuing to monitor these local indicators, therefore they can be found in Appendix B of this year's AMR.

1.3 To be a robust and useful document, an Annual Monitoring Report should:

- cover a period which is no longer than 12 months and cover a period which begins with the end of the period covered by the previous report;
- contain the titles of and a review of the progress for each of the documents in the council's Local Development Scheme (LDS – the project plan for plan and programme-making in each council), noting reasons for any delays;
- identify any policies from Development Plan Documents (DPDs) or any previous local plan policies that are still in place but are not being implemented and any measures that are being made to remedy this;
- report on the net annual housing completions for the relevant monitoring period and the net annual completions since the adoption of a housing requirement policy;
- include information on Neighbourhood Development Orders or Plans adopted by the authority, reasons for their creation or reasons for the revocation of such orders;
- report information on the Community Infrastructure Levy specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended);
- details cooperation between the local authority and other duty to co-operate bodies which have been undertaken during the monitoring period.
- make the AMR available on the council's website as soon as possible following completion.

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

Policy Context

1.4 The Cambridge Local Plan was adopted on 20 July 2006. The Secretary of State issued a formal Direction on 2 July 2009 saving the majority of policies in the Cambridge Local Plan 2006. Only those policies listed in the Direction are now formally part of the Cambridge Local Plan 2006 (See Appendix H for a list of deleted policies).

1.5 The Cambridge Local Plan 2006, two existing Area Action Plans and six existing Supplementary Planning Documents have been reviewed to establish the extent to which they are compliant with the National Planning Policy Framework (NPPF). The analysis showed that there is significant overall compliance with the NPPF. This analysis was reported to the council's Environment Scrutiny Committee on 26 June 2012.

1.6 The Regional Strategy for the East of England (Revocation) Order 2012 came into force on 3 January 2013 (Great Britain, 2012a). As such, the Regional Spatial Strategy for the East of England (East of England Plan, 2008), the Regional Economic Strategy (2008) and the remaining policies of the Cambridgeshire and Peterborough Structure Plan (2003) have now been revoked and no longer form part of the Local Development Framework.

1.7 The council's review of the Local Plan 2006 is well underway, the council produced and consulted on the Local Plan 2014: Proposed Submission (which will replace the Local Plan 2006), and submitted the Plan and associated documentation to the Secretary of State on 28 March 2014. The first four blocks of joint Local Plans examinations hearing sessions (with South Cambridgeshire District Council) took place between November 2014 and April 2015. The current estimated date for adoption is 2017. This process is referenced throughout this document as the local plan review. Further information on the progress and preparation of the Cambridge Local Plan 2014 can be found in Chapter 11.

Topic Chapters

1.8 The topic chapters of the AMR are structured in the same way as the Local Plan 2006. This makes it easier to select and review an area of interest. In addition, contextual and local indicators can also be found in Appendices A and B respectively to enable quick access to these results.

1.9 Most chapters have been split into 5 or 6 sections. These sections are explained in more detail in the paragraphs below:

- Introduction;
- Use of Policies;
- Issues to Consider;
- Target Based Policies and/or Other Indicators;
- Conclusion & Actions.

1.9.1 The *Introduction* establishes the key issues and information for the city.

1.9.2 *Use of Policies* involves the straightforward recording of the key policies (from the 2006 Local Plan) used in planning decision-making. Previous AMRs have investigated reasons for policy usage when necessary. In many cases, under-usage of policies has occurred because there had not been any relevant applications or because policies have been used only in pre-application discussions by Development Management. As the Local Plan 2014 is currently being examined by the Planning Inspectorate, the commentary with regard to policy usage has been reduced. All comments on policy usage from previous AMRs have been used to assist in the development of the Local Plan 2014 policies. To view the Local Plan 2014: Proposed Submission visit https://www.cambridge.gov.uk/local-plan-review-reference-documents-library. Appendix C of this report lists all local plan policies and their associated usage over 2014/15 year. This year's policy usage figures are higher than the previous year by 28%.

1.9.3 *Issues to Consider* - Information such as the emergence of new policy documents, background evidence or schemes are also included in this section.

1.9.4 *Target Based Policies and/or Other Indicators* - A number of policies in the Local Plan 2006 are based on thresholds and/or targets, which trigger provision of some kind. The provision of affordable housing through Policy 5/5 is one such example. For this AMR, a limited number of policies have been selected for monitoring in this way. Analysis of this work will show how successful the council is at implementing these policies or whether there are any issues that need to be addressed.

1.9.5 *Conclusion & Actions* – This section identifies any actions that will be taken during the coming year and pulls together key issues and concluding comments for the chapter.

1.10 Some chapters such as the Local Development Scheme, Areas of Major Change and Living in Cambridge have been laid out differently as more detailed content is required. A change in format helps to ensure ease of reading.

The Housing Trajectory

1.11 The council's Housing Trajectory (Appendix D) has been monitored using existing site allocations from the 2006 Local Plan; non-allocated sites with planning permission (windfall); and allocations identified in the Local Plan 2014: Proposed Submission. The council's objectively assessed housing need is identified in the Local Plan 2014: Proposed Submission document as 14,000 (between 2011 and 2031). This year's housing trajectory is assessed against the council's objectively assessed housing need of 14,000. Additional information has been provided showing the joint housing trajectory position of Cambridge City Council and South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory 2011-2031) including joint five-year land supply calculations. Further information on housing and the council's five-year land supply can be found in Chapter 5.

Cambridge Today

2.1 Cambridge has an area of approximately 4,070 hectares and is located around 60 miles north-east of London. It is best known as the home of the University of Cambridge (which is made up of 31 colleges).

2.2 Results from the 2011 census show a 'usually resident' population in Cambridge of 123,900. This indicates that the population of Cambridge has grown by 13.8% since the last Census figures in 2001[2] (ONS, [online], 2011). Census population density calculations show Cambridge as having 30.4 persons per hectare, significantly higher than that of the rest of the county which reveals an average density of 2 persons per hectare.

2.3 The 2011 Census shows that from a population of 123,900, 16,500 people live in communal establishments. The average household size is 2.3 persons per household.

2.4 The 2011 Census also notes that Cambridge has 3,300 short-term non-UK residents. The total figure for the whole of Cambridgeshire is 4,100.

2.5 The latest population estimates put the population of the city at 128,000 (Cambridgeshire Insight, [online], 2013) for 2013. Cambridge is the main settlement within a rapidly growing sub-region. As a county, Cambridgeshire[3] encompasses over 632,000 people living in surrounding villages, new settlements and market towns.

2.6 The figures in Appendix A illustrate the student numbers (full-time, part-time and distance learning) for the University of Cambridge and Anglia Ruskin University. In the 2014/15 year, 19,940 studied at the University of Cambridge in comparison to 19,890 in 2013/14. Anglia Ruskin University has also seen an increase in its student population, with 8,692 students in 2010/11 and 9,296 in 2011/12.

2.7 Usual resident population by age group shows that Cambridge has a high percentage of residents in their twenties (25%), whilst 22% of the population is 19 years old or under.

Figure 1: Population by age

Age Range	Cambridgeshire	Cambridge	Cambridge % of Total Population
All Ages	635,000	128,000	100.0%
0-4	38,100	6,800	5.3%
5-9	35,500	5,700	4.5%
10-14	34,000	5,000	3.9%

[2] http://www.cambridgeshire.gov.uk/business/research/populationresearch/Census+2011.htm

[3] Cambridgeshire consists of Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, South Cambridgeshire Local Authorities unless stated otherwise

Age Range	Cambridgeshire	Cambridge	Cambridge % of Total Population
15-19	39,400	10,300	8.0%
20-24	44,500	19,400	15.2%
25-29	42,600	13,200	10.3%
30-34	43,700	11,800	9.2%
35-39	41,400	8,900	7.0%
40-44	45,700	7,800	6.1%
45-49	46,800	7,300	5.7%
50-54	42,100	6,300	4.9%
55-59	36,600	5,500	4.3%
60-64	35,500	4,900	3.8%
65-69	35,000	4,200	3.3%
70-74	24,400	3,100	2.4%
75-79	19,700	2,700	2.1%
80-84	14,900	2,300	1.8%
85-89	9,400	1,700	1.3%
90+	5,500	1,100	0.9%

(Cambridgeshire Insight, [online], 2013: 2013 Base Population Estimates)

2.8 The 2011 Census demonstrates that ethnic minorities constituted around 17.5% of the total population. People of Asian ethnicity were the largest group in the city (7.4%) next to those of white ethnicity, followed by Chinese (3.6%), those of mixed ethnicity (3.2%) and those of black ethnicity (1.7%). 19.1% of students were from ethnic minorities (ONS, [online], 2011).

2.9 Cambridge is an internationally celebrated historic city attracting over 4.1 million visitors a year (East of England Tourism, 2008). The city has a renowned landscape setting protected by a Green Belt with historic and cultural associated areas, such as The Backs, Grantchester Meadows and Stourbridge Common. Cambridge has 820 entries on the National Heritage List for England. 67 are listed as Grade I, 48 are Grade II* and 705 are Grade II. For the size of the city, Cambridge has a greater than average number of higher grade buildings. Some of the entries, such as those for Colleges or terraced houses include more than one building or property; therefore overall numbers may be considerably higher. The city has 6 Scheduled Monuments and 12 Historic Parks and Gardens. There are 11 Conservation Areas designated in the city totaling 957.24 hectares. This represents 23.52% of the city's area.

2.10 455 buildings are designated as being of Local Interest. From 2015, this figure, like the number of entries on the National Heritage List for England, uses a single entry to cover more than one building. This accounting system is different to that used in previous years and results in what looks like a large number of buildings removed from the list. However, in real terms, the number has changed by the loss of 16 from the list, some of which are now listed and others not now considered to be significant enough to be included following a recent review.

2.11 The city is an acknowledged world leader in higher education, research and knowledge based industries. It has a prosperous and dynamic economic base in high technology, research and development and related service sector industries. The success of the high technology industry in the area, termed the "Cambridge Phenomenon", has generated considerable interest and debate in recent years. Biotechnology, health services and other specialist services also play a major role within the local economy. In early 2006, the city had 16,518 jobs within 461 high technology firms. By early 2008, employment levels had remained roughly the same at 16,577 but the numbers of firms had reduced slightly to 410. Biotech employment within this amounted to 5,543 jobs in 2008. High tech employment overall reduced from 18% of all employment in 2006 to 17% in 2008 (Cambridgeshire Insight, [online], 2006).

2.12 Unemployment levels are low as demonstrated by the Jobseekers Allowance Claimant Count. In March 2015 Cambridge had a claimant count rate of 0.80%, this was below the regional and national averages of 1.4% and 2.0% respectively (ONS: Claimant Count cited in Nomis [online], 2015). The Jobseekers Allowance Claimant Count rate is the proportion of the resident population aged between 16 to 64 who claim Jobseekers Allowance. Jobseekers Allowance is payable to people under pensionable age who are available for, and actively seeking, work of at least 40 hours a week.

2.13 The Department of Work and Pensions' (DWP) statistical dataset shows that 6.6% of the working age population in Cambridge claim benefits. The total count is broken down by statistical groups. These categorise each person according to the main reason why they are claiming benefit. Each client is classified to a single group. The 6.6% is distributed across the following statistical categories: Jobseekers (0.8%); Employment Support Allowance and Incapacity Benefits (3.8%); Lone Parents (0.6%); Carers (0.5%); Others on Income Related Benefits (0.1%); Disabled (0.6%) and Bereaved (0.1%) (DWP Benefit Claimants – working age client group, cited in Nomis [online], 2015). In comparison, 10.1% of the Eastern Region working age population claim these benefits and 12.5% across Great Britain.

2.14 Cambridge and the surrounding rural district of South Cambridgeshire provide over 169,000 employee jobs (ONS: business register and employment survey 2014 cited in Nomis [online], 2015), approximately 97,900 of which are based within the city boundary. Employee jobs excludes self-employed, Government-supported trainees and HM Forces.

2.15 Cambridge's total jobs figure is 108,000, which includes the self-employed, Government-supported trainees and HM Forces (ONS: Jobs Density 2012 cited in Nomis [online] 2015). Cambridge's labour demand is higher than its available workforce, with a jobs-to-working age population ratio of 1.17(ONS: Jobs Density 2013 cited in Nomis [online], 2015), this is an increase from 1.09 in 2012. In contrast the jobs density in the Eastern Region is 0.78 and 0.8 across Great Britain.

2.16 Cambridge is well served in terms of strategic communication. Cambridge has direct infrastructure links to the A14 and M11 providing easy access to London and the Eastern port of Felixstowe. A short drive along the A14 also leads to the A1, one of the major road networks linking the north and south of the country. Access to London by rail is quick and easy, taking approximately 50 minutes from Cambridge. Cambridge is also within an hour drive of the international airports of Stansted and Luton and less than two hours from Gatwick, East Midlands and Birmingham Airports. Cambridge International Airport is a privately owned airport based in Cambridge. The airport provides the flexibility of a local airport and benefits from direct access to London, the East of England and beyond[4]. The nearest major ports to Cambridge are Felixstowe (which is directly linked to Cambridge via the A14 road network), Great Yarmouth, Lowestoft, Ipswich and Harwich in Essex. Smaller ports such as Wisbech and King's Lynn are only 40 miles away.

2.17 As a small city, Cambridge does however suffer from a number of serious local transport problems, particularly in relation to traffic congestion on radial routes and in respect of public transport capacity in the city centre. The 2008 Place Survey showed that 50% of resident respondents ranked the level of traffic congestion as the issue that needed the most improvement in Cambridge. The 2011 Citizens Survey highlighted that residents ranked the reduction of traffic congestion and pollution as the second most important priority for the council (CCC, [online], 2011).

2.18 Affordability of housing is an important issue for many groups, but particularly for key workers and those on lower incomes. Salaries within the Cambridge area are somewhat skewed by the presence of so many high technology companies, as salaries tend to be higher in this industry. Around 17% of the city's jobs were associated with these firms in 2008.

2.19 Gross mean household income was recorded as £36,835 in 2013; this is an increase from 2010 figures, when gross median household income was assessed as £29,800. The lower quartile gross median household income however, averages out at £15,700.

2.20 Figures related to average house prices and average wage levels produced by Hometrack suggest that the ratio, or multiplier of wages to average house prices in the city, was around 11.2 in March 2015. The ratio of lower quartile house price to lower quartile earnings, was 16.6 in March 2015. Average (mean) house prices are now around £411,160 (March 2015 – all properties), an increase of 6% from March 2014, this equates to £21,628 in monetary terms. Lower quartile house prices have risen from £250,000 in March 2014 to £275,000 in March 2015, an increase of 10% (CCC [online], 2015).

2.21 The number of households presented as homeless and number accepted as homeless and in priority need, was recorded as 262 and 146 respectively between

[4] http://www.cambridgeairport.com/

April 2014 and March 2015 (CCC [online], 2015). This information can also be found in Appendix A - Contextual Indicators.

2.22 Between April 2014 to March 2015, there were 135 recorded instances of rough sleeping in Cambridge.

2.23 More information on housing figures including figures on overcrowding, tenure, house prices, rent, the needs register and rough sleeping can be found by accessing the council's Strategic Housing Key Facts June 2015 (CCC [online], 2015).

Designing Cambridge

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

Use of Policies

3.2 Policies of particular relevance in decision-making include Policy 3/4 Responding to Context, which was used 1,283 times. Policy 3/7 Creating Successful Places was used 945 times and Policy 3/14 Extending Buildings, 777 times. These policies are key to ensuring that new development is of a high quality of design and has a positive impact on its setting. Policy 3/1 Sustainable Development was also used on 956 occasions and requires the submission of a sustainable development checklist with major developments. Policies 3/11 The Design of External Space and 3/12 The Design of New Buildings showed significant increases in usage this year demonstrating and increase in usage of 57% and 32% respectively.

3.3 Policy 3/7 plays an important role in place-making and the development of the city and its urban extensions. Development Management find it especially useful when dealing with areas where the street scene may be affected through development. Considerable work is undertaken on planning applications for the major growth sites and much of the work associated with these sites relates to the processing of outline and reserved matters planning applications, negotiating planning obligations, facilitating pre-application discussion, and preparing design codes. Further information about the major growth sites can be found in Chapter 9.

3.4 Some policies were used on only a few occasions, Policy 3/2 Setting of the City (13 times), 3/9 Watercourses and other Bodies of Water (19, increased from 7 in 2013/14) and 3/13 Tall Buildings and the Skyline (31, increased from 12 in 2013/14). Whilst usage of these policies is low, they all have a part to play, especially in relation to large development sites, sites on the edge of the city (of which Policy 3/2 is very useful) and sites adjacent to the river and other bodies of water. The use of these policies is very dependent upon the type and location of applications that have been submitted during the monitoring year.

Issues to Consider

3.5 The Local Plan 2014: Proposed Submission has taken account of analysis from previous AMRs to inform the development of new policies. More information on the progress of the Local Plan 2014 can be found in Chapter 11.

3.6 The council will be reviewing its Sustainable Design and Construction Supplementary Planning Document (adopted in 2007) in 2016. Last year's AMR noted that the process of updating the SPD would begin in 2015. As the new SPD will be used to support certain policies in the Local Plan 2014 (see below), it was considered sensible to delay the development of the SPD in order to include any changes or feedback received through the Local Plan examination on these policies, which is still ongoing:

- Policy 27: Carbon reduction, community energy networks, sustainable design and construction, and water use;
- Policy 30: Energy-efficiency improvements in existing dwellings;
- Policy 31: Integrated water management and the water cycle;
- Policy 32: Flood risk;
- Policy 63: Works to a heritage asset to address climate change.

Target Based Policies

3.7 No policies in this chapter were identified for target based monitoring.

3.8 730 completed dwellings (gross) on sites consisting of nine or above dwellings, were monitored in the 2014/15 year. The average density of these sites was 86.05 dph, 79.8% of these sites had a density of 50 dph or more. This indicates that Cambridge continues to make the best use of land for development. (Cambridgeshire County Council [online], 2015a).

Conclusion and Actions

3.9 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.

3.10 The council will be looking to update its Sustainable Design and Construction Supplementary Planning Document in 2016. It will be used to support a number of policies in the Local Plan 2014.

Conserving Cambridge

4.1 A major part in the success and attraction of Cambridge is its high quality natural and built environment. Cambridge is a compact city with a thriving historic centre and a framework of attractive and historic green spaces, trees and other landscape features.

Use of Policies

4.2 There are 13 policies in this chapter of the Local Plan 2006. Through monitoring the use of these policies, it was established that the most frequently used policies were: Policy 4/4 Trees which was used 194 times; Policy 4/10 Listed Buildings was used on 212 occasions; Policy 4/11 Conservation Areas 666 times; and Policy 4/13 Pollution and Amenity was used on 198 occasions.

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

Issues to Consider

4.4 A recent study of the West Cambridge area undertaken by Historic England has resulted in a new Historic Park and Garden, an upgraded listed building from grade II to II*, and some additional grade IIs. The Historic Core of the Central Conservation Area has been reviewed and will be going out to public consultation in the near future.

4.5 Conservation Area Appraisals contain guidance to protect the best features of an area. The special character of Conservation Areas means that the development is controlled more strictly than in other areas (CCC [online], 2014a).

Target Based Policies

4.6 No policies have been identified for target based monitoring at present.

4.7 Contextual indicator E1 highlights the number of planning permissions that have been granted in the Cambridge local authority area against the advice of the Environment Agency.

E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2014/15
i	0
ii	0

(Source: Environment Agency, [online] 2015)

4.8 In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency objected to four applications within the monitoring year. In the case of application 14/0619/FUL,

advice was provided to the applicant in the form of an informative, and the development was amended to take this advice on board. Application 14/1150/FUL provided an unacceptable Flood Risk Assessment, which was later resubmitted and approved by the Environment Agency. Planning application 14/1291/FUL was at first objected to by the Environment Agency on the grounds of insufficient information, a Flood Risk Assessment was resubmitted which received no objections. In the case of the fourth application 14/2053/FUL the application did not provide an acceptable Flood Risk Assessment and the application was subsequently withdrawn.

4.9 No planning applications were objected to by the Environment Agency on the grounds of water quality.

4.10 Contextual Indicator E2 (found in Appendix B) shows the change in areas of biodiversity importance from information supplied by the Cambridgeshire and Peterborough Records Centre.

E2 Change in areas of biodiversity importance 2014/15

Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit, totalling 15.03 hectares. There has been no change in the status of these SSSIs from the previous year (2013/14).

36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as *Unfavourable Recovering* and 6.5% as *Unfavourable No Change*. This has remained unchanged from the previous year's results in 2013/14.

Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.

LNR Name	Total area (ha)	Area in authority (ha)
Barnwell East	3.26	3.26
Barnwell West	4.02	4.02
Bramblefields	2.06	2.06
Byron's Pool	4.36	2.82
Coldham's Common	10.37	10.37
East Pit	8.11	8.11
Limekiln Close	2.86	2.86
Logan's Meadow	2.13	2.13
Paradise	2.17	2.17
Sheep's Green and Coe Fen	16.85	16.85
Stourbridge Common	19.38	19.38
West Pit	3.03	3.03

Cambridge has 0.60 hectares of Local Nature Reserve per 1,000 people as of 2014/15. This is a decrease of 0.01 from 2013/14 which is due to the increase in population; there has been no change in the area of land designated as a LNR.

E2	Change in areas of biodiversity importance 2014/15
	There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares, an increase in area of 3.13 ha from 2013/14. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership). City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land, which are all within the Cambridge local authority boundary. The proportion of local sites where positive conservation management has been or is being implemented shows that 47 out of 65 sites (72.3%) demonstrate positive conservation management. This represents a 2.6% increase on last year's figures and illustrates the council's positive approach towards conservation management. Source: CPERC 2015

4.11 Table E2 shows that the standard of SSSI land has not worsened and that positive conservation management techniques are being successfully implemented across the Authority.

Conclusion and Actions

4.12 All analysis of policies in the Cambridge Local Plan 2006 from previous AMRs has been used to inform the policies in the Cambridge Local Plan 2014: Proposed Submission. Progress on the Local Plan 2014 can be seen in Chapter 11.

4.13 A recent study of the West Cambridge area undertaken by Historic England has resulted in a new Historic Park and Garden, an upgraded listed building from grade II to II*, and some additional grade IIs. The Historic Core of the Central Conservation Area has been reviewed and will be going out to public consultation in the near future.

Living in Cambridge

5.1 The high cost of housing in Cambridge is recognised as a major issue. As prices rise, it makes it more and more difficult for first time buyers and those on lower incomes to buy or rent in the city. This also has a knock-on effect as employees have to look further afield for housing and then commute in, which in turn has implications for sustainability issues and congestion on the city's roads.

5.2 Policies such as Policy 5/5 Meeting Housing Needs in the Local Plan 2006 looks to secure new affordable housing to meet local needs in housing developments. This local plan chapter also includes policies about community facilities (Policies 5/11 to 5/14), which are considered key to the development of more sustainable communities.

5.3 This chapter also includes information relating to the five-year land supply (Paragraphs 5.16 to 5.20, housing trajectory/supply for Cambridge (Paragraphs 5.9 to 5.15 and Appendix D), dwelling mix and housing completions and commitments.

Use of Policies

5.4 Development Management have used 13 policies out of 14 policies in this chapter, the most used policies were 5/1 Housing Provision, used 159 times, and 5/14 Provision of Community Facilities through New Development used 65 times. Development Management have indicated that many of the policies in this chapter are also used at the pre-application stage.

5.5 Policy 5/8 Travellers was not used this year, and has in fact not been used since the 2007/08 monitoring year. However this policy is still important in order to deal with any planning applications for temporary stopping places that may arise. The Local Plan 2014 has reviewed this policy and has produced Policy 49: Provision for Gypsies and Travellers within the Local Plan 2014. This policy states the need for regular assessment in partnership with neighbouring Local Authorities to understand the need for and provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople.

Issues to Consider

5.6 In a letter to the Planning Inspectors dated 30 June 2015[5], Cambridge City Council and South Cambridgeshire District Council noted that authorities within the housing market area wished to update the Gypsy and Travellers Need Assessment Study 2011. This work will be undertaken jointly with participating authorities and is expected to be published in 2016. Any modifications that may arise as a result of this will be made to Policy 49 of the Cambridge Local Plan 2014 as part of the Local Plans examinations process.

5.7 The current Local Plan Policy 5/5 Meeting Housing Needs requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40%

[5] https://www.cambridge.gov.uk/local-plan-review-postsubmission-correspondence-with-the-inspector

or more affordable housing on site. The Local Plan 2014 reviewed the affordable housing thresholds as follows in its Policy 45: Affordable housing and dwelling mix:

Figure 2 – Affordable Housing Thresholds from Policy 45: Affordable housing and dwelling mix of the Local Plan 2014: Proposed Submission

Number of Dwellings	Minimum percentage of affordable housing required	On-site or off-site provision
2-9 units	10%	Off-site*
10-14 units	25%	On-site
15 or more units	40%	On-site

* On sites capable of delivering between 2 and 9 dwellings, financial contributions towards the provision of affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.

5.8 In 2014, the council revised its Affordable Housing Supplementary Planning Document in order to support Policy 45: Affordable housing and dwelling mix in the Cambridge Local Plan 2014: Proposed Submission The draft Affordable Housing SPD was publicly consulted upon between 2 June 2014 and 14 July 2014. 169 comments were received during the consultation. The draft Affordable Housing SPD was included as part of the evidence base for the Local Plan 2014: Proposed Submission to the Secretary of State for examination. The council will expect to formally adopt the Affordable Housing SPD at the same time as the Cambridge Local Plan 2014.

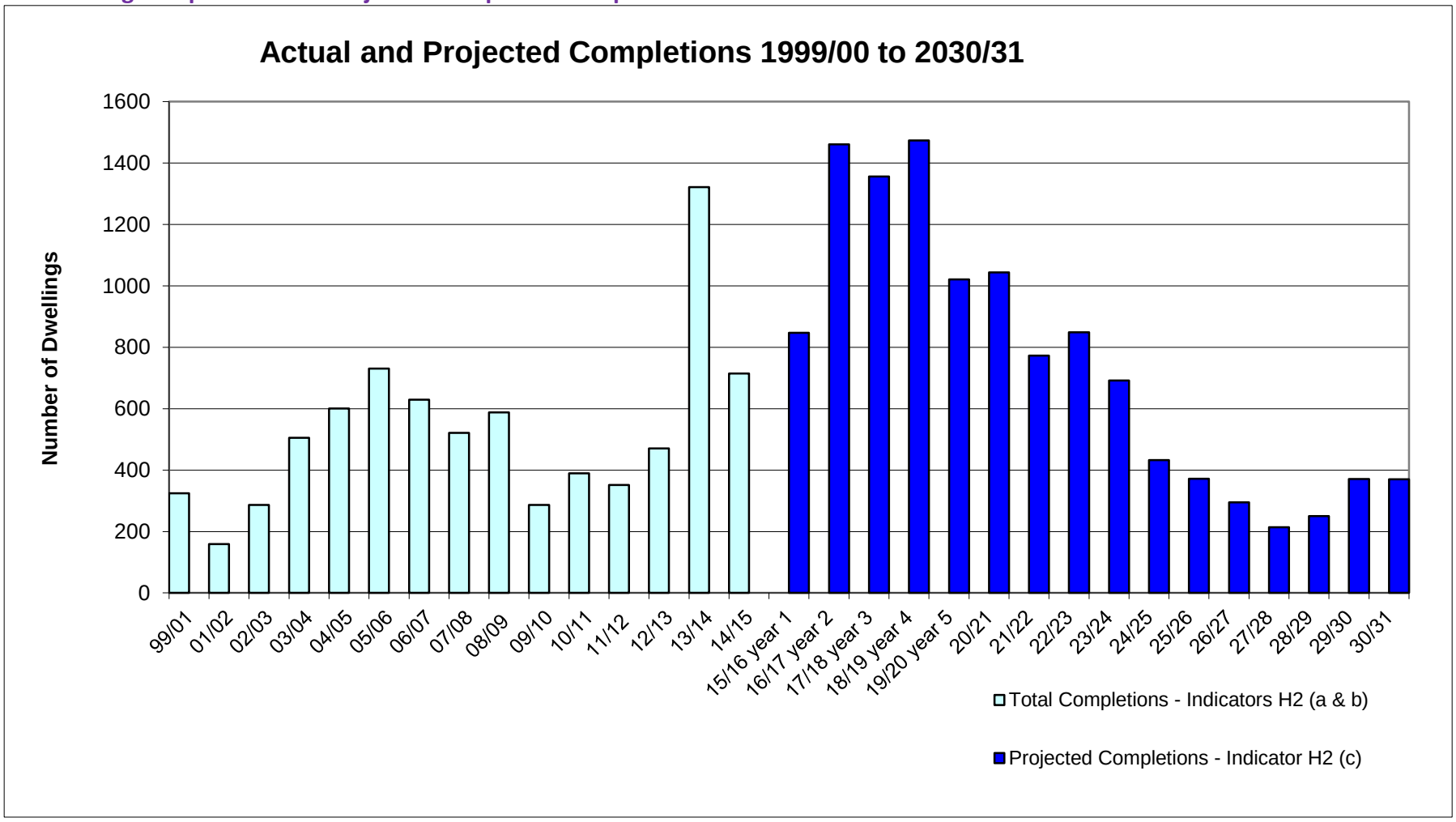
Housing Supply

H1	Plan period and housing targets
	• Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. • Local Plan 2006 Target 1999 to 2016: 12,500. See Appendix D for an explanation of the approach in this year's trajectory.
H2 (a)	**Net additional dwellings in previous years**
	See Appendix I
H2 (b)	**Net additional dwellings 2014-2015**
	715 dwellings.
H2(c)	**Net additional dwellings in future years**
	See Appendix D.
H2 (d)	**Managed delivery target**
	See Appendix D.
H3	**New and converted dwellings – on previously developed land (Gross) 2014-2015**
	42%

H4	Net additional pitches (Gypsy and Travellers) 2014-2015
	0
H5 (a)	**Gross affordable housing completions 2014-2015**
	253 (out of 893 gross housing completions).
H5 (b)	**Net affordable housing completions 2014-2015**
	181

(Cambridgeshire County Council [online], 2015a)

Figure 3: Housing Completions and Projected Completions 1 April 1999 to 31 March 2031.



(Cambridgeshire County Council [online] 2015a & Appendix D)

5.9 Figure 3 shows the actual dwelling completion figures for the years 1999/00 to 2014/15 and the projected completions from 2015/16 to 2030/31. To date, 7,883 dwellings have been completed between 1999/00 and 2014/15. A total of 715 dwellings have been completed in the last monitoring year (2014/15).

5.10 Projected figures (featured in this chapter and Appendix D) are based on the council's housing trajectory. This is intended to track the housing supply provision over the lifespan of the local plan and any subsequent development plan documents as well as identifying housing land likely to come forward in the first 5 years as required in Section 6 of the National Planning Policy Framework. The trajectory must cover at least 15 years after the adoption of a local plan or the end of the plan period whichever is longer. The trajectory has been produced in consultation with landowners, developers or their agents and South Cambridgeshire District Council and also from discussions with Development Management officers where owners could not be contacted.

5.11 For more site-by-site details, please see the main housing trajectory in Appendix D. In summary, the economic downturn has inevitably had an effect on housing delivery over the past few years. Previous information from developers suggested that, generally speaking, they expected developments to start one or two years later than planned. Developers' reasons for possible delays in housing developments generally included: market conditions, site preparation costs, infrastructure costs, and time taken to agree planning obligations and Section 106 agreements. All these cost factors have the potential to affect delivery of housing on site, financially and temporally. Development in Cambridge is now picking up, with the majority of the urban extensions now underway. The council considers that its record of delivery has been consistent, with no under delivery for circumstances within the council's control.

5.12 Preparation of the housing trajectory is not an exact science and relies upon data concerning predicted build rates from developers, their agents or house builders.

5.13 The capacity and availability of some allocated sites has also been raised by landowners, the following allocations have been reviewed as part of the preparation of the Local Plan 2014: Proposed Submission and through the SHLAA and have been highlighted as unlikely to provide further significant residential development in the future. These sites are not included in the Local Plan 2014: Proposed Submission housing allocations:

- The Territorial Army Centre on Cherry Hinton Road (site 5.08);
- Caravan Park – Fen Road (site 5.11);
- Milton Infant and Junior School (site 5.13);
- Coldham's Lane/Newmarket Road (Site 7.03);
- Mitcham's Corner (Site 7.04);
- West Cambridge, Madingley Road (site 7.06)[6];

[6] This site is carried forward in the Local Plan 2014: Proposed Submission as site M13 for agricultural, University and research uses.

- Leckhampton House Grounds (Site 7.07);
- Grange Farm off Wilberforce Road (Site 7.09)[7];
- 66-64 Peverel Road (Site 9.14).

5.14 Previous AMRs have assessed the housing trajectory against a revised Regional Spatial Strategy housing target. The Strategic Housing Market Assessment (part of the evidence base work underpinning the Local Plan 2014: Proposed Submission) has now assessed the housing requirement for Cambridge and identified housing need of 14,000 dwellings. This housing trajectory assesses housing completions and projections against this figure of 14,000, using existing site allocations from the 2006 Local Plan, non-allocated sites with planning permission (windfall) and allocations identified in the Local Plan 2014: Proposed Submission. This demonstrates a surplus in housing of 682 dwellings.

5.15 14,000 dwellings are to be provided between April 2011 and the end of March 2031, therefore the annualised projected requirement for Cambridge is 700 dwellings per annum. Current completions[8] to date of 352 in 2011/12, 471 in 2012/13; 1,322 in 2013/14; and 715 in 2014/15 totalling 2,860 dwellings and demonstrating that Cambridge is currently meeting its housing requirement. Over the next five years (2015/16 to 2019/20), 3,500 dwellings will be required. Projected completions for Cambridge over the next 5 years are 6,159.

Five-Year Land Supply

5.16 The National Planning Policy Framework (Paragraph 47) requires Local Planning Authorities to:

> "identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;"

5.17 Currently, there are two methods which local authorities are using to calculate their five-year land supply: the Liverpool Method and the Sedgefield Method. The Liverpool Method requires that, after completions are deducted from the overall supply total (14,000), any under or over supply is then added or subtracted from remaining total and averaged out over the remaining years of the plan period. In contrast, the Sedgefield Method requires that this under or over supply be added or subtracted from the five-year supply total (3,500).

[7] This site is carried forward in the Local Plan 2014: Proposed Submission as site U3 for student accommodation.
[8] Completion figures for 2012/13 and 2013/14 have been revised due to new information received.

5.18 In addition to the chosen method of calculation, a 5% or 20% buffer must be added to the five-year land supply requirement in line with Paragraph 47 of the NPPF.

5.19 The table below illustrates the council's position with regard to all methods of calculation demonstrating that current and predicted housing allocations identified within the plan period adequately meet the council's required five-year land supply.

Figure 4: Five Year Land Supply Summary Table

	Financial Year					
	15/16	16/17	17/18	18/19	19/20	Total
Housing trajectory – predicted completions	847	1,461	1,356	1,474	1,021	6,159
Local Plan 2014: Proposed Submission annual housing target	700	700	700	700	700	3,500
Under/over supply in relation to Local Plan 2014						2,659
Five Year Supply Calculation Methods including (taking into account a surplus of 60 dwellings completed between 2011/12 and 2014/15						
	Five-year supply as a percentage			**Five-year supply represented in years**		
Liverpool Method with 5% buffer	160%			7.99 years		
Liverpool Method with 20% buffer	140%			6.99 years		
Sedgefield method with 5% buffer	161%			8.07 years		
Sedgefield method with 20% buffer	141%			7.06 years		

5.20 Currently, monitoring data for the 2014/15 monitoring year shows that Cambridge has dwelling commitments of 9,879[9] residential units. Of these 9,879 units, 994 are currently under construction and 6,801 have outline, full, or reserved matters planning permission (Cambridgeshire County Council, [online], 2015a).

Greater Cambridge Housing Trajectory 2011-2031

5.21 In response to a number of changes in circumstance since the Local Plan was submitted in March 2014, the council agreed (on 9 September 2014 at the Joint Strategic Spatial Planning Group) to a Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory with South Cambridgeshire District

[9] This includes Local Plan housing allocations.

Council. This memorandum confirms the agreement between the two councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for the purposes of phasing housing delivery, including for calculating 5-year housing land supply for plan-making and decision-taking. The councils set out proposed modifications to the Local Plan (submitted in March 2014) to give effect to the Memorandum, in the councils' statement, which was submitted to the Local Plans examinations hearing for Matter 1: Legal Requirements. The merits of the Memorandum of Understanding will be an issue for consideration at appropriate hearing sessions of the Local Plans examination. This joint trajectory can be found at the end of Appendix D and demonstrates that jointly, the councils have an adequate five year supply.

5.22 In view of the various ways that five year supply could be calculated, and pending the outcome of consideration at the Local Plans examinations, the five year land supply from 2015/16 to2019/20 for the Greater Cambridge area has been summarised in the tables below. These calculations use the housing requirement based on the objectively assessed needs identified in the SHMA. Further information on the council's objectively assessed need can be found in Chapter 11. The calculations reflect that Cambridge City Council is demonstrably delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period. South Cambridgeshire District Council is committed to delivery of housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery.

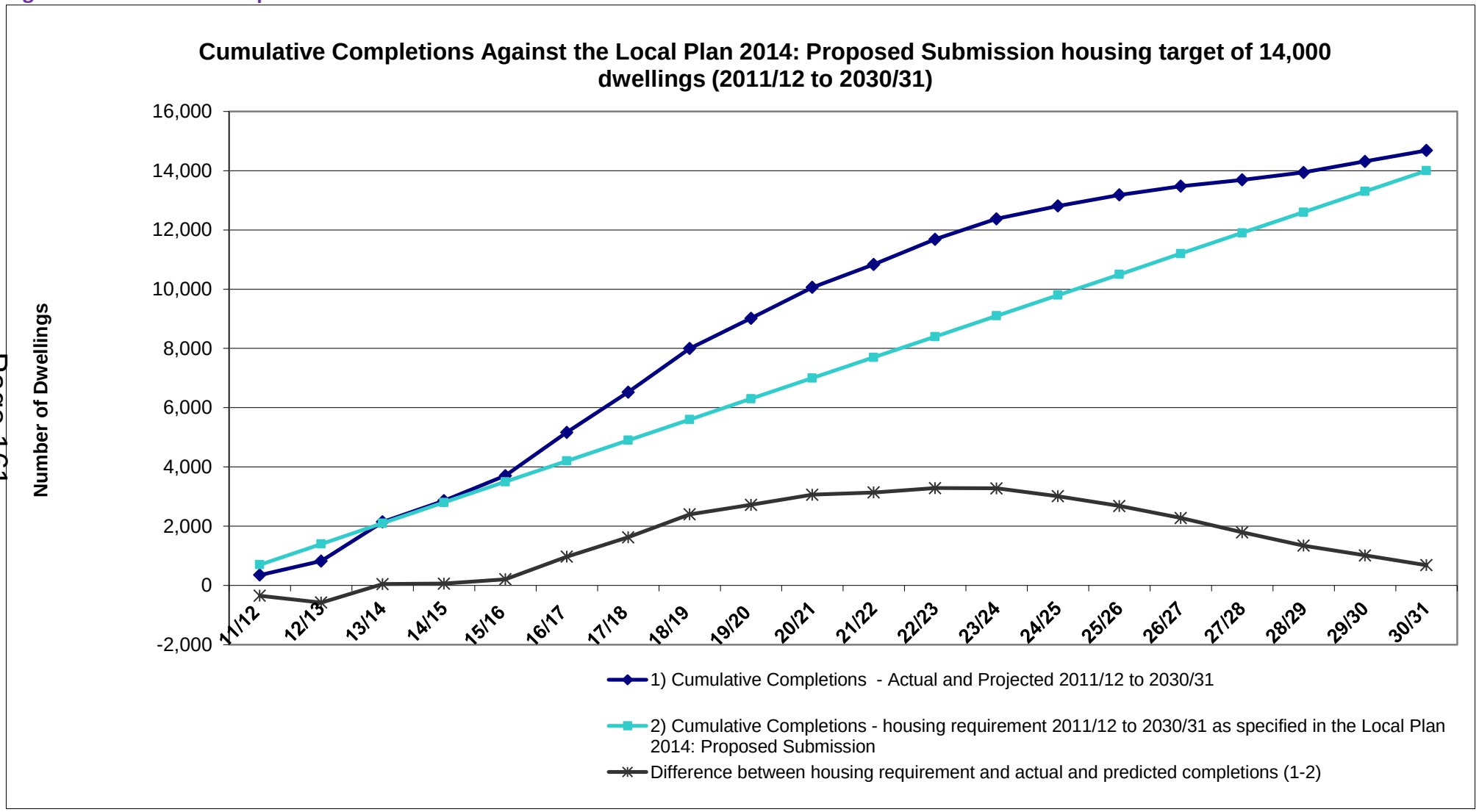
5.23 The phasing of development outlined in the submitted plans follows the development sequence and carries forward the strategy from the adopted plans. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are logically building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. When the two areas are taken together, whichever methodology or buffer is used, they provide a 5-year supply overall. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area, consistent with the development strategy contained in both submitted Local Plans.

5.24 The joint housing trajectory shows that a five-year housing supply exists for the period 2015/16 to 2019/20 as illustrated below in Figure 5 and in Appendix D.

Figure 5: Greater Cambridge Five Year Housing Land Supply.

	Liverpool Method	Sedgefield Method
Joint five year supply (with 5% buffer). Represented in years.	6.4	5.9
Joint five year supply (with 20% buffer). Represented in years.	5.6	5.2

Figure 6: Cumulative Completions:



(Cambridgeshire County Council [online], 2015b & Appendix D)

5.25 Figure 6 above shows that there is an adequate housing supply in relation to the proposed Local Plan 2014: Proposed Submission housing target for the period to 2030/31. There is a period of acceleration between 2015/16 and 2021/22, as the urban extensions are developed, providing a good level of supply above the target. After this, new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter.

5.26 The housing trajectory identifies non-allocated sites with planning permission (windfall); Local Plan 2006 allocated sites and urban extensions and allocations identified in the Local Plan 2014: Proposed Submission to demonstrate how the council will meet the objectively assessed housing need of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014).

5.27 A more detailed breakdown (site by site) of the housing trajectory can be found in Appendix D.

Housing Density

Density of new development on sites greater than 9 dwellings in 2014/15

Density	Percentage
<30 DPH	0%
30 – 50 DPH	20.2%
>50 DPH	79.8%

(Cambridgeshire County Council [online], 2015a)

5.28 The results above show that 79.8% of sites greater than nine dwellings in Cambridge are being developed at a density above 50 dph. 730 completed dwellings (gross) on sites consisting of nine dwellings or above were monitored in the 2014/15 year. (Cambridgeshire County Council [online], 2015a). The average density of these sites is 86.05 dph, consistent with the previous year's density of 86.22 dph.

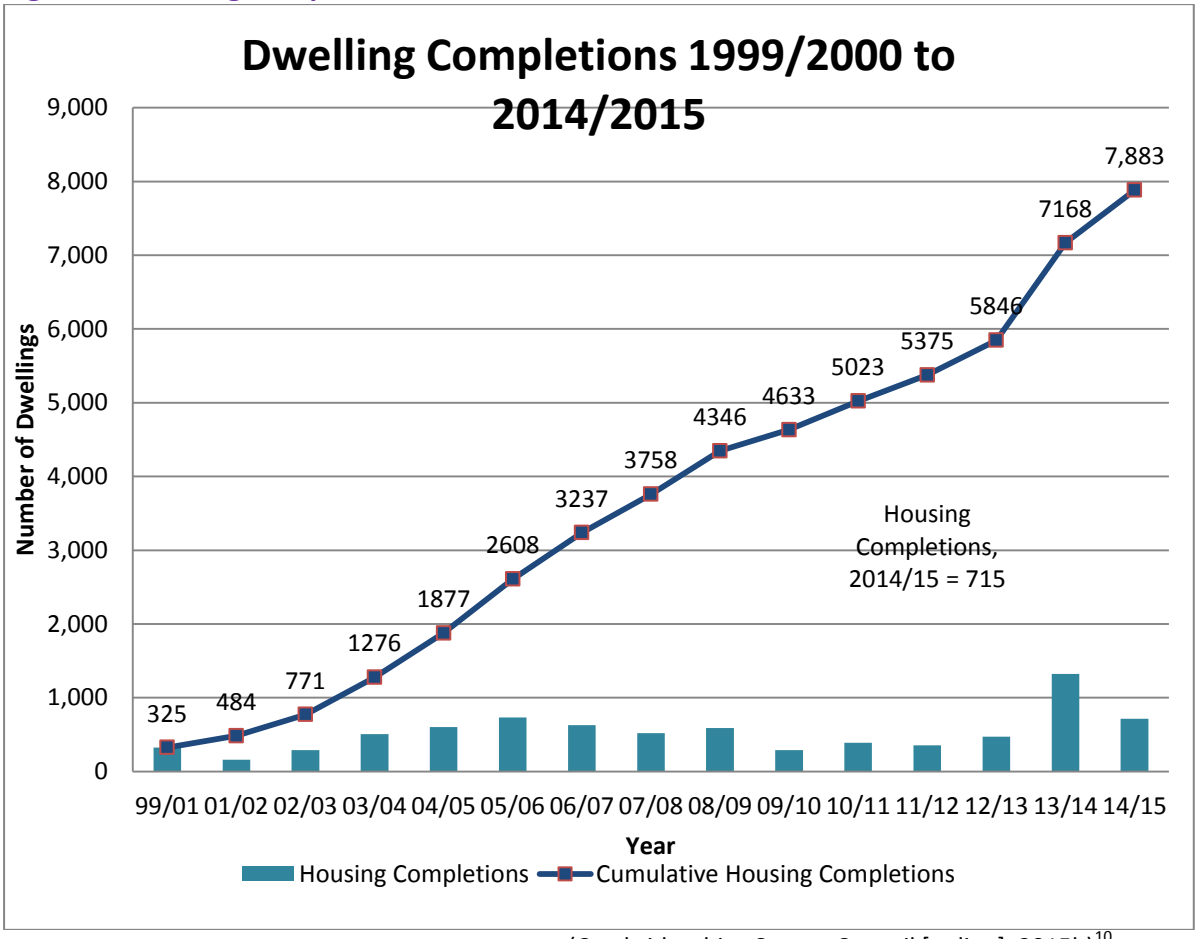
Target Based Policies

5.29 Three policies in this topic area have been selected for target based policy monitoring. One was deemed unsuitable for this kind of monitoring (Policy 5/9 Housing for People with Disabilities) as following discussions with Development Management it became clear that the provisions of this policy are covered by other legislation which requires disabled access to all properties.

5.30 ***Policy 5/1 Housing Provision*** - this sets out that there should be an increase in dwellings of approximately 12,500 between 1999–2016 in accordance with the 2003 Cambridgeshire and Peterborough Structure Plan. This provides a target of approximately 735 units per annum between 1999 and 2016; further information on this target is available in Appendix I.

5.31 Dwelling completions from 1999/01 to 2014/15 show that to date 7,883 dwellings have been completed, leaving 4,617 dwellings to be completed in 2015/16 in order to meet the target identified in Policy 5/1 Housing Provision.

Figure 7: Dwelling Completions 1999/00 – 2014/15



(Cambridgeshire County Council [online], 2015b)[10]

[10] Due to recent information received from Cambridgeshire County Council, minor adjustments to completion figures for 2012/13 and 2013/14 have been made.

5.32 ***Policy 5/5 Meeting Housing Needs*** **-** The housing needs policy requires that sites of 0.5 hectares or more or 15 or more dwellings will only be permitted if they provide 40% or more affordable housing. 30 planning applications were submitted relating to Policy 5/5 this year: nine applications were refused and so have not been evaluated. This left 21 sites to be assessed under the policy. The sites and their assessments are tabled below:

Site	Application	Assessment
Travis Perkins Trading Co Ltd, Devonshire Road (11/1294/FUL)	Demolition of existing depot building and redevelopment of site to provide: 43 residential units, public open space including a play area, and associated works including landscaping, new access and parking.	Travis Perkins Trading Co Ltd, Devonshire Road (11/1294/FUL) did not provide 40% affordable housing following an assessment of the viability of the development. It was agreed that a commuted sum payment of £127,371 be made to the council in lieu of on-site affordable housing to be used to provide additional affordable housing in the City and that the decision as to how this commuted sum is used should made by the Executive Councillor for Housing in consultation with Community Services Scrutiny Committee.
Aylesborough Close (13/1405/FUL)	The demolition of 24 dwellings. Erection of 20 affordable dwellings and 15 private dwellings, associated car parking and private and shared amenity spaces.	This application shows the provision of 57% affordable dwellings, which exceeds the policy requirements. This is a Cambridge City Council residential development site.
296 Milton Road (14/0314/FUL)	Change of use of the garage (C3) to a B1 business use (retrospective).	Not applicable.
Land To The Rear Of 76 Abbey Road (13/1814/FUL)	Erection of 2 1.5 storey dwellings following demolition of existing lock-up garages	Not applicable – Under the threshold for affordable housing.
21 Brothers Place (14/0210/FUL)	Dwelling house	Not applicable – Under the threshold for affordable housing.
Bowes & Co, 55 Burleigh Street (14/0284/FUL)	Construction of 2 self-contained flats	Not applicable – Under the threshold for affordable housing.
Anstey Hall Farm Barns, Grantchester Road (14/0159/FUL)	Demolition of modern barn and outbuildings and removal of temporary structures to allow conversion of barns, cart sheds and stables to eight residential units and erection of	The site area submitted as part of the application was 1.89 hectares, which means that the application qualifies under policy 5/5 to provide affordable housing. However, the red

Site	Application	Assessment
	four dwellings, the creation of a spur access drive from Anstey Hall Drive and associated works.	line of the application included a large area of woodland, some of which would facilitate access to the site, whilst the remainder is undevelopable. The undevelopable 'green' areas (which will also include protected open space and a southern buffer) amounts to 1.03 ha, whilst the yard area amounts to 0.21ha and retained buildings 0.16ha. This means that the net developable area does not qualify under policy 5/5.
7 Egerton Close (14/0618/FUL)	Two storey extension and conversion to two flats	Not applicable – Under the threshold for affordable housing.
Cambridge City Football Ground, Milton Road (14/0790/FUL)	Residential development of 106 units comprising a mix of townhouses and apartments including up to 40% affordable housing, open space, hard and soft landscaping, car and cycle parking and associated infrastructure	This application shows provision of 40% affordable housing and therefore meets the policy criteria.
184 Kendal Way (14/1228/FUL)	Proposed two new flats	Not applicable – Under the threshold for affordable housing.
204 Milton Road (14/1389/FUL)	Construction of a two storey residential house	Not applicable – Under the threshold for affordable housing.
Cambridge Repetition Engineers Ltd, 2 Greens Road (14/0649/FUL)	Erection of a residential development comprising of 4 x 2 bed apartments, and 2 x 1 bed apartments, car and cycle parking and associated landscaping.	Not applicable – Under the threshold for affordable housing.
220 Victoria Road (14/1769/FUL)	Change of use of dwelling (use Class C3) to a 7 bed house of multiple occupation (sui generis)	Not applicable.
174 Milton Road (15/0082/FUL)	Erection of two flats following demolition of the existing garage.	Not applicable – Under the threshold for affordable housing.
Homerton Business Centre, Purbeck Road (13/1250/OUT)	Part full/part outline application comprising: • Full - Teaching facilities block, student accommodation of 126 study bedrooms, associated ground floor servicing and car and cycle parking retention of	This application shows provision of 40% affordable housing on the residential portion of this site and therefore meets the policy criteria.

Site	Application	Assessment
	existing commercial units to be occupied as B1(a) offices, B1(b) research and development, and/or B1(c) light industrial accommodation (in the alternative). • Outline - including means of vehicular access from Harrison Drive, but with all other matters reserved for up to 95 Residential Units comprising a mix of town houses and apartments including up to 40% affordable housing across the wider site; commercial development or Class D1 non-residential education and training centre (in the alternative.	
Bells School Development Site, Babraham Road (13/1786/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission 13/1118/S73 for 270 dwellings (including affordable housing), 100 bed student accommodation for Bell Language School, public open space, associated roads, footpaths/cycleways and drainage infrastructure.	This application shows provision of 40% affordable housing on the site and therefore meets the policy criteria.
Parcels 12A,13 And 14, Clay Farm Development Site, Long Road (14/0520/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 136 residential dwellings, plus associated open space, infrastructure and car parking. Parcels 12A, 13 and 14 of the Clay Farm development site.	This application shows provision of 41% affordable housing on the site and therefore meets the policy criteria.
Homerton Business Centre, Purbeck Road (14/0788/REM)	Erection of commercial building (Block B) comprising Class B1(a) offices, Class B1(b) research and development, Class B1(c), light industry and/or Class D1 non-residential education and training centre (in the alternative) for 1500m2 (GEFA), together with associated works (follow demolition of existing buildings).	Not applicable in this instance, but the application was linked via the outline permission (13/1250/OUT), which makes provision for 95 residential units on a linked portion of land to this development.
Homerton Business Centre, Purbeck Road (14/1648/REM)	Reserved matters scheme (access, appearance, landscaping, layout and scale) for the erection of 95 residential units including affordable housing, together	This application shows provision of 40% affordable housing on the site and therefore meets the policy criteria.

Site	Application	Assessment
	with associated landscaping (the provision of a central amenity space and the reconfiguration of the existing on-site balancing pond to the south), car and cycle parking, and associated infrastructure works pursuant to application 13/1250/OUT.	
Parcels 6 And 7, Clay Farm Development Site, Long Road (14/1736/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 165 residential dwellings, plus associated open space, infrastructure and car parking. Parcels 6 and 7 of the Clay Farm development site.	This application shows provision of 40% affordable housing on the site and therefore meets the policy criteria.
Clay Farm, Long Road (14/0093/FUL)	Erection of a five storey building to accommodate community facilities, library, cafe, youth facilities, touchdown space for police and social services, medical centre, 20 affordable housing units and associated parking, amenity areas, refuse storage and landscaping.	This application shows the provision of 100% affordable dwellings, which exceeds the policy requirements. This is a Cambridge City Council residential development site.

5.33 These results show that the policy is working in relation to meeting housing needs, with relevant applications providing 40% affordable housing. In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management officers to discuss or illustrate a related issue.

5.34 Travis Perkins Trading Co Ltd, Devonshire Road (11/1294/FUL) did not provide 40% affordable housing following an assessment of the viability of the development. It was agreed that a commuted sum payment of £127,371 be made to the council in lieu of on-site affordable housing to be used to provide additional affordable housing in the City and that the decision as to how this commuted sum is used should made by the Executive Councillor for Housing in consultation with Community Services Scrutiny Committee. Policy 5/5 allows exemptions on affordable housing provision in exceptional circumstances on the grounds site viability. In this instance the provision of on-site affordable housing would have prevented residential development in line with the sites housing allocation status (site 5.09).

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

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

5.37 There were 17 sites that related to Policy 5/10: one application was refused and so have not been evaluated. This left 16 sites to be assessed under the policy. The sites that have been assessed are listed below:

Site	Application	Assessment
Travis Perkins Trading Co Ltd, Devonshire Road (11/1294/FUL)	Demolition of existing depot building and redevelopment of site to provide: 43 residential units, public open space including a play area, and associated works including landscaping, new access and parking.	The application proposed a mix of 18 x 2-3 bed houses, 6 x 2-3 bed coach houses and 19 x 1-2 bed flats. This was regarded as reasonable by the Head of Strategic Housing.
Aylesborough Close (13/1405/FUL)	The demolition of 24 dwellings. Erection of 20 affordable dwellings and 15 Private Dwellings, associated car parking and private and shared amenity spaces.	The application shows a mix of 3 x 1-bed, 24 x 2-bed and 8 x 3-bed dwellings. 20 of the 35 residential units are affordable housing. The Housing Officer was satisfied with the level and type of provision.
Clay Farm, Long Road (14/0093/FUL)	Erection of a five storey building to accommodate community facilities, library, cafe, youth facilities, touchdown space for police and social services, medical centre, 20 affordable housing units and associated parking, amenity areas, refuse storage and landscaping.	The development provides for 12 x 1 bed and 8 x 2 bed units. The assessment of housing mix for this application was assessed holistically across the whole Clay Farm site (of which this application is a small part of) to ensure an even mix across the whole development.
296 Milton Road (14/0314/FUL)	Change of use of the garage (C3) to a B1 business use (retrospective).	Not applicable.

Site	Application	Assessment
121 Chesterton Road (14/0506/FUL)	Proposed conversion of ground and first floor to 1 retail unit and 2 retail units and/or D1 medical practitioner use only in the alternative), including ground floor extension. Retention of existing first floor car park (27 spaces).	Not applicable.
Anstey Hall Farm Barns, Grantchester Road (14/0159/FUL)	Demolition of modern barn and outbuildings and removal of temporary structures to allow conversion of barns, cart sheds and stables to eight residential units and erection of four dwellings, the creation of a spur access drive from Anstey Hall Drive and associated works.	Not applicable – under the threshold for this policy.
7 Egerton Close (14/0618/FUL)	Two storey extension and conversion to two flats	Not applicable – under the threshold for this policy.
Cambridge City Football Ground, Milton Road (14/0790/FUL)	Residential development of 106 units comprising a mix of townhouses and apartments including up to 40% affordable housing, open space, hard and soft landscaping, car and cycle parking and associated infrastructure	The overall proportion of one and two-bedroom affordable units equates to 76% of the total housing, this is higher than that what was originally proposed in the extant permission and suggested in the Affordable Housing SPD guidance. Annex 2 of the SPD suggests that the 50/50 split between one-and-two bedroom units and larger units should be 'provided in the urban extensions to Cambridge and on other sites as appropriate to their location and site area'. In the case officers view, the larger proportion of smaller units proposed here was considered reasonable for a site of this size, in this location, and in light of the private mix. The mix of affordable housing was also supported by the Strategic Housing Manager.
83 Gough Way (14/1291/FUL)	Erection of one new dwelling and alterations to existing dwelling including erection of attached garage following demolition of existing garage.	Not applicable – under the threshold for this policy.
Bells School Development Site, Babraham Road (13/1786/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission 13/1118/S73 for 270 dwellings (including	This application shows a mix of 32 x 1-bed apartments, 126 x 2-bed apartments, 2 x 3-bed apartments, 18 x 3-bed houses, 69 x 4-bed houses and 23 x 5-bed houses.

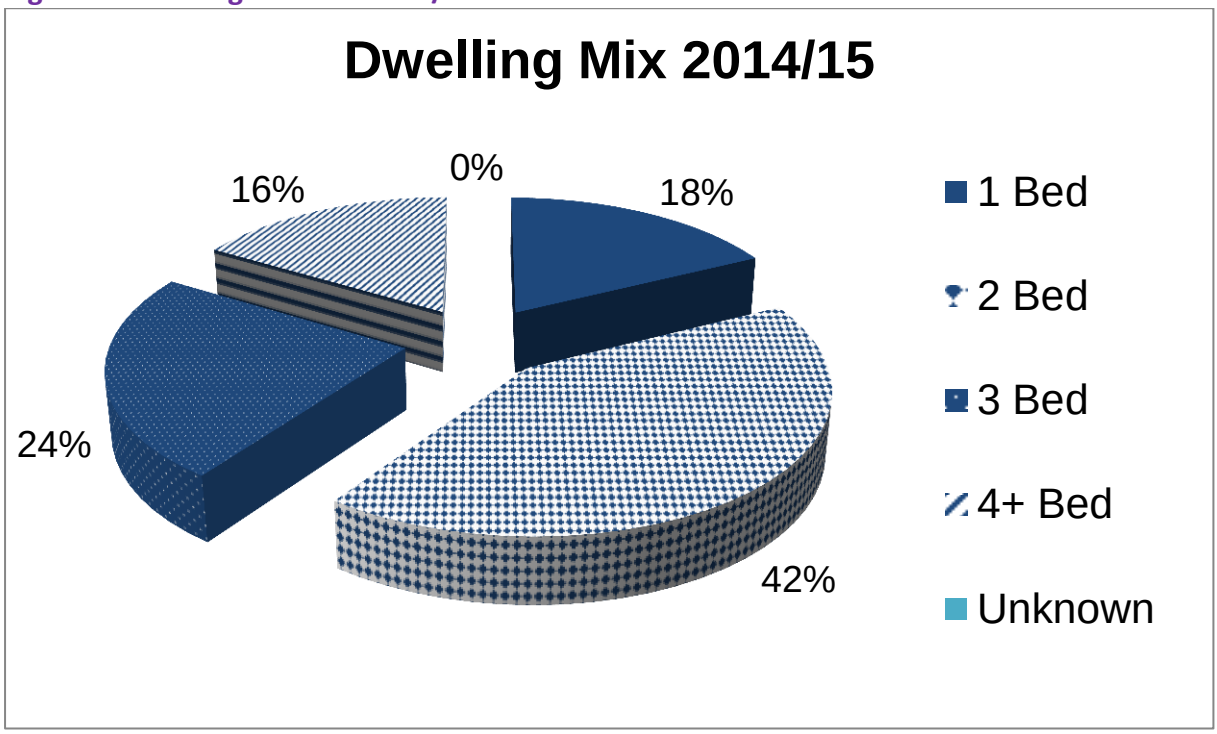
Site	Application	Assessment
	affordable housing), 100 bed student accommodation for Bell Language School, public open space, associated roads, footpaths/cycleways and drainage infrastructure.	The provision of the retirement units has affected the proportion of flats to houses and house types/number of bedrooms and was considered acceptable because of the need for retirement accommodation.
Parcels 12A,13 And 14, Clay Farm Development Site, Long Road (14/0520/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 136 residential dwellings, plus associated open space, infrastructure and car parking. Parcels 12A, 13 and 14 of the Clay Farm development site.	This application shows a mix of 5 x 1-bed apartments, 47 x 2-bed apartments, 7 x 3-bed apartments, 18 x 2-bed houses, 18 x 3-bed houses, 18 x 4-bed houses and 16 x 5-bed houses and 7 x 6-bed houses. The housing mix is very close to the indicative mix specified in the affordable housing SPD and was therefore considered acceptable.
Trumpington Meadows Development Site, Hauxton Road (14/0348/REM)	Reserved matters (use, amount, layout, scale, landscaping and appearance) for 39 new dwellings, associated internal roads, car parking, landscaping, amenity and public open space pursuant to outline consent 08/0048/OUT.	The mix of dwellings proposed for the site was 2 x 2-bed, 10 x 3-bed, 9 x 4-bed and 15 x 5-bed. Whilst the application did not provide any 1-bed units (as no flats were proposed) the application had to be considered in context with other phases of the development – specifically Phase 7 – whereby an apartment block was being proposed. In this wider context the application was considered acceptable.
Trumpington Meadows Development Site, Hauxton Road (14/0624/REM)	Reserved matters for 86 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. The reserved matters include use, amount, layout, scale, landscaping and appearance.	The mix of larger dwellings for this application was considered acceptable. Given the scheme is within the Village Quarter a higher proportion of flats will come forward on future phases to reflect the different, higher density character areas of the Urban and Riverside character areas. The mix, tenure and distribution of the housing were agreed when the council had discussions with the applicant regarding phases 6 and 7 earlier in 2014. To ensure that tenure and mix were distributed evenly over a wider site area. The scheme proposed: 4 x 1-bed flats, 8 x 2-bed flats, 17 x 2-bed houses, 34 x 3-bed houses 22 x 4-bed houses.
Land Between Huntingdon Road, Madingley Road And	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to 13/1402/S73 for the formation and finish of the cricket pitch, sports fields	Not applicable in this instance, but the application was linked via application 13/1402/S73, which varied conditions on the outline application (11/1114/OUT). The outline application included

Site	Application	Assessment
M11, North West, Cambridge, (14/0864/REM)	and associated pavilions, including hard and soft landscaping, footpaths, cycle paths (including part of two strategic cycleways), ecological enhancements and play facilities.	provision for up to 3,000 residential units.
Parcel 21, Clay Farm Development Site, Long Road (14/1201/REM)	The approval of access, appearance, landscaping, layout and scale of the site (the reserved matters) pursuant to the outline planning permission 07/0620/OUT for Parcel 21 of the Clay Farm Site for the development of 208 residential dwelling (including affordable housing) and 540sqm of A1, A2 and A5 uses, plus associated open space, infrastructure and car parking	Not applicable in this instance, but the application was linked via the outline application (07/0620/OUT). The outline application included provision for up to 3,000 residential units.
Parcels 6 And 7, Clay Farm Development Site, Long Road (14/1736/REM)	Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline planning permission 07/0620/OUT for the development of 165 residential dwellings, plus associated open space, infrastructure and car parking. Parcels 6 and 7 of the Clay Farm development site.	Not applicable in this instance, but the application was linked via the outline application (07/0620/OUT). The outline application included provision for up to 3,000 residential units.

5.38 These results show that the policy is working in relation to providing for a range of sizes of residential accommodation. In the cases where no monitoring was required or the policy was not applicable, it is most likely that the policy was used by Development Management officers to discuss or illustrate a related issue. Some applications are part of a larger development whereby dwelling mix and typologies need to be considered holistically across the whole area instead of on a piecemeal basis.

5.39 Figure 8 shows the dwelling size mix of completed new dwellings in 2014/15. The total figure used is 893 and represents the gross number of new dwelling completions in the 2014/15 financial year as opposed to the net number of housing completions for this year (715), which has been used in Appendix D for the Housing Trajectory.

Figure 8: Dwelling Size Mix 2014/15



(Cambridgeshire County Council [online], 2015a)

Public Houses

5.40 In mid-2015, the Queen Edith pub re-opened following a complete rebuild as part of an extensive site redevelopment including new residential flats to the rear. October 2015 saw the Royal Standard on Mill Road re-open following substantial redevelopment of the site including residential units and student accommodation to the rear. More recently, a retail unit at 104 Regent Street successfully applied for a pub licence. This will lead to the creation of a new public house. However, the retention of the Zebra public house was lost on appeal on 20 July 2015 to student accommodation. The Cow on Corn Exchange Street re-opened in November 2015 as a restaurant.

5.41 Overall, the number of safeguarded public house sites remains constant at 102 in 2015; the number of closed pub sites has also decreased from six to three sites. Of these three sites, one is expected to re-open over the next 12-18 months following planning consent. The reduced vacancy rates within the safeguarded sites (including those where pub use is expected to return through the planning system) would indicate a revival in Cambridge's pub market. This also means that while some safeguarded sites remain empty/vacant (three in total) there is no evidence to

suggest these are unviable as public houses. Therefore, in order to plan positively for a pub's valued and clearly viable use in Cambridge, there is a clear need to retain these vacant sites to allow the local market to expand/grow. This matter is addressed by the council's Interim Planning Policy Guidance on Public Houses which preceded the drafting of Policy 76: Protection of public houses in the Local Plan 2014: Proposed Submission.

Conclusions and Actions

5.42 The council currently has a predicted 160% of its five-year supply target (Using the Liverpool method and a five percent buffer). When monitoring the housing trajectory against the Local Plan 2014: Proposed Submission housing target, this equates to 7.99 years' supply when measured against the five-year supply target of 700 dwellings per year.

5.43 The housing trajectory identifies new developments with planning permission (windfall), Local Plan 2006 Allocated Sites, urban extensions and sites identified in the Local Plan 2014: Proposed Submission to demonstrate how the council will meet the objectively assessed housing need target of 14,000 dwellings between 2011/12 to 2030/31 (as identified in the Local Plan 2014). Evidence in this chapter demonstrates that there is an adequate housing supply in relation to the proposed Local Plan 2014: Proposed Submission housing target for the period to 2030/31. There is a period of acceleration between 2015/16 and 2021/22, as the urban extensions are developed, after this new allocations from the Local Plan 2014 will provide a steady supply of housing to meet need thereafter. A more detailed breakdown of the housing trajectory can be found in Appendix D.

Enjoying Cambridge

6.1 Shopping, leisure and tourist attractions all have an important part to play in serving those who live, work and study in Cambridge and those visiting the world renowned city.

6.2 Main sub-regional shopping facilities are located in two distinct areas of the City Centre: the historic centre and Fitzroy/Burleigh Street, which contains The Grafton. The historic centre has undergone considerable redevelopment over recent years with the construction and opening of Christ's Lane and the Grand Arcade.

6.3 The city is a key sub-regional location for indoor and outdoor cultural and entertainment venues, such as concert venues and theatres. Outdoor events such as the Cambridge Folk Festival, Pop in the Park and Summer in the City are hosted on the open spaces throughout the city.

Use of Policies

6.4 Policy 6/10 Food and Drink Outlets, was the most used policy (25 times). This policy ensures that new developments for food and drink uses do not cause unacceptable environmental problems or nuisance. Policy 6/2 New Leisure Facilities was used 15 times and Policy 6/7 Shopping Development and Change of Use in District and Local Centres was used 19 times.

Issues to Consider

6.5 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas. Designed to protect and enhance specific retail areas in Cambridge. A brief summary of the policies is listed below:

- Policy 6: Hierarchy of centres and retail capacity – This policy directs retail and other town centre uses to the retail centres based on a predetermined hierarchy. Any retail development proposed outside the retail centres must be subject to a retail impact assessment.
- Policy 9: The City Centre – This policy guides development in the City Centre.
- Policy 10: Development in the City Centre Primary Shopping Area - In the primary shopping area (in the City Centre), proposals for new retail use (A1) will be supported. Proposals for other centre uses, as defined through a table in this policy, will be supported according to definitions provided within the policy.
- Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change - the primary focus for providing additional comparison retail in the City Centre, along with other mixed uses.
- Policy 21: Mitcham's Corner Opportunity Area - Development proposals within the Mitcham's Corner opportunity area will be supported if they

promote and coordinate the use of sustainable transport modes, contribute to the creation of a sense of place, and deliver local shops and services.

- Policy 23: Mill Road Opportunity Area - Development proposals within the Eastern Gate Opportunity Area, will be supported if they enhance the character of the area, improve connectivity and increase activity.

6.6 Other policies in the Local Plan 2014, which also include elements of retail development and guidance are:

- Policies 14 to 20 which address the areas of major change such as the Southern Fringe and NIAB 1;
- Policy 22: Eastern Gate Opportunity Area;
- Policy 24: Cambridge Railway Station, Hills Road Corridor to the City Centre Opportunity Area;
- Policy 25: Old Press/Mill Lane Opportunity Area.

Other Indicators

BD4	Amount of completed floorspace (sqm) 2014/15 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	0	56	0	153
	Losses	-406	-660	-625	0
	Net	-406	-604	-625	153
Local Authority Area	Gains	2,518	1145	1366	5781
	Losses	-3,752	-888	-13,767	-818
	Net	-1,234	257	-12,401	4,962

(Cambridgeshire County Council [online], 2015b)

6.7 A1 figures are for net tradable floorspace (sales space). Floorspace for the rest of the use classes is gross. The table shows losses of floorspace in A1 and A2 uses in the Town Centre (See Appendix G for a Use Classes Order summary). A large proportion of these losses can be attributed to changes of use to other A classes such as food and drink establishments (particularly A3 and A5).

6.8 A large proportion of the increase in D2 use is down to the development of phase one of the West Cambridge Spots Centre project, which amounts to 4,850 sqm (11/0979/REM).

6.9 Total retail space in the City Centre (defined as the Historic Core, Fitzroy and Burleigh Street and The Grafton) is identified in the Cambridge Retail and Leisure Update 2013 as having 216,916 sqm (gross) floorspace and is split as follows:

Figure 9: Cambridge City Centre Composition

Type	Number of Units	Floorspace in sqm
Convenience	43	5,844
Comparison	353	134,887
Retail Service	82	7,739
Leisure Service	187	43,623
Financial Service	62	9,978
Vacant	67	14,846
Total	**794**	**216,916**

(GVA [online] 2013)

Conclusion and Actions

6.10 Evidence produced to inform the creation of the Local Plan 2014: Proposed Submission and issues identified with policies highlighted in previous AMRs have been used to refine and create new retail policies. More information on the progress of the local plan can be found in Chapter 11.

6.11 The Local Plan 2014 Proposed Submission has included new policies on the City Centre and areas of major change and opportunity areas.

Working and Studying in Cambridge

7.1 The Working & Studying chapter of the Local Plan relates to the key areas of the city's economy. The policies in this chapter allow the city to develop and be shaped in a way that will provide a sustainable economy.

7.2 The city is home to the University of Cambridge, Anglia Ruskin University and hosts a branch of the Open University. 19,940 students (full-time, part-time and distance learning) study at the University of Cambridge (figures from 2014/15) and 9,296 at Anglia Ruskin University (2011/12) (see also Appendix A).

7.3 Language schools also make an important contribution to the city's economy. There are 22 accredited schools in the Cambridge area employing over 300 staff. Fees and accommodation generate around £50 million per annum and spend in the local area is thought to exceed £78 million per annum (SQW, 2011).

Use of Policies

7.4 There are 11 policies in this chapter of the Local Plan 2006 Policy 7/2 Selective Management of the Economy was used on 24 occasions. Policy 7/3 Protection of Industrial Storage Space was used 25 times.

7.5 The use of these policies are very dependent upon the type and location of applications that have been submitted during the monitoring year. This year all policies within the chapter have been used.

Issues to Consider

7.6 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the Local Plan 2014 looks at protecting all business employment space through Policy 41: Protection of Business Space. Evidence suggests that there is a need to protect employment land from pressure to redevelop for other uses e.g. residential use.

7.7 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space. Policy 7/2 was used to protect land for the expansion of the research and development sectors (R&D), evidence now suggests that there is now an adequate supply of R&D land and therefore, the scope of this policy has been changed to deal with a wider variety of business uses.

7.8 In relation to the provision of student accommodation, Cambridge has seen significant provision of new student accommodation since 1 April 2011. Between 1 April 2011 and 31 March 2015, 1,810 student units were completed. At 1 April 2015, there were a further 356 student units with planning permission but not yet built and 914 student units under construction. This provides a total of 3,080 student units built or with planning permission by April 2015. Significant

development has been completed around the Station Area this year and constitutes 576 student completions. Major developments currently under construction include: Elizabeth House (1 High Street, Chesterton), which will provide 261 student units; Homerton Business Centre (Purbeck Road), which is set to provide 132 units; and 1 Milton Road, which will account for 211 units. There are also four further substantial student unit developments around the city which will account for 302 student units (all figures are net).

7.9 The council recognises that the NPPG states "All student accommodation, whether it consists of communal halls of residence or self-contained dwellings, and whether or not it is on campus, can be included towards the housing requirement, based on the amount of accommodation it releases in the housing market." The council has begun to gather data on how to meet this requirement of the NPPG, but has not yet concluded on this work. To date, this matter has not been the subject of examinations hearing sessions and is likely to be considered as an issue in 2016.

7.10 No policies have been identified for target based monitoring at present. The Local Plan 2014: Proposed Submission forecasts a growth of 22,100 net additional jobs in Cambridge to 2031, including a net gain of some 8,800 jobs in the B use classes (offices and industry). The B-use elements of this job growth (8,800 jobs) would generate a net demand for around 70,200 sqm of additional floorspace or 7.4 hectares of land (net).

Other Indicators

Business Completions 2014/15						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	106	0.01	0	0.00	106	100%
B1a	1,366	0.62	-10,227	-2.10	1,366	100%
B1b	2,210	0.22	-620	-0.23	0	0%
B1c	123	0.07	-385	-0.12	123	100%
B2	0	0.00	-561	-0.18	0	0%
B8	2,328	0.31	-11,761	-2.47	2,328	100%
Total						

Employment land lost to residential B1-B8 (ha)	0.24
Land lost in Employment/Regeneration areas B1-B8 (ha)	0.56

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
Data spans 01/04/2014 to 31/03/2015

(Cambridgeshire County Council [online], 2015b)

7.11 Overall there have been gains in employment floorspace of 6,133 sqm this year (2014/15) and losses of 23,554 sqm. Most development has taken place on previously developed land (64%). Only 0.24 hectares were lost to residential. Currently there is 5,451 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started 82,147 sqm of B1 to B8 Employment land is under construction and 117,867 sqm of B1 toB8 development has outline planning permission.

Conclusion and Actions

7.12 The Cambridge Local Plan 2014: Proposed Submission document has sought to make changes to the way business uses are dealt with. In particular, the new local plan looks at protecting all business employment space through Policy 41: Protection of Business Space.

7.13 In addition, the council has moved away from its current selective management of the economy policy (Policy 7/2 in the Local Plan 2006) by introducing Policy 40: Development and expansion of business space.

7.14 Overall there have been gains in employment floorspace of 6,133 sqm this year (2014/15) and losses of 23,554 sqm. Most development has taken place on previously developed land (64%). Only 0.24 hectares were lost to residential. Currently there is 5,451 sqm of B1 to B8 employment land with approved full or reserved matters planning applications, which have not been started 82,147 sqm of B1 to B8 Employment land is under construction and 117,867 sqm of B1 to B8 development has outline planning permission.

Connecting and Servicing Cambridge

8.1 This section encompasses a number of topic areas including: transport; telecommunications; energy resources; water; sewerage; drainage infrastructure and waste. These issues are key in making development in the city more sustainable.

Use of Policies

8.2 Three policies are identified by Development Management as being key policies: Policy 8/2 Transport Impact (220 uses), Policy 8/6 Cycle Parking (293 uses) and Policy 8/10 Off Street Parking (274 uses). Development Management have identified policies in this chapter as being especially important in pre-application discussions.

8.3 Policy 8/15 Mullard Radio Astronomy Observatory was not used this year. The policy addresses the potential effect of new development proposals on the Mullard Radio Astronomy Observatory. The Observatory is susceptible to many forms of interference; specifically electrical interference, microwave interference from telecommunications masts and equipment, light pollution and mechanical vibration from domestic, industrial plant and other sources such as the movement of vehicles, including aircraft. No development applications have come forward that could potentially affect the Observatory and therefore the policy has not been used.

8.4 Policy 8/12 Cambridge Airport was used 6 times during the monitoring year, whilst Policy 8/13 Cambridge Airport Public Safety Zone was used 13. The use of these policies are highly dependent upon the nature and location of applications submitted within the monitoring year. This policy remains a useful part of the planning policy framework. Policy 8/13 is mostly used at pre-application stage and therefore is still a valuable policy.

Issues to Consider

8.5 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. This vital upgrade will relieve congestion, unlock growth and help to connect communities. Proposals include a major new bypass to the south of Huntingdon, widening part of the existing A14 between Swavesey and Girton, widening part of the A14 Cambridge Northern Bypass, widening a section of the A1 between Brampton and Alconbury and demolition of the A14 viaduct at Huntingdon. The Development Consent Order application was party to a six month examination period, which ended on the 13 November 2015. Subject to the outcome of the examination and the Secretary of State's decision, construction of the scheme could start in late 2016. Highways England are working to deliver the new scheme by 2020, although some finishing works will still carry through into 2020 once the road is open, for example removal of the Huntington A14 viaduct.

8.6 Further information on the progress of this scheme can be found at: http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/. Work to widen the A14 between Girton and Histon junctions is currently underway.

8.7 Network Rail's planning application to build a new railway station was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The railway station will provide a huge boost for the local economy, and will kick-start development and the creation of jobs by improving accessibility and journey times. The station is due to open in 2016. Network Rail will be delivering the station and infrastructure in the station area (including car parks, cycle parking and bus stops). The County Council is providing the transport links to the station, including the new busway from Milton Road and pedestrian and cycle links.

8.8 Further information on the progress of this scheme can be found at: http://www.cambridgeshire.gov.uk/info/20051/transport_projects/469/cambridge_city_projects/5

8.9 Work to connect the Guided Busway to the Science Park Station started in July 2014. Most of this work will take place away from public roads. However the existing junction with the Busway on Milton Road is currently being altered, which will enable buses to cross straight over Milton Road. The Department for Transport granted £6 million to be spent on building new and improving the existing transport links to the station. The station itself will be funded separately from this by a separate grant from the Department of Transport to Network Rail.

Figure 10: Aerial view of Cambridge Science Park Station.



(http://www.cambridgeshire.gov.uk/info/20051/transport_projects/62/cambridge_science_park_station)

8.10 In January 2015 work started to create 2.3m raised cycleways along both sides of Hills Road. A floating bus stop is also included in the proposals. This new stops allows the cycle lane to run behind the bus stop allowing cyclists to continue their journey even when buses are stationary. The cycle lane narrows to 1.5m through the bus stop to slow cyclists down and there is a crossing place for pedestrians. Work on the city-bound side of Hills Road is due to be completed in Autumn 2015, with works on the out-bound side due to start soon. The new cycleways are estimated to be completed in Spring 2016. The improvements will cost around £1.2m and are funded by the County Council's successful bid in securing £4.1 million from the Department for Transport's Cycle City Ambition Fund.

8.11 Work is also underway on Huntingdon Road to create a 2.1m wide, part segregated and part raised cycleway along the city-bound side of Huntingdon Road. This project also includes the installation of floating bus stops. These improvements link to the development of new growth sites at North West Cambridge and NIAB on Huntingdon Road, which are explained in more detail in Chapter 9. The improvements will cost around £625,000 and are funded by the County Council's success in securing £4.1 million from the Department for Transport's Cycle City Ambition Fund.

8.12 Consultations have also recently taken place to improve cyclist and pedestrian movement on Trumpington Road, Queen Edith's Way and Cherry Hinton Road, The Tins path in Cherry Hinton and in Arbury and King's Hedges around St Laurence Catholic Primary School. Progress on these sites can be viewed on Cambridgeshire County Councils webpages at: http://www.cambridgeshire.gov.uk/info/20020/cycling.

8.13 The Department for Transport is aiming to devolve funding for major transport schemes to Local Transport Bodies (LTBs) from April 2015 onwards. Cambridgeshire County Council is working with Peterborough City Council and Rutland County Council to set up an LTB for Cambridgeshire, Peterborough and Rutland.

8.14 The Greater Cambridge City Deal was signed by Central Government, Council leaders, businesses and the University of Cambridge and aims to secure hundreds of millions of pounds for the areas of Cambridge City and South Cambridgeshire. The Greater Cambridge City Deal aims to ensure that the success of the area continues by investing in the transport infrastructure, housing and skills needed to see future economic growth. The first £100m of funding was made available for transport improvements in the five years from April 2015.

8.15 Consultations have recently been undertaken on the A428 to M11 segregated bus route/A428 corridor Park & Ride (rebranded Cambourne to Cambridge – better bus journeys) and the Chisholm Trail cycle links/Chisholm Trail Bridge.

8.16 Consultants have recently been appointed to assess and evaluate options for improving access to and from the city by sustainable forms of transport (public transport, cycling and walking) along both Milton and Histon bus routes. The aim of the schemes is to give greater priority to buses and improve reliability and journey times and to provide safer and more convenient routes for cycling and walking (segregated wherever practical). Consultation on options is expected in 2016.

8.17 Approximately £4m has been allocated to cross-city cycle improvements from City Deal funding for schemes to be delivered within the next 5 years, cycling proposals for the first 5 years include cycle improvements for:

- Fulbourn Road, and an upgrade of existing links to parallel cycle routes in the Cherry Hinton area and towards the city centre;
- the junction of Hills Road/Long Road/Queen Edith's Way and better cycle links to Addenbrooke's hospital and the Biomedical Campus;
- links to East Cambridge & National Cycle Network 11, which follows the traffic-free Fen Rivers Way/ Hailing Way on the west side of the River Cam through the City and as far as Waterbeach;
- Arbury Road;
- Green End Road and Nuffield Road to provide improved links to the new rail station in Chesterton and the Science Park;
- plus other improvement works and extra cycle parking across Cambridge City.

Approval for the proposals was agreed at the City Deal Executive Board on 4 August 2015, with public consultation expected in early 2016.

8.18 City Deal has also held a call for evidence to inform and provide realistic ideas to help relieve congestion in Cambridge. This will inform the creation of the Cambridge Access Study which will recommend improvements to improve access, capacity and

movement to and within the city. And reduce congestion, delay, and general traffic levels in the city to below current levels. The City Deal Executive Board will consider the Options Report in early 2016.

8.19 Cambridgeshire County Council updated the third Local Transport Plan (LTP3) in order to reflect new data and the changing local context in terms of development plans. This updated document was consulted on in June-July 2014 and was endorsed by Cambridgeshire County Council's Economy and Environment Committee on 25 November 2014. The Local Transport Plan is a statutory document which sets out the transport objectives, policies and strategy for the county.

8.20 Forming part of the core documents of the Cambridgeshire Local Transport Plan 2011 - 2031, the County Council recently consulted upon the Long Term Transport Strategy. This strategy contains more detail on major transport schemes and services that may be needed to support housing growth and the local economy to 2031. The Long Term Transport Strategy was also endorsed at the County Council's Economy and Environment Committee on 25 November 2014.

8.21 Supporting the delivery of the Cambridgeshire Local Transport Plan, a Transport Strategy for Cambridge and South Cambridgeshire (TSCSC) was adopted by Cambridgeshire County Council in partnership with Cambridge City Council and South Cambridgeshire District Council on 4 March 2014. The emphasis of the strategy is to support sustainable development particularly in relation to the high level of planned growth in the Cambridge area.

Target Based Policies

8.22 Policy 8/16 Renewable Energy in New Developments sets out that major development proposals will be required to provide at least 10% of the development's total predicted energy requirements on site from renewable energy sources, measured in terms of reduction in carbon emissions. The policy was used 48 times over the past year in determining planning applications. There is evidence that provision of 10% renewables in line with policy is being secured through conditions to planning permissions. However, there needs to be further provision and recording of information in relation to implementation of schemes and recording of supplementary information to make better use of progress towards wider corporate objectives. At present, it is unclear whether schemes being implemented are generating the levels of renewable energy that were modelled at the planning application stage, and there can be a considerable difference between predicted generation and installed generation.

8.23 The Local Plan 2014: Proposed Submission has not carried forward the percentage renewable approach as in the 2006 Local Plan, favouring instead a carbon reduction method. This method allows for a hierarchical approach to reducing carbon emissions, and is contained in Policy 27: Carbon reduction, community energy networks, sustainable design and construction and water use. However, recent changes to national policy in light of the Housing Standards Review have removed the ability of local planning authorities to set requirements related to energy

efficiency as part of their local plans, and further clarity on this issue is being sought through the examination process.

Other Indicators

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2014/15	Potential Sites - Installed capacity (MW) at 31/03/2015
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.3631	0.5676
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group, 2015)

8.24 The table above provides monitoring information related to the installation of renewable energy technologies in Cambridge provided by Cambridgeshire County Council. This monitoring information looks at non domestic installations.

8.25 Data from the Feed in Tariff Statistical Report for 2014/2015 shows that between April 2013 and March 2014, there was 1 commercial and 90 domestic installations of photovoltaic panels. The Feed in Tariff identifies more sites than the county council monitors, as the data includes installations that did not need planning permission. The data has been analysed by the County Council to ascertain which Local Authority the installations have taken place in as data is only available down to the first half of the postcode level. While this monitoring is helpful in tracking renewable installations in Cambridge, it still does not capture all information about the installed renewable energy capacity of the city. It is also not clear whether this captures information regarding the renewable technologies being installed to meet the requirements of Policy 8/16 of the local plan, or those installations that do not require planning consent. For example, many householder installations will not require planning consent, and since the introduction of the Feed in Tariff, installation rates have increased.

8.26 The table below shows the amount of new residential development within 30 minutes public transport and/or walking distance of key services.

Accessibility of Services	
Amount of completed new residential development (within the 2014/15 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.	
Key Service	**% of population who are within 30 minutes public transport or walking time of Key services**
GP Surgery	100%
Hospital with A & E	88.9%
Hospital with Outpatients	89.1%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

8.27 Only a very small proportion of the dwellings completed are situated more than thirty minutes away from key services by public transport and/or walking, these results are unsurprising due to the compact nature of the city. As the growth areas in the city are developed, access to such facilities will need to be reassessed to determine what facilities may be needed in the future. 89.1% of the resident population in Cambridge are within thirty minutes of all key services and 19.1% are within fifteen minutes of all six key services when using public transport and/or walking.

Conclusion and Actions

8.28 Data from the Feed in Tariff Statistical Report for 2014/2015 (see Appendix E), shows that between April 2014 and March 2015, there was 1 commercial and 90 domestic installations of photovoltaic panels

8.29 Network Rail's planning application to build a new railway station was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a Section 106 Agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. Network Rail will be delivering the station and infrastructure in the station area (including car parks, cycle parking and bus stops). The County Council is providing the transport links to the station, including the new busway from Milton Road and pedestrian and cycle links.

8.30 The Government has committed up to £1.5 billion investment to improve the A14 between Cambridge and Huntingdon. The Development Consent Order application was party to a six month examination period, which ended on the 13 November

2015. Subject to the outcome of the examination and the Secretary of State's decision, construction of the scheme could start in late 2016. Highways England are working to deliver the new scheme by 2020.

8.31 City Deal consultations have recently been undertaken on the A428 to M11 segregated bus route/A428 corridor Park & Ride (rebranded Cambourne to Cambridge – better bus journeys) and the Chisholm Trail cycle links/Chisholm Trail Bridge. Other transport projects in the pipeline include the Milton and Histon Road bus routes, cross-city cycle improvements and the creation of the Cambridge Access Study intended to recommend improvements to improve access, capacity, and movement to and within the city.

Areas of Major Change

9.1 A number of urban extensions have been allocated around Cambridge and sites such as the Station Area have been earmarked for redevelopment. These areas will be the focus of substantial development over the next 10–20 years. As well as providing residential accommodation, the development of these communities will need to provide a mix of uses appropriate to their scale to ensure the most sustainable development possible.

9.2 The vision for the urban extensions is to provide high quality, sustainable design, housing people can afford, thriving local neighbourhoods with good local facilities, green open spaces and the priority of travel by non-car modes.

9.3 There are six areas of major change in the Cambridge Local Plan 2006:

- Cambridge East;
- Southern Fringe;
- Northern Fringe East;
- Madingley Road/Huntingdon Road;
- Huntingdon Road/Histon Road;
- Station Area.

Updates on the progress of these areas can be seen below. Two of these areas, Cambridge East and North West Cambridge are currently addressed by joint Area Action Plans produced by Cambridge City Council and South Cambridgeshire District Council.

9.4 The majority of these sites straddle the Cambridge/South Cambridgeshire district boundaries. This chapter deals with the parts of development which are in the Cambridge City Council local authority area. Development in South Cambridgeshire is monitored through their Annual Monitoring Report. The cross-boundary nature of these urban extensions has given rise to a significant level of ongoing joint working between Cambridge City Council and South Cambridgeshire District Council. Once built out, the urban extensions will remain split between the two local authority areas.

Cambridge East

9.5 The 2008 Cambridge East Area Action Plan (AAP) identified this site as a new urban quarter of approximately 10,000 to 12,000 dwellings and associated infrastructure. Most of this site will not now come forward for development before 2031. The Local Plan 2014: Proposed Submission has safeguarded this land for development after 2031 through Policy 12: Cambridge East. South Cambridgeshire District Council has a similar policy in its submitted plan (Policy SS/3). Furthermore it should be noted that these two policies in the respective draft local plans only replace two policies in the Cambridge East Area Action Plan (CE/3 and CE/35). The remainder of the policies in the Cambridge East Area Action Plan would remain extant following the adoption of the new local plans.

9.6 In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure in the district of South Cambridgeshire. The landowner has indicated that, subject to securing outline planning permission in 2016, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.

9.7 Land at Coldham's Lane has been allocated in the Local Plan 2014: Proposed Submission with a potential capacity of 57 dwellings. On 19 November 2014 a planning application for 57 residential units was approved at Joint Development Control Committee subject to the signing of a section 106 agreement. The section 106 agreement was completed on 2 April 2015. This site is identified as Cambridge East – Land at Coldham's Lane and can be found in Table C4 of the housing trajectory (Appendix D).

9.8 Land North of Cherry Hinton Road was proposed for allocation in both councils' submitted Local Plans as R40 and SS/3 and was expected to deliver a total of approximately 460 dwellings of which approximately 350 would be delivered in Cambridge. The site is owned by two landowners, both of whom are in pre-application discussions with the Councils. In 2015 the Councils explored the potential for an extension to the allocation, which would mean carrying forward a larger part of the allocation in the adopted Cambridge East AAP that could only come forward through a plan review. Recent discussions with the landowners and further technical work has been undertaken and resulted in the reallocation of a wider site area, which will provide at least 1,200 residential units within Cambridge and South Cambridgeshire. Allocation R40 in the Cambridge City Council housing trajectory has therefore been expanded and reallocated as site R47 for 780 residential units. This site is identified as Cambridge East – Land North of Cherry Hinton and can be found in Table C4 of the housing trajectory (Appendix D).

9.9 Appendix E shows indicators that will be monitored once development is underway.

Southern Fringe

9.10 The Southern Fringe is split into the following areas and illustrated in Figure 11:

- **Cambridge Biomedical Campus (including Addenbrooke's Hospital):** Clinical and biomedical /research and development set to create 9,000 jobs;
- **Clay Farm:** Up to 2,300 dwellings new secondary and primary schools, community, sport and recreation facilities, local shops, public open space, roads, footpaths, cycleways and crossings of Hobson's Brook (07/0620/OUT);
- **Trumpington Meadows (Monsanto):** Approximately 1,200 dwellings, with 40% affordable housing, a primary school with community facilities, local shops, children's play areas and multi-use games area, allotments, footpaths and cycleways and a 60 ha country park (split between Cambridge and South Cambridgeshire District Council);

- **Bell School:** 270 dwellings and 100 bed student accommodation, public open space, allotments footpaths and cycleways; and
- **Glebe Farm:** 286 dwellings including 40% affordable housing, open space, allotment provision and landscaping.

9.11 In summary, progress on the Southern Fringe is well underway with a large number of planning applications approved or in the pipeline.

9.12 The Cambridge Local Plan 2014: Proposed Submission includes a policy on the Southern Fringe to support and guide development – Policy 17: Southern Fringe Areas of Major Change.

Cambridge Biomedical Campus

9.13 On 4 February 2015 a reserved matters application (14/1633/REM) was approved at planning committee on behalf of AstraZeneca. The application will provide, a total of 59,821sqm of biotech and biomedical research and development floorspace, and includes: a research and development centre and corporate headquarters, a research and development enabling building, support building and energy centre, associated parking, hard and soft landscaping, internal roads, supporting facilities and ancillary infrastructure.

9.14 A Reserved Matters application for the relocation of Papworth Hospital was approved at Planning Committee on 3 December 2014 under 14/1411/REM.

9.15 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 16: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change.

9.16 Progress on planning applications at Cambridge Biomedical Campus is as follows:

- Cambridge Biomedical Campus (06/0796/OUT);
- Multi-storey Car Park (11/0780/REM): Completed June 2014;
- The Forum development – private hospital, hotel, conference centre, learning centre, retail (14/0120/FUL);
- LMB Building (07/0651/FUL) – Completed and occupied;
- Helipad (10/0094/FUL): Implemented for temporary period. To be relocated to Emergency Centre in the Long-term;
- Southern Spine Road (12/1304/REM): Completed;
- Energy Innovation centre approved (C/05009/12/CW)
- Papworth Hospital (14/1411/REM). Approved at Planning Committee on 3 December 2014;
- Astra Zeneca (14/1633/REM). Approved at Planning Committee on 4 February 2015.

Clay Farm

9.17 All applications for residential accommodation at Clay Farm have now been approved. 2,165 residential units will be built on the site and 680 have already been

completed. First occupations at Clay Farm were in May 2013. More information can be found in table C4 of the housing trajectory and the summary of sites in Appendix D.

9.18 Approved planning applications at Clay Farm are as follows:

- 09/0272/FUL for spine road and balancing ponds
- 10/1296/REM for 306 dwellings
- 11/0698/REM for 128 dwellings.
- 12/0754/REM for 102 dwellings.
- 12/0794/REM for 229 dwellings
- 12/0867/REM for 274 dwellings
- 13/0751/REM for 295 dwellings
- 13/0105/REM for Secondary School
- 13/0705/REM for 2 dwellings
- 14/0520/REM for 136 dwellings
- 14/0093/REM for community centre and 20 dwellings
- 13/0912/REM for a public square
- 14/1736/REM for 165 dwellings
- 14/1201/REM for 208 dwellings
- C/05005/13/CC for Primary School
- 15/0844/REM for 251 dwellings
- 15/1002/REM for 49 dwellings
- Application 15/1829/REM is currently pending consideration for an active recreation area.

Trumpington Meadows

9.19 322 residential units have been completed at Trumpington Meadows. First occupations of residential units at Trumpington Meadows were in August 2012, further progress on the number of completed residential units can be found in the housing trajectory in Appendix D. The following applications have been approved:

- 11/0073/REM - 164 dwellings that are wholly within Cambridge City Council boundary;
- 11/0075/REM - 189 dwellings, 160 of which are within Cambridge City Council boundary and 29 of which are within South Cambridgeshire District Council boundary. Construction is substantially complete'
- 14/0348/REM - 39 new dwellings, associated internal roads, car parking, landscaping, amenity and public open space. Construction is substantially complete;
- 14/0624/REM - 86 new dwellings with associated internal roads, car parking, landscaping, amenity and public open space. Construction is underway;
- 14/2109/REM - 11 new dwellings. Construction is underway;
- 14/1817/FUL – for allotments, Wildlife Trust office and maintenance accommodation. Construction imminent.

9.20 Trumpington Meadows Primary School (county council application S/00506/CC) opened in September 2013. The secondary school, Trumpington Community College

on the Clay Farm site is due to open in 2016. An extension for Fawcett Primary School adjacent to Clay Farm (county council application C/05/0005/13/CC) was approved in February 2014 and work is substantially complete.

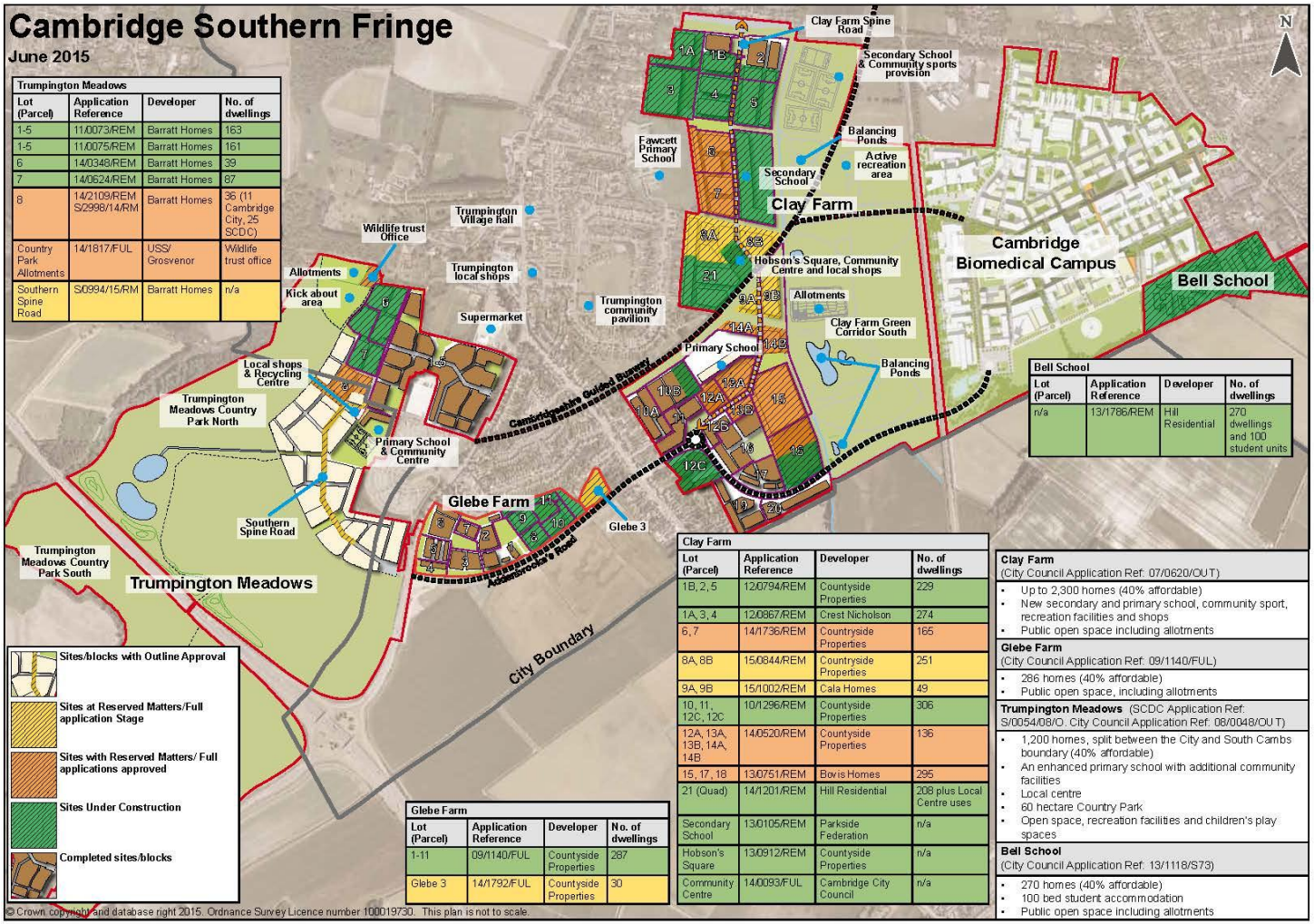
Bell School

9.21 Application 13/1786/REM was approved on 16 April 2014 for 270 dwellings and 100 bed student accommodation at the Bell School site. Construction is currently underway.

Glebe Farm

9.22 Construction at Glebe Farm is nearing completion, with only 64 units remaining to be built (30 of which will be built at the site known as Glebe 3 – see Table C5 of the Cambridge Housing Trajectory in Appendix D). Planning application 09/1140/FUL was approved in August 2010 and is nearing completion and application 14/1792/FUL was approved at Joint Development Control Committee on 17 June 2015 for 30 units at Glebe 3.

Figure 11: Cambridge Southern Fringe



[11]

[11] Source: https://www.cambridge.gov.uk/sites/default/files/documents/southern-fringe-composite-plan.pdf

Northern Fringe East

9.23 The spatial strategy in the current local plan (2006) identifies this area for a high density mixed use development around a new railway station and transport interchange at Chesterton Sidings and adjoining land within the city. An application was approved by the Cambridge Fringes Joint Development Control Committee on 19 August 2015 subject to the completion of a section 106 agreement between Network Rail, Cambridge City Council and South Cambridgeshire District Council. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. The station will be built in the area of Chesterton sidings, close to the Science Park, St John's Innovation Centre and Cambridge Business Park. The station is due to open in 2016. The station will be a new railway station in the north of Cambridge, which will provide links to transport routes for cyclists, pedestrians and bus users. Construction of the Busway link to the railway station started in July 2014. More information can be found in Chapter 8 – Connecting and Servicing Cambridge.

9.24 The Local Plan 2014: Proposed Submission has allocated the site for mainly employment-led development through Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change. An Area Action Plan is being developed jointly with South Cambridgeshire District Council. More information on the progress towards the development of the AAP can be found in Chapter 11.

North West Cambridge Site (University development between Madingley Road and Huntingdon Road)

9.25 The 2009 North West Cambridge Area Action Plan identifies land to be released from the Cambridge Green Belt to contribute towards meeting the development needs of the University of Cambridge. It establishes an overall vision and objectives to achieve this. It also sets out policies and proposals to guide the development as a whole.

9.26 The outline application (11/1114/OUT) (and sister application for the area in SCDC S/1886/11) was approved by the Joint Development Control Committee in August 2012, subject to the completion of a Section 106 agreement which was signed in February 2013. Strategic conditions have been discharged. The applications include 1,500 private market homes, 1,500 key worker homes, 2,000 student bedspaces, 100,000 sqm of employment floorspace, 5,300 sqm gross retail floorspace, 6,500 sqm for a residential institution e.g. a care home; a Community Centre, Police Office, Primary Health Care; Primary School, Nurseries, Indoor Sports Provision and Open Space and a 130 room hotel.

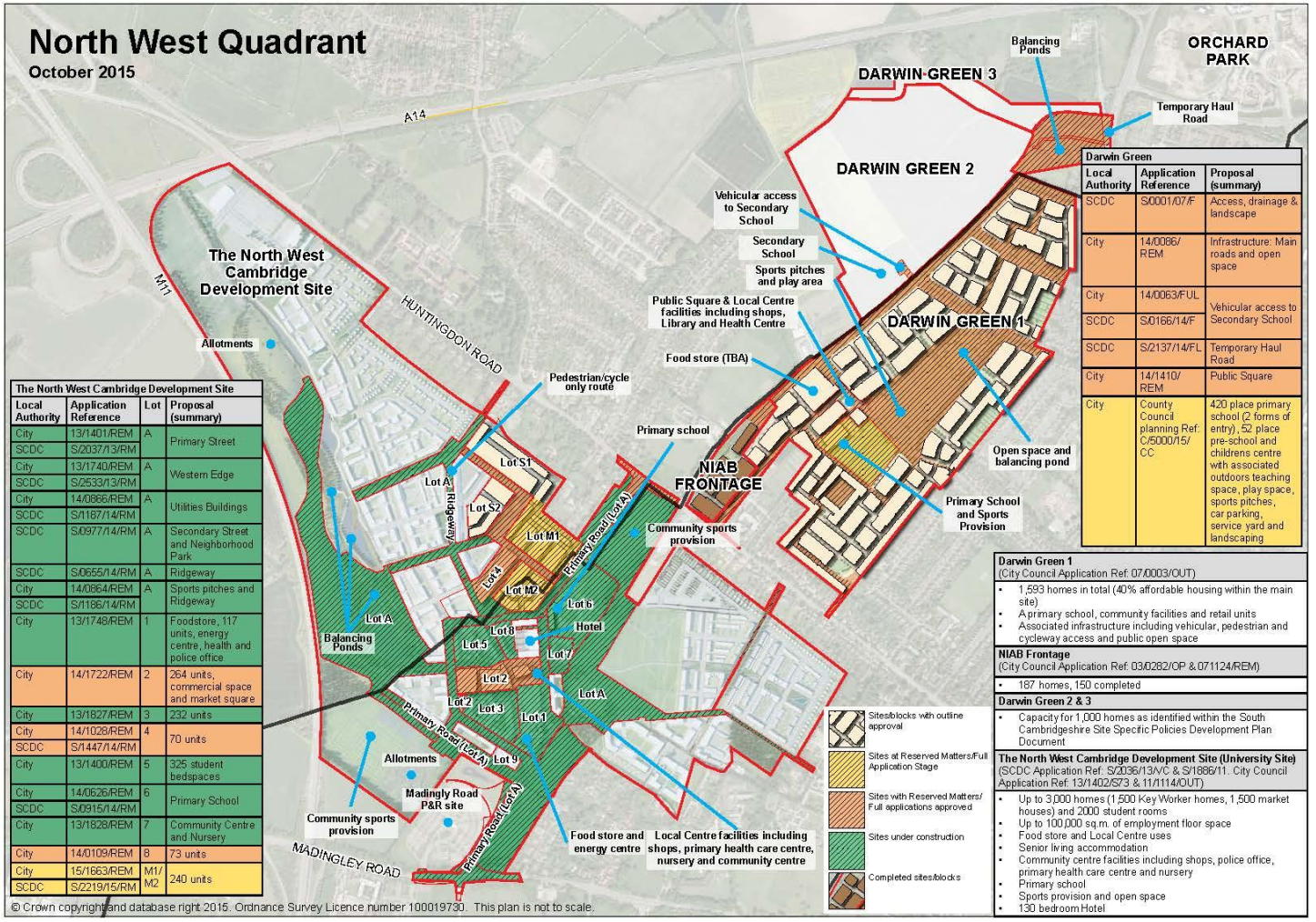
9.27 The following applications have also been approved and groundworks is currently underway:

- 13/1748/REM - Reserved matters application for a foodstore (2000sqm net, Use class A1) and retail space (use class A1- A4), 117 residential units, comprising 41 one bedroom key worker units and 76 two bedroom key worker units, a primary health care centre (Use class D1), a police office (Use class B1), a district heating energy centre, access roads, including bollard controlled street running through the local centre (with cycle and pedestrian routes), cycle parking, car parking, landscaping, public realm, utilities and associated ancillary structures;
- 13/1827/REM - Reserved Matters Application (access, appearance, landscaping, layout and scale) pursuant to 11/1402/S73 for 232 residential units**,** including 87 one bedroom key worker units and 140 two bedroom key worker units and 5 four bedroom shared key worker units, including a semi-basement car park and cycle parking, a flexible community space, residential car parking courts for wider local centre uses and the adjacent access lane from the primary street to the residential courts, landscaping, utilities and associated ancillary structures;
- 14/0109/REM - 73 residential units, including 20 one bedroom key worker units and 53 two bedroom key worker units, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structure pursuant to 13/1402/S73;
- 14/1722/REM – 264 key worker residential units, 1,983sqm of commercial uses (A1, A3 and A4), flexible social space and ancillary estate office, alongside car and cycle parking, landscaping, public realm, utilities and associated ancillary structures, pursuant to outline approval 13/1402/S73;
- 13/1400/REM - 325 Student units;
- 14/0626/REM – 3 Form Entry Primary School;
- 14/1828/REM - Community Centre and Nursery;
- 13/1740/REM - Part of the Western Edge and 14/0864/REM Sports and Cricket Pitches, part of central open space;
- 15/1663/REM 240 Market Residential units.

The University of Cambridge Primary School opened on 7 September 2015 with access provided off Huntingdon Road and construction of the Storey's Field Community Centre is underway.

9.28 Appendix F shows indicators that will be monitored once development is underway.

Figure 12: Composite Plan of the University's North West Cambridge Development and NIAB



Darwin Green		
Local Authority	Application Reference	Proposal (summary)
SCDC	S/0001/07/F	Access, drainage & landscape
City	14/0086/REM	Infrastructure: Main roads and open space
City	14/0063/FUL	Vehicular access to Secondary School
SCDC	S/0166/14/F	
SCDC	S/2137/14/FL	Temporary Haul Road
City	14/1410/REM	Public Square
City	County Council planning Ref. C/5000/15/CC	420 place primary school (2 forms of entry), 52 place pre-school and childrens centre with associated outdoors teaching space, play space, sports pitches, car parking, service yard and landscaping

The North West Cambridge Development Site			
Local Authority	Application Reference	Lot	Proposal (summary)
City	13/1401/REM	A	Primary Street
SCDC	S/2037/13/RM		
City	13/1740/REM	A	Western Edge
SCDC	S/2533/13/RM		
City	14/0866/REM	A	Utilities Buildings
SCDC	S/1187/14/RM		
SCDC	S/0977/14/RM	A	Secondary Street and Neighborhood Park
SCDC	S/0655/14/RM	A	Ridgeway
City	14/0864/REM	A	Sports pitches and Ridgeway
SCDC	S/1186/14/RM		
City	13/1748/REM	1	Foodstore, 117 units, energy centre, health and police office
City	14/1722/REM	2	264 units, commercial space and market square
City	13/1827/REM	3	232 units
City	14/1028/REM	4	70 units
SCDC	S/1447/14/RM		
City	13/1400/REM	5	325 student bedspaces
City	14/0626/REM	6	Primary School
SCDC	S/0915/14/RM		
City	13/1828/REM	7	Community Centre and Nursery
City	14/0109/REM	8	73 units
City	15/1663/REM	M1/ M2	240 units
SCDC	S/2219/15/RM		

Darwin Green 1
(City Council Application Ref: 07/0003/OUT)
- 1,593 homes in total (40% affordable housing within the main site)
- A primary school, community facilities and retail units
- Associated infrastructure including vehicular, pedestrian and cycleway access and public open space

NIAB Frontage
(City Council Application Ref: 03/0282/OP & 07/1124/REM)
- 187 homes, 150 completed

Darwin Green 2 & 3
- Capacity for 1,000 homes as identified within the South Cambridgeshire Site Specific Policies Development Plan Document

The North West Cambridge Development Site (University Site)
(SCDC Application Ref: S/2036/13/VC & S/1886/11. City Council Application Ref: 13/1402/S73 & 11/1114/OUT)
- Up to 3,000 homes (1,500 Key Worker homes, 1,500 market houses) and 2000 student rooms
- Up to 100,000 sq.m. of employment floor space
- Food store and Local Centre uses
- Senior living accommodation
- Community centre facilities including shops, police office, primary health care centre and nursery
- Primary school
- Sports provision and open space
- 130 bedroom Hotel

12

[12] Source: https://www.cambridge.gov.uk/sites/default/files/documents/NWC%20Quad%20Composite%20Plan%20LowRes%2011.03.15_0.pdf

NIAB (Land Between Huntingdon Road and Histon Road)

9.29 *Land between Huntingdon Road & Histon Road (NIAB 1, also known as Darwin Green)* – the outline application for 1,593 homes was approved by the Joint Development Control Committee (JDCC) in July 2010, subject to the signing of a Section 106 agreement, which was signed on 18 December 2013.

9.30 The first reserved matters application (14/0086/REM) was approved in June 2014. The work proposed under the planning application includes site infrastructure, access roads, pedestrian and cycle paths, services across the site, allotment and public open spaces. A reserved matters application (14/1410/REM) for the public square within the proposed local centre was also approved in December 2014.

9.31 An application by the County Council has been made for the primary school (C/5000/15/CC) which is pending consideration. A reserved matters application for the local centre including 121 residential units has been made and is under consideration. Applications for the first phases of residential development and the supermarket will follow.

9.32 *NIAB Frontage* – A reserved matters application was approved by the Joint Development Control Committee in May 2008 for 187 dwellings. Construction on the frontage site commenced in 2010 and 153 homes have been completed and are now occupied. The remaining 30 homes are estimated to be completed in 2025/26. See Appendix D – Housing Trajectory for completion figures.

9.33 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 19: NIAB 1 Area of Major Change.

Station Area

9.34 The major redevelopment of Cambridge's station area, reported to be worth £850 million, received outline approval in April 2010 (application 08/0266/OUT).

9.35 In August 2010, a reserved matters application (10/0810/REM) was submitted. This application sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide 511 student units in four blocks, two facing the bus interchange, two close to Hills Road and two shops fronting Hills Road and the bus only link road. In association with the submission, applications were also made to seek non-material amendments to the parameter plans approved under the outline planning permission. These related to the use of the upper floors of 125 Hills Road and the basements and footprints of the buildings. This was approved at Planning Committee in October 2010. This is now completed.

9.36 A reserved matters submission for the erection of an office building at the junction of Station Road with Tenison Road was submitted in August 2010. Application 10/0797/REM sought to agree the appearance, landscaping, layout and scale of buildings and spaces to provide an office building (9808 sqm), a pocket park and a

garden part of which will become part the Station Road Open Space. The office building (The Microsoft Building) has been completed.

9.37 A reserved matters application (11/0633/REM) was also approved for four blocks. Blocks L1 to L4 are on a north/south alignment and will be located between Station Road and Hills Road opposite the Warren Close development. The application includes commercial space at ground floor level in Block L1 and Fosters Mill and a community room in Block L4. A mixture of private and affordable housing units was proposed, including 169 flats of which 63 will be affordable homes, 150 of which have now been built. The application also includes part of the local park, which is to be laid out for use as an informal open space for public use. This was agreed at Planning Committee on 21 September 2011. Blocks L1 to L4 are now occupied and works are nearing completion on the Fosters Mill conversion.

9.38 Further progress on the site this year has seen the commencement of a new cycle park with capacity for 3000 cycles and 231 bed hotel (application 12/1622/FUL) and a new office building facing the railway station to be known as *One The Square* (12/1608/FUL). Works to provide a new Station Square have been commenced in accordance with the approval of reserved matters (13/0806/REM).

9.39 The second phase of residential development to be completed within the station area (the pink phase) is underway by Hill Residential (13/1034/FUL). Appendix D highlights the anticipated completion dates for this phase of development. The work includes the provision of the Northern Access Road to access the Station Square. A planning application for further residential accommodation in blocks I1 and K1 (89 residential units) has been submitted and is under consideration. Pre-application discussions are also underway between the council and the developers with regard to blocks F2, G2, B2 which could deliver 151 residential units. Completion of the Pink Phase is currently expected by 2018/19.

9.40 The new offices at Twenty Two Station Road are ready for occupation by Mott MacDonald/Birketts and other Cambridge based companies. This will facilitate the redevelopment of the Murdoch House site (Block I1) and allow the delivery of the second/final phase of Station Square.

9.41 More information regarding progress on this site can be found at: http://www.cb1cambridge.eu/

9.42 The Cambridge Local Plan 2014: Proposed Submission includes a policy on this site to support and guide development – Policy 20: Station Areas West and Clifton Road Area of Major Change.

Use of Policies

9.43 Use of the policies in this chapter are determined by the progress of development on the specific growth areas as they are used in deciding applications for the urban extensions. This year, Policy 9/9 Station Area was used nine times, and Policy 9/5 Southern Fringe was used 18 times. This reflects progress made in these areas.

9.44 As part of the work on Areas of Major Change, the Cambridge East and North West Cambridge AAPs were developed and adopted, superseding Policies 9/4 East Cambridge and 9/7 Land between Madingley Road and Huntingdon Road respectively. Not all policies however, have been developed into AAPs. In the case of the Southern Fringe and Station Area, Area Development Frameworks support the policies for these areas. These frameworks are material considerations.

New Areas of Major Change – Identified in the Local Plan 2014: Proposed Submission

9.45 Policy 11: Fitzroy/Burleigh Street/Grafton Area of Major Change. This policy supports the redevelopment and/or expansion of the area, for retail and leisure use, alongside residential and student accommodation.

9.46 Policy 15: South of Coldham's Lane, identified in the Local Plan 2014: Proposed Submission seeks the wider regeneration of the area with appropriate redevelopment and the creation of an urban country park to serve the east of the city. A masterplan and transport assessment will need to be developed and submitted before any planning application is submitted.

9.47 Policy 20: Station Areas West and Clifton Road Area of Major Change supports the regeneration of this area including the development of a multi-modal transport interchange, residential and employment uses and the inclusion of open space, community facilities and hotel uses.

9.48 Policy 26: Site Specific development opportunities in the Cambridge Local Plan 2014: Proposed Submission seeks to release the following land for development:

- sites GB1 and GB2 (Land north and south of Worts' Causeway), are to be released from the Cambridge Green Belt for residential development of up to 430 dwellings;
- sites GB3 and GB4 (Fulbourn Road West 1 and 2), to support the development of employment uses.

Conclusion and Actions

9.49 A considerable amount of work has been carried out and is continuing in order to ensure that the areas of major change are as sustainable as possible in providing successful new communities in Cambridge.

9.50 Construction is now underway at Trumpington Meadows, Clay Farm and Glebe Farm, with first residential occupations on all sites. A significant amount of development is likely to come forward on the Cambridge Biomedical Campus in 2015/16.

9.51 The Local Plan 2014: Proposed Submission has allocated the Northern Fringe East for mainly employment-led development. Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change

requires an Area Action Plan to be developed jointly with South Cambridgeshire District Council to support this policy. See Chapter 11 for more information.

Implementation

10.1 This local plan chapter sets out how the proposals and policies of the local plan will be implemented in order to fulfil the objectives of the Plan. It highlights how these proposals and policies will enable development to occur in a way which will benefit residents, businesses, students and tourists, thus supporting the city's role in the sub-region.

10.2 The local plan sets out a vision for the continued growth and development of Cambridge until 2016, by creating the opportunities and framework for development to take place. Delivery of the vision relies on partnership working and consultation between the council and a variety of other stakeholders including other local authorities, agencies, landowners, developers and residents.

10.3 This chapter provides an update of the progress on the Community Infrastructure Levy (CIL).

Use of Policies

10.4 Policy usage research (see Appendix C for full listing) found that Policy 10/1 Infrastructure Improvements was used 93 times in deciding planning applications. Development Management Officers have, through discussions, noted that it is key throughout the progress of a development proposal from pre-applications to permission.

Target Based Policies

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

Community Infrastructure Levy (CIL)

10.6 The 2008 Planning Act established powers to create a Community Infrastructure Levy (CIL) in England and Wales. This came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010 (now amended by the Community Infrastructure Levy (Amendment) Regulations 2011, 2012, 2013, 2014 and 2015). Essentially, it allows local authorities to levy a charge on new development in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of the development. This includes new or safer road schemes, flood defences, schools, hospitals and other health facilities, park improvements, green spaces, etc.

10.7 It was agreed at Development Plan Scrutiny Sub Committee on 22 March 2011, that the council's CIL approach would be prepared and taken forward in parallel with the local plan review. It is anticipated that the CIL will be adopted in 2017.

10.8 In order to mitigate the impact of new development, the council currently collects contributions towards infrastructure provision from new developments in the form of planning obligations, sometimes referred to as Section 106 (S106) Agreements. CIL is intended to supplement (not replace) other funding streams. A number of

contributions will still be acquired through S106 Planning Obligations. These include affordable housing requirements and site-specific on-site infrastructure. The Government considers that the CIL is a more transparent and simple method of collecting funds for infrastructure to support development than the current system of planning obligations (S106).

10.9 Since 6 April 2015 new regulations[13] came into effect which require S106 contributions to be focussed on specific projects, with no more than five new contributions agreed for any one project.

10.10 CIL allows local authorities to raise funds from developers, via a charging schedule, for a wide range of infrastructure. The levy takes the form of a standardised charge (which is set locally) applied per square metre of new development. CIL breaks the direct link between development and infrastructure provision, which gives the council and beneficiaries of CIL monies more flexibility over what infrastructure funding may be spent on. CIL monies can be spent on any identified infrastructure need (unlike S106 Agreements which require a direct link between the development and any infrastructure project).

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

10.12 The CIL Regulations are clear that in setting rates, the charging authority must aim to strike an appropriate balance between:

a. The desirability of funding from CIL (in whole or part) the actual and expected estimated total cost of infrastructure required to support the development of its area, taking into account other actual and expected sources of funding; and
b. The potential effects (taken as a whole) of the imposition of CIL on the economic viability of development across its area.

10.13 The Charging Schedule has to be informed by an appropriate evidence base. In order to adopt a sound Charging Schedule the council must, or is recommended to:

- Have an up to date local plan for the area - In Cambridge, the CIL charging schedule has been worked up and tested alongside the emerging Cambridge Local Plan 2014;
- Identify a local infrastructure funding gap – Evidence of this is provided in the Cambridge and South Cambridgeshire Infrastructure Delivery Study 2012 and subsequent update 2013;
- Demonstrate the proposed CIL rates will not unduly affect the viability of planned development across the city - Viability of planned development across the city has been taken into account in a suite of viability documents produced on behalf of the council. These are the Cambridge City Council Local Plan – Community Infrastructure Levy Viability Assessment; the Cambridge City

[13] The Community Infrastructure Levy (Amendment) Regulations 2014

Council Local Plan - SHLAA and Potential Site Allocations High Level Viability Assessment; the Cambridge City Council Local Plan – Student Housing Affordable Housing Study; and the Cambridge City Council Local Plan – Small Sites Affordable Housing Viability Study. These documents are available alongside and should be read in conjunction with the Draft CIL Charging Schedule: Submission Version. These can be found at the following link: https://www.cambridge.gov.uk/community-infrastructure-levy.

10.14 The first formal round of consultation, the Preliminary Draft Charging Schedule (PDCS), took place between 18 March and 29 April 2013. A total of 73 representations were received from 23 respondents. A complete list of respondents, the full consultation responses and a detailed assessment of the responses can be found in the background documents in the CIL pages of the council's website: https://www.cambridge.gov.uk/community-infrastructure-levy.
These representations have provided the basis for the development of the council's Draft Charging Schedule, which was subject to a second formal round of consultation between 28 October and 9 December 2013.

10.15 The Draft Cambridge CIL Charging Schedule is proposing to levy CIL in respect of development for the following rates:

Use	Charge £/sqm
Residential (C3; C4 including sheltered accommodation)	£125
Retail (A1 – A5 and sui generis uses akin to retail*)	£75
Student Accommodation	£125
All other development including B, C1, C2 and D class uses	£0

* sui generis akin to retail includes petrol filling stations; shops selling and/or displaying motor vehicles; retail warehouse clubs.

10.16 The table below outlines the key stages and timetable for the adoption of CIL, As the examination of the CIL cannot commence until after the adoption of the Cambridge Local Plan 2014, some dates have recently been changed to reflect the progress of the Cambridge Local Plan Examination. More information on the progress of this can be found in chapter 11:

Figure 13: CIL Timetable

Stage	Date
CIL Preliminary Draft Charging Schedule Consultation	18 March 2013 – 29 April 2013
CIL Draft Charging Schedule Consultation	28 October 2013 to 9 December 2013
Submission of Draft Charging	28 March 2014 (same time as local plan)

Schedule to Planning Inspectorate for Examination in Public	
CIL Examination	To follow the examination of the Local Plan in 2016
Inspector's Report	2016/17
Adoption (subject to Inspector's Report)	2017
Commencement of CIL	2017

10.17 Government regulation requires that the council report certain monitoring information on the Community Infrastructure Levy as specified in regulation 62(4) of the Community Infrastructure Levy Regulations 2010 (as amended). This monitoring is to commence once the Community Infrastructure Levy has been adopted by the council. To date and from Figure 13 above, this is not expected to occur until 2017.

Planning Obligations Strategy SPD

10.18 The council has consulted upon a new Planning Obligations Strategy Supplementary Planning Document (SPD). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

10.19 Planning Obligations are not a tariff-based system like the Community Infrastructure Levy. Planning obligations are legally binding agreements entered into between a Local Authority and a developer under section 106 of the Town and Country Planning Act 1990. They are private agreements negotiated between planning authorities and persons with an interest in a piece of land. They are intended to make development acceptable that would otherwise be unacceptable. They provide the mechanism by which measures are secured to mitigate the impact of development on facilities and infrastructure that are geographically or functionally related to it.

10.20 Planning obligations do this through:

- Prescribing the nature of a development (e.g. by requiring affordable housing);
- Securing a contribution from a developer to compensate or re-provide for loss or damage created by a development (e.g. through the transfer of land, requiring of a commuted payment to be made, requiring new habitats to be created etc.); and

- Mitigating a development's impact on the locality (e.g. through the securing of environmental improvements and the provision of both on and off-site infrastructure and facilities to serve the development such as new roads and junction improvements which, without the proposed development taking place would not be required).

Conclusion and Actions

10.21 The implementation of the Community Infrastructure Levy is being progressed in line with the production of the new Cambridge Local Plan, which is detailed in Chapter 11 – Local Development Framework. Commencement of the CIL is expected to be in 2017.

10.22 The council has drafted and consulted upon an updated version of its Planning Obligations Supplementary Planning Document (adopted in 2010). The draft SPD was approved for consultation at Development Plan Scrutiny Sub-Committee on 25 March 2014. The document was submitted to the Planning Inspectorate in support of the Council's Draft Community Infrastructure Charging Schedule on 28 March 2014 in order to explain the relationship between the use of the Community Infrastructure Levy, planning obligations and conditions. It will be used to support Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy in the Local Plan 2014. The council currently aims to formally adopt the SPD at the same time as the Local Plan 2014.

Local Development Scheme

11.1 This chapter is split into nine parts and predominantly focuses on the progress of the Local Plan (development of the Cambridge Local Plan 2014), and other development plan documents and supplementary planning documents:

- Government Changes;
- Joint Working and Duty to Cooperate;
- Local Development Scheme;
- Local Plan Review;
- Evidence Base;
- Reference Documents Library;
- Planning Policy Documents;
- Neighbourhood Development Orders and Neighbourhood Plans;
- Saving Local Plan Policies in the 2006 Local Plan.

Government Changes

11.2 Since the submission of the Cambridge and South Cambridgeshire Local Plans, the Government has published a number of Written Ministerial Statements, which may affect the policies contained within the Cambridge and South Cambridgeshire Local Plans.

11.3 The relevant Written Ministerial Statements and other announcements are as follows:

- 28 November 2014: Written Ministerial Statement from the Minister of State for Housing and Planning[14]. Topics covered of relevance to local plan policies include provision of affordable housing on small sites (less than 10 dwellings);
- 18 December 2014: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)[15] – Sustainable Drainage Systems, which cover the new planning regime for the use of sustainable drainage systems in new development;
- 2 March 2015: Written Ministerial Statement by Brandon Lewis MP DCLG[16], this changes planning policy to enable starter homes for first time buyers;
- 25 March 2015: Written Ministerial Statement from the Secretary of State for Communities and Local Government (Eric Pickles)[17], topics covered of relevance to local plan policies include solar energy, car parking, residential space standards, zero carbon standards, water efficiency, accessibility standards. Further amendments were contained in *HM Treasury, Fixing the foundations – Creating a more prosperous nation (July 2015)*[18], specifically

[14] http://www.parliament.uk/documents/commons-vote-office/November%202014/28%20Nov%202014/2.%20DCLG-SupportForSmallScaleDevelopersCustomAndSelf-Builders.pdf
[15] http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2014-12-18/HCWS161/
[16] https://www.gov.uk/government/speeches/starter-homes
[17] https://www.gov.uk/government/speeches/planning-update-march-2015
[18] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/443898/Productivity_Plan_web.pdf

postponement of national zero carbon policy and the abolition of the Allowable Solutions element of zero carbon policy.

- 18 June 2015: Written Statement made by the Secretary of State for Communities and Local Government (Greg Clark) – Local planning[19], this covers planning issues related to onshore wind turbines.

11.4 Two further announcements also must be considered when assessing the policies in the Cambridge Local Plan 2014:Proposed Submission:

- 26 March 2015: A revision to the National Planning Practice Guidance – Housing and economic development needs assessment section (Paragraph 21) was implemented. This reflected the Government's ambition to enable more people to build their own home. This will require Local Planning Authorities to identify demand for custom build in their areas and compile a local list or register of people who want to build their own homes. This relates to the Self-build and Custom Housebuilding Act 2015[20], which requires local planning authorities to compile a register of persons seeking to acquire land. The Act also requires local authorities to have regard to the demand on their local register when exercising their planning and other relevant functions.
- 31 August 2015: The document Planning Policy for Traveller Sites[21] was published, which redefines 'traveller' in planning policy to exclude those who no longer travel permanently.

11.5 As a result of the above Written Ministerial Statements and as part of the further work undertaken by the councils to address the Inspectors' concerns, the councils have undertaken an audit of the changes required to policies in the Local Plans and have proposed modifications to the Plans as a result, see paragraphs 11.35 to 11.38 for more information.

Joint working and Duty to Co-operate

11.6 In line with Section 33A of the Planning and Compulsory Purchase Act 2004, the NPPF states that public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Cambridge City Council and South Cambridgeshire District Council have engaged constructively, actively and on an ongoing basis during the preparation of the two Local Plans, both with each other and with other Duty to Co-operate bodies to maximise the effectiveness of Local Plan preparation in the context of strategic cross- boundary matters. Both Councils consider that the Local Plans have been prepared in accordance with the Duty to Co-operate set out in Section 33A of the Planning and Compulsory Purchase Act 2004 and are also consistent with the NPPG.

[19] http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-06-18/HCWS42
[20] http://www.legislation.gov.uk/ukpga/2015/17/contents/enacted
[21] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf

11.7 The Councils have submitted statements of compliance with the Duty to Co-operate. These documents set out the Councils' extensive engagement with the prescribed Duty to Co-operate bodies, as appropriate to the Local Plans, throughout the stages of evidence base production and plan-making. Additionally, a statement of co-operation between the Greater Cambridgeshire Local Nature Partnership and the Cambridgeshire and Peterborough local planning authorities sets out how the organisations will continue to co-operate. South Cambridgeshire District Council, Anglian Water and the Environment Agency have also produced and submitted a Joint Position Statement on foul water and environmental capacity in relation to proposed development within South Cambridgeshire.

11.8 In accordance with the Duty to Co-operate, the Councils have worked together to prepare joint evidence base documents, topic papers, hearing statements, statements of common ground and their respective and complementary Local Plans on similar timescales to set out a clear development strategy for the Greater Cambridge area. At member level, the Cambridgeshire and Peterborough Joint Strategic Planning and Transport Member Group and the Cambridge and South Cambridgeshire Joint Strategic Transport and Spatial Planning Group have met specifically to address issues affecting the long-term planning of Cambridgeshire. Regular officer-level meetings have also taken place throughout the plan-making stages and continue to take place.

11.9 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council have worked together closely on progressing work from Issues and Options stages for the Local Plans and Transport Strategy through to the Local Plans' submission and the Transport Strategy's adoption and beyond. A key part of developing and delivering a sustainable development strategy has involved the Transport Strategy's preparation, which takes into account planned growth. Given the close linkages between planning for growth and development and for transport and accessibility, the Plans and the Transport Strategy must ensure that growth can be accommodated in the most sustainable way and that people can access the services and facilities they need in an efficient and affordable way. An important aspect of identifying the preferred development strategy involved testing the transport implications by modelling to assess likely implications of development in terms of impact on network, journey time, commuting patterns and impacts on accessibility. This also considers what measures and enhancements might be put in place to help mitigate impacts of development and enhance accessibility. During the preparation of the Transport Strategy, Cambridgeshire County Council also engaged with adjoining highways authorities.

11.10 Local authorities are responsible for setting the level of housing and employment provision for their areas, based on a clear understanding of the relevant housing market area and functional economic market area. The authorities forming the Cambridge Sub Region Housing Market area prepared a joint Strategic Housing Market Assessment (SHMA) as part of fulfilling the Duty to Co-operate. The Cambridgeshire authorities, together with Peterborough City Council, then agreed a Memorandum of Co-operation which was published in May 2013. Building on the

local authorities' strong legacy of joint working, the Memorandum demonstrates that the full objectively assessed needs of the Cambridge Sub-Region housing market area identified in the SHMA will be met. It also sets out the vision and objectives for the long-term development of the area, an overview of the evidence for future levels of growth, and the broad spatial approach that will help realise the vision and the area's growth needs.

11.11 This Memorandum of Co-operation has already been subject to scrutiny through the examinations of Fenland Local Plan – Core Strategy (adopted May 2014) and the East Cambridgeshire Local Plan. Fenland's Inspector's Report and East Cambridgeshire's Inspector's Interim Conclusions both conclude that the Memorandum of Co-operation provides clear evidence that co-operation has taken place constructively, actively and on an on-going basis.

11.12 The plans together provide a coherent development strategy for the Greater Cambridge area. Both Councils have committed to meeting their objectively assessed housing development needs in full in their respective areas. The phasing of development outlined in the submitted plans follows the development sequence. As expected, development is coming forward within the urban area of Cambridge and on the edge of Cambridge early in the plan period with new settlements following later in the plan period as they have a longer lead-in time before the start of delivery. In particular, the fringe sites that were released from the Green Belt in the last round of plan-making are now well underway and delivering new homes, jobs and associated infrastructure on the ground. These cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.

11.13 In September 2014, the Councils also agreed a further Memorandum of Understanding on the Greater Cambridge Joint Housing Trajectory. The Memorandum of Understanding supplements the Memorandum of Cooperation of May 2013, under which the Councils have committed to meeting in full their objectively assessed needs within their respective areas, as required by the NPPF.

11.14 This Memorandum responds to a number of changes in circumstances since the Local Plans were submitted. Main modification proposed as a result of the Memorandum of Understanding are set out in the Council's joint hearing statement for Matter 1: Legal Process and Requirements[22].

Local Development Scheme

11.15 The council prepared a Local Development Scheme (LDS), which sets out a planning work programme over a three-year period detailing the timetable required to produce the Development Plan documents. The most recent LDS was adopted in

[22] https://www.cambridge.gov.uk/matter-1-legal-process-and-requirements

November 2015 and covers the period to 2018. A timetable for the Cambridge Northern Fringe AAP and the Local Development Scheme was approved by Development Plan Scrutiny Sub Committee on 17 November 2015. More information on this can be found at paragraphs 11.20 to 11.24 and 11.48.

11.16 The main documents in the current Development Plan for Cambridge are:

- Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents;
- the Cambridge Local Plan 2006;
- the Cambridge East Area Action Plan (2008); and
- the North West Cambridge Action Area Plan (October 2009).

11.17 The above Development Plan Documents are currently being used by applicants and Development Management to inform and make decisions on planning applications in the Cambridge area. In particular, the North West Cambridge Area Action Plan is used to inform development on the North West Cambridge area of Major Change (see Chapter 9, North West Cambridge Site). The Cambridge East Area Action Plan is currently being utilised to inform the development of the Wing site, which is predominantly in South Cambridgeshire; Land North of Coldhams Lane and Land North of Cherry Hinton (see Chapter 9, Cambridge East).

11.18 On completion of the review of the current local plan, the development plan for Cambridge will comprise the following documents:

- The Cambridge Local Plan 2014 and policies map;
- Cambridgeshire County Council's Cambridgeshire and Peterborough Minerals and Waste Core Strategy (July 2011) and the Site Specific Proposals Plan (February 2012) Development Plan Documents
- The North West Cambridge Area Action Plan (2009);
- The Cambridge East Area Action Plan (2008); and
- Cambridge Northern Fringe East Area Action Plan (once adopted in 2017).

Local Plan Review

11.19 The Council agreed to prepare a new Local Plan in 2011. The preparation of a local plan involves a number of stages including public consultation. This is to ensure that it is robust and comprehensive. Key stages in the process are:

- *Preparation of Evidence Base* – preparation and completion of various studies which will be used to inform issues and options and policy development;
- *Consultation on Issues and Options* – Identification of relevant Issues and Options for the future development and protection of the city. Consultation with relevant stakeholder groups and with the wider public;

- *Consultation on Site Options* (Issues and Options 2) – This includes consultation on joint sites with South Cambridgeshire District Council for housing and employment development, sites within the city's urban area for a ranges of uses, residential space standards, car and cycle parking standards, and designation of land for protection of particular uses, e.g. Protected Open Space;
- *Proposed Submission Consultation* - Consultation on the draft Plan;
- *Submission* - Submission of the Local Plan to the Secretary of State;
- *Examination* - An independent Government Inspector considers the 'soundness' of the document in a public examination and produces a report; and;
- *Adoption* - Formally adopted by the council.

11.20 The main schedule for these stages are as follows:

Figure 14: Local Development Scheme Timetable

Stage	Timescales
Preparation & Completion of Evidence Base	Spring 2011 – June 2012
Issues & Options Consultation	15 June – 27 July 2012
Sites Options Consultation	7 January – 18 February 2013
Draft Submission Plan Consultation	19 July – 30 September 2013
Submission	28 March 2014
Examination	Hearing sessions commenced on 4 November 2014.
Adoption	2017

11.21 The Issues and Options stage has been completed and a consultation on the Issues and Options Report ran for six weeks between 15 June and 27 July 2012. The Issues and Options Report set out a series of issues and options relating to the future planning and development of the city over the 20 years and asked for people's views including local residents and other key stakeholders. All documents were available on the council's website and at libraries for people to view. A series of exhibitions were also held across the city and over 11,000 comments were received from 858 respondents.

11.22 The next stage was the Issues and Options 2 consultation which ran from 7 January to 18 February 2013. The document was split into two parts. Part 1 of this second stage of Issues and Options consultation was a joint consultation (with South Cambridgeshire District Council) on options for the development strategy for the wider Cambridge area and for site options for housing or employment development on the edge of Cambridge on land currently in the Green Belt. It also included options on sub-regional sporting, cultural and community facilities and site options for a community stadium. It built on the Issues and Options consultation that took place in Summer 2012 and provided background information on the housing and employment needs of the area as a whole, as well as outlining what that means for the future development strategy. In Part 2, the City Council consulted on site options for the urban area of Cambridge, including a

range of uses for possible site allocations, and picked up more detailed matters such as consultation on residential space standards and car and cycle parking standards. The document also included designations of land for a range of purposes, e.g. Protected Open Space. This stage of consultation received over 6,400 representations.

11.23 The Cambridge Local Plan 2014: Proposed Submission was then drafted taking into account representations from both of the previous consultations. A public consultation was held between 19 July and 30 September 2013. The consultation ran parallel to the South Cambridgeshire Local Plan: Proposed Submission consultation and the Cambridgeshire County Council Transport Strategy for Cambridge and South Cambridgeshire. Just under 3,000 representations were received.

11.24 In total nearly 21,000 representations were received for all three stages of public and stakeholder consultation, with 2,634 individuals submitting these representations.

Examination

11.25 The Local Plan 2014 was agreed at Full Council in early 2014 before it was submitted to the Secretary of State.

11.26 Following the analysis of all the representations made to the Local Plan 2014: Proposed Submission, a number of minor modifications to the Plan were approved as part of the final draft Local Plan 2014: Proposed Submission. These modifications can be found in the councils' reference document library[23] in document *RD/Sub/C/050 - Addendum to the Cambridge Local Plan 2014: Proposed Submission document (July 2013) Schedule of Proposed Changes following Proposed Submission Consultation*. This document was submitted to the Secretary of State for examination on 28 March 2014.

11.27 The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS.

11.28 The Inspectors hold a series of hearing sessions on issues they consider requires further investigation. People who have requested to appear at examination, may then be invited to attend the relevant hearing session to provide further information.

[23] https://www.cambridge.gov.uk/local-plan-review-reference-documents-library

11.29 As part of the local plan examination, written statements can be submitted by the councils and objectors in response to the Inspector's Matters and Issues and may include Statements of Common Ground, these can be found on the council's Written Statements webpage: https://www.cambridge.gov.uk/local-plan-review-written-statements

11.30 The examination of the Cambridge and South Cambridgeshire Local Plans commenced at the point of submission of the Local Plans on 28 March 2014. Block One of the hearing sessions commenced on 4 November 2014 and included joint matters common to Cambridge and South Cambridgeshire such as legal process and requirements; overall spatial vision; housing need; employment and retail; and infrastructure, monitoring and viability.

11.31 Block Two of the hearing sessions commenced on 10 February 2015 and covered Green Belt and transport. This was followed by Block Three, which commenced on 17 March 2015 and dealt with housing land supply and delivery, infrastructure, monitoring and viability. The final block of hearing sessions (Block Four) commenced on 28 April 2015 and addressed areas of major change and major development areas on the edge of Cambridge.

Correspondence from the Inspectors

11.32 The Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016. Further work was undertaken on the following subject areas: objectively assessed need for housing, the inner green belt, transport, infrastructure delivery, viability and an update to the councils' Sustainability Appraisals. Council meetings were scheduled in November 2015[24] to consider the outcome of further work and any proposed modifications. Following this, public consultation is scheduled to start 2 December 2015 to 25 January 2016. It is expected that the Local Plan Examination will resume after public consultation.

11.33 In a separate letter the councils asked the Inspectors to consider providing a single issue report on the joint housing trajectory and sought the Inspectors' advice in relation to further work on the Gypsy and Travellers Accommodation Needs Assessment. The Inspectors felt that they could not make a decision on whether a joint housing trajectory was appropriate for the authorities at this point in time,

[24] 16 November: Joint Strategic Transport & Spatial Planning Group (2pm), 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm), 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm), 30 November: South Cambridgeshire District Council Full Council Meeting (6pm), 30 November: Cambridge City Council Full Council Meeting (6pm)

because any questions regarding five year housing land supply are inextricably linked to the objectively assessed need and housing requirement. As further work on the objectively assessed need for housing is being undertaken during the suspension, they did not feel that it would be possible to issue a partial report. However, they did agree that a review of the Gypsy and Travellers Accommodation Needs Assessment would be beneficial and that given the work would need to be undertaken with other partner authorities, a longer timetable would be required.

11.34 The Inspectors also said that they were considering whether it would be possible to progress the Community Infrastructure Levy (CIL) examinations whilst the Local Plans examinations are suspended and asked the councils for their views on this possibility. On 18 August 2015 they issued a further response noting that the work that the councils are undertaking during the suspension may result in significant alterations to the overall strategies in the Plans and subsequently, the evidence base upon which the charging schedules are to be examined could materially change. Therefore, it would be inappropriate to proceed with the CIL examinations at this stage.

Further work and proposed modifications

11.35 The following additional work has been carried out by the councils in response to the issues raised by the Inspectors:

- An update to the Cambridge and South Cambridgeshire Local Plans Sustainability Appraisal - to compare the relative sustainability of development around Cambridge (on greenbelt sites) with new settlement options;
- Cambridge Inner Green Belt Boundary Study 2015– an independent review of the assessments of the inner greenbelt;
- Cambridge and South Cambridgeshire Objectively Assessed Housing Need: Further Evidence demonstrating the overall housing need of 33,500 homes to 2031;
- Housing Land Supply Update, Cambridge City Council and South Cambridgeshire District Council - demonstrating where the sites are that will deliver the 33,500 homes;
- Cambridge and South Cambridgeshire Development Strategy Update - describes the overall development strategy set out in the local plans and its rationale ;
- Cambridge and South Cambridgeshire Local Plans Transport Report – demonstrating the relative comparison in transport terms between development options on the edge of Cambridge and in new settlements in South Cambridgeshire;
- Cambridge and South Cambridgeshire Infrastructure Delivery Study 2015 - demonstrating the deliverability of new settlements and other sites in the two local plans ;
- Cambridge and South Cambridgeshire Local Plans Viability Update, November 2015 - demonstrating that the plan strategy is financially viable and deliverable by the development industry;

- Proposed Modifications arising from the Government's Written Ministerial Statements - an update on the national policy changes introduced since the plans were submitted in March 2014.

11.36 The Councils have considered the additional evidence prepared against the three key issues raised by the Inspectors. The main points can be summarised as follows:

- Housing Needs – Independent consultants have considered the issues raised by the Inspectors and responded to the requirements of the national guidance that was published after the Local Plans were submitted to test the 'objectively assessed need for housing' in each area. They compare this to the existing Strategic Housing Market Assessment prepared earlier using a different methodology. They conclude that the housing requirement for Cambridge of 14,000 homes contained in the submitted Local Plan does not need to be changed and that the requirement for South Cambridgeshire should be 19,377 dwellings compared with the 19,000 dwellings in the submitted Local Plan;
- Development Strategy – A modification to the South Cambridgeshire Local Plan is included to change the housing requirement from 19,000 to 19,500, rounding the recommended figure in the Housing Needs document for policy purposes. On the basis of the independent evidence, no change is necessary to the Cambridge Local Plan;
- The new evidence work draws together the further studies prepared by independent consultants on Green Belt, Transport, Infrastructure and Viability. It considers whether the strategy in the submitted Local Plans remains the most appropriate taking account of the outcomes of the further evidence. The key strategic choice facing the Councils is the distribution of growth between the two strategic options of edge of Cambridge and new settlements. The edge of Cambridge is higher in the sustainability sequence and has advantage in terms of accessibility;
- The councils have always recognised this advantage. However, it needs to be set against Green Belt considerations and the new Green Belt study confirms that major release of land would cause significant Green Belt harm. New settlements offer an alternative means of delivering significant growth without requiring development in the Green Belt but require significant infrastructure provision to connect them to higher order services and jobs;
- Having weighed all those factors, the document concludes that the development strategy in the submitted plans, with limited modifications, provides the right balance for this plan period that will provide a range of deliverable sites for the plan period and beyond and considers that sustainability will be secured;
- Consequential on the work on Housing Needs and Development Strategy, an updated paper on Housing Land Supply has also been prepared. This includes an update on the situation in relation to Land North of Cherry Hinton where discussions with the two promoters of the site demonstrate that a larger area of the land currently allocated in the adopted Cambridge East Area Action Plan can come forward for development with the Airport

remaining operational (consistent with what was previously envisaged in the 2006 Local Plan). The plans already acknowledge that as this land had already been taken out of the Green Belt it represents the next preferred location for new development in Cambridge.

11.37 Written Ministerial Statements - the councils have undertaken an audit of the changes required to policies in the Local Plans as a result of the publication of a number of Written Ministerial Statements since the plans were submitted. This has resulted in changes to policies by both councils relating to climate change, specifically housing construction and related sustainable development standards and affordable housing, and by Cambridge City Council in respect of residential space standards. Additional work will be undertaken by both councils in relation to technical standards for accessibility, and by SCDC in relation to residential space standards, to ensure that the councils have an appropriate evidential base for the inclusion of the policies.

11.38 The further work and proposed modifications outlined above was presented to the following committees for approval prior to public consultation which will be held between 2 December 2015 and 25 January 2016.

- 16 November: Joint Strategic Transport & Spatial Planning Group (2pm);
- 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm);
- 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm);
- 30 November: South Cambridgeshire District Council Full Council Meeting (6pm);
- 30 November: Cambridge City Council Full Council Meeting (6pm).

Inspectors Report

11.39 Following recommencement and completion of the Local Plans examinations hearing sessions the Inspectors will write a final report on the outcome of the examination. Any major changes that are then required to the plan will be subject to a further round of consultation before the plan is adopted. It is envisaged that the plan will be adopted in 2017. However, this is dependent on progress made during the inspection.

Evidence Base

11.40 The council began to prepare the evidence base that underpins each component of the Cambridge Local Plan 2014 in Spring 2011. The evidence base consists of information on existing social, environmental and economic conditions within the city and draws upon existing and new survey data. It was used to identify issues and options for future development and led to the creation of spatial objectives and a vision for the future development of the city. Feedback from public consultations and findings from the sustainability appraisals also fed into continued development of the evidence base.

11.41 To view the evidence base, visit: https://www.cambridge.gov.uk/background-documents-0

Reference Documents Library

11.42 The reference documents library is a list of all the documents that have been used to inform the preparation of the Cambridge Local Plan 2014, this list includes evidence base documents. The difference between the evidence base and core documents is that the evidence base documents were specifically commissioned or created to inform the local plan. The reference documents library includes a wider range of documents, including national guidance and legislation, documents created by other authorities and organisations, existing plan documents etc. It can be found at: https://www.cambridge.gov.uk/local-plan-review-reference-documents-library.

11.43 The library includes up to date Sustainability Appraisals and Habitats Regulations Assessments. These reports have been prepared in support of the Local Plan 2014.

11.44 Further additions to the reference documents library will occur as part of the Local Plans examinations process and an updated version of the library will be posted online as and when required.

Planning Policy Documents

11.45 As part of the Local Plan review process, updates and reviews of certain SPDs and DPDs will be required. For example, as illustrated below, an Area Action Plan will be created jointly with South Cambridgeshire District Council to support Policy 14: Northern Fringe East and land surrounding the proposed Cambridge Science Park Station Area of Major Change in the Cambridge Local Plan 2014. A list of proposed documents and timescales (if available) are also listed in the table below.

Figure 15: Planning Policy Documents

Completed Development Plan Documents	
Document Title	**Adoption Date**
Local Plan 2006	Adopted 2006
Cambridge East Area Action Plan	February 2008
North West Cambridge Area Action Plan	October 2009
Completed Supplementary Planning Documents	
Sustainable Design and Construction SPD	June 2007
Affordable Housing SPD	January 2008
Old Press/Mill Lane Site SPD	January 2010
Public Art SPD	January 2010
Planning Obligations Strategy SPD	March 2010
Eastern Gate Development Framework SPD	October 2011
Completed Guidance Documents	
Informal Planning Policy Guidance (IPPG) on Foodstore Provision in North West Cambridge	March 2011
Guidance for the application of Policy 3/13 [Tall Buildings and the Skyline] of the Cambridge Local Plan [2006]	March 2012
Interim Planning Policy Guidance (IPPG) on the Protection of Public Houses in the City of Cambridge	October 2012
New Development Plan Documents	
Cambridge Northern Fringe East Area Action Plan	Expected December 2017

New Supplementary Planning Documents	
All SPDs will be expected to be adopted around the same time as the Local Plan 2014. They support policies in the Cambridge Local Plan 2014: Proposed Submission, which may change as part of the Local Plan Examination, therefore they cannot be adopted before the Local Plan. Below is the stage at which the documents have reached	
Document Title	**Current Stage**
Affordable Housing SPD (see chapter 5)	Consultation on draft SPDs ran from 2 June 2014 to 14 July 2014
Planning Obligations SPD (see chapter 10)	
Sustainable Design and Construction SPD (see chapter 3)	Preparation to start in 2016
New Museums Site SPD	Consultation on draft SPD ran from 13 July 2015 to 7 September 2015
Ridgeons SPD	Consultation on draft SPD expected early 2016.
Betjeman House SPD	Consultation on draft SPD expected Spring 2016.
Mill Road Depot SPD	Consultation on draft SPD expected Spring 2016.
GB 1 & 2 SPD	Consultation on draft SPD expected Spring 2016.

11.46 The council has also produced a Statement of Community Involvement that was adopted in December 2013.

Joint Area Action Plan for Cambridge Northern Fringe East

11.47 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East ran from 8 December 2014 to 2 February 2015. The comments received from this consultation have now been assessed and were presented alongside recommendations for further detailed work and a timetable for the development of a submission AAP to the following committees for approval:

- 16 November: Joint Strategic Transport & Spatial Planning Group (2pm),
- 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm),
- 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm).

11.48 The estimated timescales for the preparation of the Cambridge Northern Fringe East Area Action Plan are as follows:

Figure 16: Cambridge Northern Fringe East AAP Timetable

Stage	Timescales
Issues & Options Consultation	8 December 2014 – 2 February 2015
Members consider Submission Draft AAP prior to public consultation	November 2016
Publication of Submission Draft AAP and Public Consultation	January 2017 to March 2017
Submission	June 2017
Examination	From June 2017
Adoption	December 2017

Neighbourhood Development Orders and Neighbourhood Plans

11.49 No requests for Neighbourhood Development Orders or Neighbourhood Plans have been received by the council.

Saving Local Plan Policies in the 2006 Local Plan

11.50 The Secretary of State issued a formal direction on 2 July 2009 saving the majority of policies in the Local Plan 2006. Eight policies were deleted from the plan. Further details can be found in Appendix H.

11.51 These policies will remain in place until superseded by the adoption of the Cambridge Local Plan 2014.

11.52 The Cambridge Local Plan 2006 is still the current Local Plan for Cambridge. However, the Local Plan 2014 and its policies will gain more weight in the determination of planning applications as it progress through to adoption.

Conclusion and Actions

11.53 The Cambridge Local Plan 2014 was submitted for examination on 28 March 2014. The Secretary of State appointed Laura Graham BSc MA MRTPI as the Inspector from

the Planning Inspectorate to carry out an independent examination of the Cambridge Local Plan. Her task is to establish whether the Local Plan is 'sound', taking into consideration representations made during public consultation on the Proposed Submission Local Plan between July and September 2013. She will then report on her findings, including advising if changes are needed to make the Local Plan sound. The Inspector is being assisted by an Assistant Inspector – Alan Wood MSc FRICS.

11.54 Four blocks of hearing sessions took place between November 2014 and April 2015 and dealt with joint matters affecting Cambridge City Council and South Cambridgeshire District Council.

11.55 The Inspectors wrote to the Councils on 20 May 2015 in relation to three main issues and invited the Councils to undertake additional work to address those issues before the examinations progress further. The Councils agreed to undertake additional work and the examinations were formally suspended on 28 July 2015 until March 2016 whilst further work was undertaken on the following subject areas: objectively assessed need for housing, the inner green belt, transport, infrastructure delivery, viability and an update to the councils' Sustainability Appraisals. Council meetings were scheduled in November 2015[25] to consider the outcome of further work and any proposed modifications. Following this, public consultation is scheduled to start 2 December 2015 to 25 January 2016. It is expected that the Local Plan Examination will resume after public consultation.

11.56 It is expected that the Local Plan Examination will resume after public consultation. The council will post information on further hearing sessions as information is available at: https://www.cambridge.gov.uk/local-plan-review-hearing-sessions

11.57 The Cambridge Northern Fringe East Area Action Plan will set out a vision and planning framework for Cambridge Northern Fringe East to ensure the coordinated development of the area. Consultation on the Issues and Options for Cambridge Northern Fringe East took place from 8 December 2014 to 2 February 2015. Work on the AAP continues with proposed submission consultation scheduled for January 2017.

11.58 Work is underway to produce various SPDs that will support policies in the Local Plan 2014: Proposed Submission. These SPDs will be adopted around the same time as the Local Plan. The council is currently working with partners on the following SPDs: Ridgeons SPD, Betjeman House SPD, Mill Road Depot SPD, GB1 and 2 SPD. Public

[25] 16 November: Joint Strategic Transport & Spatial Planning Group (2pm), 17 November: South Cambridgeshire District Council Planning Portfolio Holder Meeting (2pm), 17 November: Cambridge City Council Development Plan Scrutiny Sub-Committee (5.30pm), 30 November: South Cambridgeshire District Council Full Council Meeting (6pm), 30 November: Cambridge City Council Full Council Meeting (6pm)

consultation has been undertaken on the following draft SPDs: Affordable Housing SPD, Planning Obligations Strategy SPD, New Museums Site SPD,

Development Monitoring Framework

12.1 This chapter explains the process associated with monitoring and evidence gathering, which is used to inform the development of the local plan and monitor its effectiveness.

12.2 The role and importance of monitoring has long been recognised by the council as a vital part of the plan-making and review process. It enables feedback on the performance of policies and the physical effects they have on the city.

12.3 Monitoring will be crucial to the successful delivery and implementation of the Cambridge Local Plan 2014, enabling the development of a comprehensive evidence base, which will in turn inform the preparation of policy documents. Monitoring will also provide a feedback loop mechanism, giving information about policy performance and highlighting policies that need to be replaced/amended.

12.4 Monitoring is a key feature of the planning system and as such is central to the plan-making process. There are five stages that contribute towards the creation of monitoring information, these are:

- Evidence Base;
- Sustainability Appraisal;
- Habitats Regulations Assessment;
- Policy Usage;
- Policy Monitoring.

Policy Usage

12.5 The use of policies by Development Management is monitored each year through the Annual Monitoring Report. All information gathered over the years has helped to inform the creation of new policies in the Cambridge Local Plan 2014: Proposed Submission. Information on Policy usage can be found in Appendix C.

12.6 Policy usage monitoring for the Cambridge Local Plan 2014: Proposed Submission will also be monitored to analyse the effectiveness of the new policies once the document is adopted.

Policy Monitoring

12.7 Policy targets linked to output indicators, delivery mechanisms and partnership working have been identified in Appendix M of the Cambridge Local Plan 2014: Proposed Submission. These targets reflect developments that can be directly influenced by the development plan, for example housing completions and provision of open space.

12.8 Once the Local Plan 2014 is adopted, these targets will be reported back through the council's AMR.

Final Stage

12.9 The final stage in integrating the monitoring and review process with the development of the Cambridge Local Plan 2014 arises as a result of the examination and publication of the Inspector's Report. The examination looks at the soundness of the document, and this includes an assessment of the evidence base and the appropriateness of the monitoring framework. Modifications may need to be made to the proposed monitoring strategy in light of the Inspector's Report; this may include changes to the output, significant effects and indicators. Once agreed, the monitoring strategy; policy targets; output and contextual indicators; sustainability appraisal targets and significant effects indicators will need to be reported in the AMR.

Linkages with other Authorities

12.10 The council continues to work with South Cambridgeshire District Council when dealing with policy development for urban extensions, and evidence based work which spans the boundary between the two districts, for example the Employment Land Review and work on both districts' Strategic Housing Land Availability Assessments. The two councils produce separate AMRs which deal with their own districts.

12.11 In addition to the need to monitor individual districts, it will be important to monitor developments that span the administrative boundary. To this end, indicators have been developed for the joint AAPs for Cambridge East (Appendix E) and North West Cambridge (Appendix F), drawing together the monitoring of the developments across both districts. This will allow for the monitoring of housing completions against the policy requirements for the development as a whole. A number of specific local indicators have also been developed to enable the monitoring of policies that set specific requirements for development, for example, housing density and access to public transport (see Appendices A and B).

Conclusion and Actions

12.12 New indicators have been developed to monitor the effectiveness of planning policies in the Local Plan 2014, and once the plan is adopted, these indicators will be reported in subsequent AMRs.

12.13 The council is working in partnership with the neighbouring authority of South Cambridgeshire District Council on a number of urban extensions. Work has been and will continue to be carried out to identify and monitor appropriate indicators in both districts.

Appendix A – Contextual Indicators

	Indicator	Output	Unit	Time Frame	Source
Population Characteristics					
Population	Total Population	128,000	Count	Mid -2013	(Cambridgeshire Insight [online] 2013).
	Annual Change	+1,500	Count	2012-2013	
	Total Population (rounded)	123,800	Count	2011	Census 2011 (ONS [online], 2011).
	Average Change Since 2001	13.8%	Count	2001-2011	
Students	University of Cambridge	19,940 (18,360 Full Time and 1,570 Part Time)	Count	2014/15	University of Cambridge.
	Anglia Ruskin University	9,296[26]	Count	2011/12	Anglia Ruskin University.
Ethnicity	White	82.5	%	2011	Census 2011 (ONS [online], 2011).
	Mixed	3.2	%		
	Asian or Asian British	7.4	%		
	Black or Black British	1.7	%		
	Chinese	3.6	%		
	Other Ethnic Group	1.7	%		
	Based on a total population of	123,867	Count		
Household Characteristics					
	Total Households	46,700	Count	2011	Census 2011 (ONS [online],
	Average Household Size	2.3	Count		

[26] Full Time, Part-time and Distance Learning

	Indicator	Output	Unit	Time Frame	Source
	Communal Establishment Residents	16,500	Count		2011).
	Short-term Non-UK Residents	3,300	Count		
	Working Age Population	92,700 (74.8%)	Count (% of Total Population		
	Single Adult Households Non Pensioner	22.8	%	2011	Census 2001 (ONS [online], 2011).
	Single Adult Households Pensioner	11.2	%		
	Couple Households No Children	17.5	%		
	Couple Households With Dependant Children	17.4	%		
	Lone Parents With Dependant Children	4.2	%		
	Other Households	26.9	%		
Dwelling Stock	Local Authority – Social Housing (general housing, sheltered housing, supported housing, temporary housing, miscellaneous leases)	7,016	Count	1 April 2015	Key Statistics June 2015 – Strategic Housing (CCC [online], 2015).
	Local Authority - Social Housing (Shared ownership housing)	79	Count	1 April 2015	Key Statistics June 2015 – Strategic Housing (CCC [online], 2015).
	Local Authority - Social Housing (Leasehold)	1,128	Count	1 April 2014	Key Statistics June 2015 – Strategic Housing (CCC [online], 2015).
	Total Dwellings in Cambridge	48,288	Count	2011	Census 2011 (ONS [online],

	Indicator	Output	Unit	Time Frame	Source
					2011).
Tenure	Private Sector Rented	12,258	Count	2011	Census 2011 (ONS [online], 2011).
	Local Authority Rented	7,109	Count		
	Housing Association/RSL Rented	3,914	Count		
	Owner Occupied	22,171	Count		
	Others	736	Count		
Average House Price	1 bed flat	209,066	Price £	March 2015	Key Statistics June 2015 – Strategic Housing (CCC [online],2015).
	2 bed flat	297,192	Price £		
	2 bed house	355,961	Price £		
	3 bed house	396,764	Price £		
	4 bed	622,464	Price £		
Homelessness	Number of households presenting as homeless in priority need.	262	Count	2014/15	
	Number of accepted as homeless and in priority need.	146	Count		
	Number of recorded instances of rough sleeping	346	Count		
	Number of individuals sleep rough	135	Count		
Gypsy & Travellers Housing	Estimated Number of Gypsy/Traveller Households in District	55	Count Households	2006	CSR Travellers Needs Assessment (May 2006).

	Indicator	Output	Unit	Time Frame	Source
	Licensed permanent sites within the district	2	Licences	2009	Environment CCC Both private sites. Not specifically for Travellers/Gypsies.
Gypsy and Traveller Accommodation Needs Assessment (2011)	Number of Transit Sites	0[27]	Count	2011	(Cambridgeshire County Council, [online], 2011)).
	Estimated Need for Travellers' pitches	1	Pitch	2021-2026	Need identified for one pitch between 2021 and 2026. (Cambridgeshire County Council, [online], 2011).

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

	Indicator	Output	Unit	Time Frame	Source
	No of permanent licensed pitches in District	5	Count Licences	July 2011	An estimated 5 pitches on the 2 licensed caravan sites (not specifically designated as G&T sites) are occupied by Gypsies and Travellers Cambridgeshire County Council [online] (2011)
	Average Number of Unauthorised Caravans	0	Count	2010	(Cambridgeshire County Council, [online], 2011).
	Households Living in Local Authority Housing	37	Count	2006	ODPM (now CLG) Count/CSR Travellers Needs Assessment – (May 2006)

	Indicator	Output	Unit	Time Frame	Source
Economic Characteristics					
	Economic Activity Rate – Aged 16-64 years	81.1	%	April 2013 – March 2014	Annual Population Survey (Nomis [online, 2014).
	Unemployed (Aged 16-64 years)	3,700	Count		
	Unemployed Rate (as % of resident population aged 16-64 years)(model based)	4.6	%		
	Total Job Seeker's Allowance Claimants (Aged 16-64 yrs.)	1,159	Count	April 2014	Job Seekers Allowance: Claimant Count (Nomis [online, 2014).
	Job Seeker's Allowance (as % of resident population aged 16-64 years)	1.3	%		
Business Demography (Enterprises)[28]	Micro (0 to 9)	3,645	Count	2013	Inter Departmental Business Register (ONS) 2014.
	Small (10 to 49)	445	Count		
	Medium (50 to 249)	115	Count		
	Large (250+)	30	Count		

[28] The IDBR contains information on VAT traders and PAYE employers in a statistical register which provides the basis for the Office for National Statistics to conduct surveys of businesses. The table presents analysis of businesses at both Enterprise and Local Unit level. An Enterprise is the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group. An individual site (for example a factory or shop) in an enterprise is called a local unit.

	Indicator	Output	Unit	Time Frame	Source
Business Demography (Local Units)	Micro (0 to 9)	4,520	Count		
	Small (10 to 49)	1,030	Count		
	Medium (50 to 249)	295	Count		
	Large (250+)	40	Count		
Business Premises Availability Rates	B1a/b Availability (Offices)	13	%	4rth Quarter 2013	Bidwell's Business Space Databook Spring 2014 (Bidwells [online], 2014).
	Laboratories Availability	10	%		
	B1c, B2, B8 Availability (Industrial)	9	%		
Earnings	Gross Household Income Median	32,800	£	2012	Key Statistics June 2015 – Strategic Housing (Cambridge City Council)
Deprivation[29]	Local Authority Average Score[30]	13.75	Rank	2010	The English Indices of Deprivation 2015 – (CLG [online], 2015).
	Local Authority Rank Of Average Score[31]	227	Rank		
	Super Output Areas in 20% Most Deprived in England	2	Count		
Crime Rates	Total Crime – year trend	Down 8%	Count	2013/14	(Cambridge

[29] The Indices of Deprivation 2015 provide a set of relative measures of deprivation for small areas (Lower-layer Super Output Areas) across England, based on seven domains of deprivation. The domains were combined using the following weights to produce the overall Index of Multiple Deprivation: Income Deprivation (22.5%); Employment Deprivation (22.5%); Education, Skills and Training Deprivation (13.5%); Health Deprivation and Disability (13.5%); Crime (9.3%); Barriers to Housing and Services (9.3%); Living Environment Deprivation (9.3%);

[30] Where 41.99 is the worst and 5.009 the best

[31] Where 326 is the best and 1 is the worst

	Indicator	Output	Unit	Time Frame	Source
					Community Safety Partnership[Online] , 2014).
Commuting Characteristics					
	Total Workforce Population	78,667	Count	2011	Census (ONS [online], 2011)
	Employed Residents 2011	94,190	Count		
	Live and Work in Cambridge 2001	59,437	Count		
Mode of Travel to work	Car/Van	20.8	%		
	Bus	3.9	%		
	Train	3.0	%		
	Cycle	18.1	%		
	Foot	9.6	%		
Environmental Characteristics					
Annual Average Concentration Nitrogen Dioxide (NO2)	Regent Street (exceedences hourly average)	39 (0)	ug/m^3	2013	Cambridge City Council & Ricardo AEA
	Montague Road (exceedences hourly average)	24(0)			
	Gonville Place (exceedences hourly average)	27 (0)			
	Parker Street (exceedences hourly average)	45 (0)			
	Newmarket Road (exceedences hourly average)	26 (0)			
Annual Average Fine Particles (PM10)	Montague Road (exceedences daily average)	20 (4)			

	Indicator	Output	Unit	Time Frame	Source
	Gonville Place (exceedences daily average)	19 (5)			
	Parker Street (exceedences daily average)	22 (5)			
Annual Average Fine Particles (PM2.5)	Newmarket Road	12			
	Gonville Place	17			
Total Area of Cambridge Local Authority	Total Area of Cambridge Local Authority	4070	ha		Cambridge City Council
Open Space	Area of Protected Open Space per 1,000 Population (748.57/126.5)	5.9	ha	2012/13	Open Space & Recreation Strategy 2011 data including new sites included in the Local Plan 2014 (4.98 ha in total)
	Area of total Protected Open Space Accessible to the Public per 1,000 population (350.83/126.5)	2.77	ha		
	Area of Semi-Natural Green Spaces Accessible to The Public	88.89	ha		
	Area of Local Nature Reserve per 1,000 Population (77.1/126.5)	0.60	ha	2014/15	Recalculated using data from CPERC (CPERC, 2015).

Appendix B – Local Indicators

Business Development and Town Centres	
BD1	Total amount of additional employment floorspace - by type (sqm)
BD2	Total amount of employment floorspace on previously developed land - by type (sqm)
BD3	Employment land available - by type (ha)
BD4	Total amount of floorspace for 'town centre uses' (sqm)
Housing	
H1	Plan period and housing targets
H2 (a)	Net additional dwellings – in previous years
H2 (b)	Net additional dwellings – 2011/2012
H2 (c)	Net additional dwellings – in future years
H2 (d)	Managed delivery target
H3	New and converted dwellings – on previously developed land (Gross) 2011-2012
H4	Net additional pitches (Gypsy and Travellers) 2011-2012
H5	Gross and Net affordable housing completions 2011-2012
Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds
E2	Change in areas of biodiversity importance
E3	Renewable energy generation (MW)
Other Indicators	
	Density
	Accessibility of Services

Appendix B – Local Indicators

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

Business Completions 2014/15						
	Gains		Losses			
	BD1	Land (ha)	Floorspace (sqm)	Land (ha)	BD2	% on PDL
B1 (unspecified)	106	0.01	0	0.00	106	100%
B1a	1,366	0.62	-10,227	-2.10	1,366	100%
B1b	2,210	0.22	-620	-0.23	0	0%
B1c	123	0.07	-385	-0.12	123	
B2	0	0.00	-561	-0.18	0	0%
B8	2,328	0.31	-11,761	-2.47	2,328	100%
Total						

Employment land lost to residential B1-B8 (ha)	0.24
Land lost in Employment/Regeneration areas B1-B8 (ha)	0.56

Definitions
Gains = developments that involve the creation of new business use land/floorspace, on land that was not previously in business use.
Losses = developments that involve the loss of business floorspace, to allow the land to be used for a non-business use.
BD1 = Total amount of additional employment floorspace (Sqm)
BD2 = Additional employment floorspace on PDL (sqm)
Data spans 01/04/2014 to 31/03/2015

(Cambridgeshire County Council [online], 2015b)

BD4	Amount of completed floorspace (sqm) 2014/15 in Cambridge				
		A1	A2	B1 (a)	D2
Town Centre	Gains	0	56	0	153
	Losses	-406	-660	-625	0
	Net	-406	-604	-625	153
Local Authority Area	Gains	2,518	1145	1366	5781
	Losses	-3,752	-888	-13,767	-818
	Net	-1,234	257	-12,401	4,962

(Cambridgeshire County Council [online], 2015b)

Housing	
H1	**Plan period and housing targets**
	• Local Plan 2014: Proposed Submission 2011 to 2031: 14,000 dwellings. • Local Plan 2006 Target 1999 to2016: 12,500 See Appendix D for an explanation of the approach in this year's trajectory.
H2 (a)	**Net additional dwellings in previous years**
	See Appendix I.
H2 (b)	**Net additional dwellings 2014-2015**
	715 dwellings.
H2(c)	**Net additional dwellings in future years**
	See Appendix D.
H2 (d)	**Managed delivery target**
	See Appendix D.
H3	**New and converted dwellings – on previously developed land (Gross) 2014-2015**
	42%
H4	**Net additional pitches (Gypsy and Traveller) 2014-2015**
	0
H5 (a)	**Gross affordable housing completions 2014-2015**
	253 (out of 893 gross housing completions) .
H5 (b)	**Net affordable housing completions 2014-2015**
	181

(Cambridgeshire County Council [online], 2015a)

Environmental Quality	
E1	Number of planning permissions granted contrary to Environment Agency advice on (i) flooding and (ii) water quality grounds 2014/15
i	0*
ii	0

(Source: Environment Agency, [online], 2015)

*In the instance of planning applications granted contrary to Environment Agency advice on the grounds of flood risk, the Environment Agency objected to four applications within the monitoring year. In the case of application 14/0619/FUL advice was provided to the applicant in the form of an informative, and the development was amended to take this advice on board. Application 14/1150/FUL provided an unacceptable Flood Risk Assessment, which was later resubmitted and approved by the Environment Agency. Planning application 14/1291/FUL was at first objected to by the Environment Agency on the grounds of insufficient information, a Flood Risk Assessment was resubmitted which received no

objections. In the case of the fourth application 14/2053/FUL the application did not provide an acceptable Flood Risk Assessment, the application was subsequently withdrawn.

No received planning applications were objected to by the Environment Agency on the grounds of water quality.

E2	Change in areas of biodiversity importance 2014/15

Cambridge has 2 sites designated as Sites of Special Scientific Interest (SSSI): Cherry Hinton Pit and Traveller's Rest Pit, totalling 15.03 hectares. There has been no change in the status of these SSSIs from the previous year (2013/14).

36.1% of SSSI land area in the city remains in favourable condition, 57.4% of SSSI land is classed as *Unfavourable Recovering* and 6.5% as *Unfavourable No Change*. This has remained unchanged from the previous year's results in 2013/14.

Cambridge has 12 Local Nature Reserves (LNR) totalling 77.06 hectares; this figure has also remained unchanged from the previous year.

LNR Name	Total area (ha)	Area in authority (ha)
Barnwell East	3.26	3.26
Barnwell West	4.02	4.02
Bramblefields	2.06	2.06
Byron's Pool	4.36	2.82
Coldham's Common	10.37	10.37
East Pit	8.11	8.11
Limekiln Close	2.86	2.86
Logan's Meadow	2.13	2.13
Paradise	2.17	2.17
Sheep's Green and Coe Fen	16.85	16.85
Stourbridge Common	19.38	19.38
West Pit	3.03	3.03

Cambridge has 0.60 hectares of Local Nature Reserve per 1,000 people as of 2014/15. This is a decrease of 0.01 from 2013/14 which is due to the increase in population, there has been no change in the area of land designated as a LNR.

There is no change in the number of County Wildlife Sites in Cambridge. There are 15 County Wildlife sites in Cambridge, which comprise 95.31 hectares, an increase in area of 3.13 ha from 2013/14. County Wildlife Sites are sites selected by the CWS Group (a group of partnership organisations and individuals affiliated to the Cambridgeshire and Peterborough Biodiversity Partnership).

City Wildlife Sites are similar to County Wildlife Sites but are only found within Cambridge and have different selection criteria. There are 50 sites. The 50 sites total 164.74 hectares of land and are all within the Cambridge local authority boundary.

The proportion of local sites where positive conservation management has been, or is

	being implemented shows that 47 out of 65 sites (72.3%) demonstrate positive conservation management. This represents a 2.6% increase on last year's figures and illustrates the council's positive approach towards conservation management. Source: CPERC 2015

Environmental Quality	
E3	Renewable energy generation

	Installed Capacity (MW) 2014/15	Potential Sites - Installed capacity (MW) at 31/03/2015
Wind	0	0
Biomass	0	6.0000
Landfill gas	0	0
Sewage gas	0	0
Photovoltaic	0.3631	0.5676
Hydro-power	0	0

(Source: Cambridgeshire County Council Research Group. 2015)

Other Indicators
Density range of completed dwellings on sites greater than nine dwellings 2014/15

Density	Percentage
<30 DPH	0%
30 – 50 DPH	20.2%
>50 DPH	79.8%

(Cambridgeshire County Council [online] 2015a)

Other Indicators - Accessibility of Services	
Amount of completed new residential development (within the 2014/15 year) within 30 minutes public transport and/or walking time of a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre.	
Key Service	**% of population who are within 30 minutes public transport or walking time of key services**
GP Surgery	100%
Hospital with A & E	88.9%
Hospital with Outpatients	89.1%
Primary School	100%
Secondary School	100%
Area of Employment	100%
Retail Centre	100%

(Source: Cambridgeshire County Council Research Group)

Appendix C – Local Plan Policy Usage

Policy	Title	Uses Recorded 2014/15
Designing Cambridge		
3/1	Sustainable Development	956
3/2	Setting of the City	13
3/3	Safeguarding Environmental Character	45
3/4	Responding to Context	1283
3/6	Ensuring Coordinated Development	56
3/7	Creating Successful Places	945
3/8	Open Space and Recreation Provision through New Development	77
3/9	Watercourses and Other bodies of Water	19
3/10	Sub-division of Existing Plots	70
3/11	The Design of External Spaces	615
3/12	The Design of New Buildings	332
3/13	Tall Buildings and the Sky Line	31
3/14	Extending Buildings	777
3/15	Shop fronts and Signage	131
Conserving Cambridge		
4/1	Green Belt	25
4/2	Protection of Open Space	51
4/3	Safeguarding Features of Amenity or Nature Conservation Value	21
4/4	Trees	194
4/6	Protection of Sites of Local Nature Conservation Importance	14
4/8	Local Biodiversity Action Plans	8
4/9	Scheduled Ancient Monuments/Archaeological Areas	13
4/10	Listed Buildings	212
4/11	Conservation Areas	666
4/12	Buildings of Local Interest	79
4/13	Pollution and Amenity	198
4/14	Air Quality Management Areas	39
4/15	Lighting	50
Living in Cambridge		
5/1	Housing Provision	159
5/2	Conversion of Large Properties	36

Policy	Title	Uses Recorded 2014/15
5/3	Housing Lost to Other Uses	6
5/4	Loss of Housing	16
5/5	Meeting Housing Needs	30
5/7	Supported Housing/Housing in Multiple Occupation	23
5/8	Travellers	0
5/9	Housing for People with Disabilities	17
5/10	Dwelling Mix	17
5/11	Protection of Existing Facilities	18
5/12	New Community Facilities	38
5/13	Community Facilities in the Areas of Major Change	11
5/14	Provision of Community Facilities through New Development	65
5/15	Addenbrooke's	18
Enjoying Cambridge		
6/1	Protection of leisure Facilities	9
6/2	New Leisure Facilities	15
6/3	Tourist Accommodation	14
6/4	Visitor Attractions	7
6/6	Change of Use in the City Centre	7
6/7	Shopping Development and Change of Use in District and Local Centres	19
6/8	Convenience Shopping	13
6/9	Retail Warehouses	4
6/10	Food and Drink Outlets	25
Working and Studying in Cambridge		
7/1	Employment Provision	15
7/2	Selective Management of the Economy	24
7/3	Protection of Industrial and Storage Space	25
7/4	Promotion of Cluster Development	8
7/5	Faculty development in the Central Area, University of Cambridge	5
7/6	West Cambridge, South of Madingley Road	4
7/7	College and University of Cambridge Staff and Student Housing	18
7/8	Anglia Ruskin University East Road Campus	7
7/9	Student Hostels for Anglia Ruskin University	8
7/10	Speculative Student Hostel Accommodation	15
7/11	Language Schools	11

Policy	Title	Uses Recorded 2014/15
Connecting and Servicing Cambridge		
8/1	Spatial Location of Development	56
8/2	Transport Impact	220
8/3	Mitigating Measures	34
8/4	Walking and Cycling Accessibility	82
8/5	Pedestrian and Cycle Network	35
8/6	Cycle Parking	293
8/7	Public Transport Accessibility	11
8/8	Land for Public Transport	11
8/9	Commercial Vehicles and Servicing	31
8/10	Off-Street Car Parking	274
8/11	New Roads	15
8/12	Cambridge Airport	6
8/13	Cambridge Airport Public Safety Zone	13
8/14	Telecommunications Development	12
8/15	Mullard Radio Astronomy Observatory, Lord's Bridge	0
8/16	Renewable Energy in Major New Developments	48
8/17	Renewable Energy	13
8/18	Water, Sewerage and Drainage Infrastructure	32
Areas of Major Change		
9/1	Further Policy/Guidance for the Development of Areas of Major Change	15
9/2	Phasing of Areas of Major Change	11
9/3	Development in the Urban extensions	14
9/5	Southern Fringe	18
9/6	Northern Fringe	4
9/8	Land between Huntingdon Road and Histon Road	7
9/9	Station Area	9
Implementation		
10/1	Infrastructure Improvements	93

Appendix D – Housing Trajectory

What is a Housing Trajectory?

The housing trajectory shows actual residential completions from 1999/2000 to 2014/15 and predicted residential completions for the years 2015/16 to 2030/31.

This year's housing trajectory also includes a written summary of sites, highlighting the progress and/or council's position on new housing allocations.

In addition, a summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council (The Greater Cambridge Housing Trajectory) is also provided and details the potential five-year land supply under different methods of calculation.

What does it contain?

The Cambridge City Council housing trajectory is split into the following tables:

- Table C1: Housing Trajectory for Cambridge City Council – Actual and Predicted Completions (summary table), which includes:
  - ;A summary of the housing trajectory, including the five-year land supply total (a more detailed account can be found in Chapter 5);
  - Previous years' completions and predicted totals table. This tracks the council's progress against the Local Plan 2014: Proposed Submission's objectively assessed housing need target for the years 2011/12 to 2030/31 and the Local Plan 2006 (for the years 1999/01 and 2015/16) (see Chapter 5 for more detailed information).
- Table C2: Cambridge Urban Area, Existing Allocations;
- Table C3: Cambridge Urban Area, New Allocations;
- Table C4: Cambridge Fringe Sites, Existing Allocations;
- Table C5: Cambridge Fringe Sites, New Allocations;
- Table C6: Cambridge Windfall;
- Summary of sites – A written account highlighting the progress and/or council's position on all sites in the housing trajectory.

The Greater Cambridge Housing Trajectory, which includes:

- A summary table and charts showing the council's position in terms of joint housing supply with South Cambridgeshire District Council potential five-year land supply under different methods of calculation. For more information on the five year supply, see Chapter 5).

- Charts visualising the Greater Cambridge Housing Trajectory and its predicted progress towards the joint housing target of 33,500 (between 2011/12 and 2030/31).

Method

The Five Year Land Supply Totals and the Housing Trajectory take into account all approved planning applications and also housing allocations set out in the council's Local Plan 2006 and Cambridge Local Plan 2014: Proposed Submission and Area Action Plans such as Cambridge East and North West Cambridge.

The information is gathered by the following means:

- questionnaires to developers, landowners and agents, which includes a survey and a 'best estimate' table of completions;
- talking to the council's Development Management and Building Control teams to identify progress on sites and completions;
- referencing applications against the county council's completions data;
- talking to the City Council's New Neighbourhoods Team concerning major sites;
- in cases where no information was returned, estimates were made though information obtained from the Development Management and New Neighbourhoods teams;
- through information from the SHLAA;
- from research used to compile the council's land allocations for the Local Plan 2014: Proposed Submission Document
- Statements of Common Ground agreed as part of the Local Plan Examination process.

In some cases, a site may indicate no development across the whole of the trajectory period. This denotes that the site is no longer available for development, but is still allocated for housing in the Cambridge Local Plan 2006 (the council's current local plan).

Definitions

- **Availability** – Identifies the site as being available for development and indicates that there are no legal or ownership constraints to development, that the site is not used for an existing use that is likely to continue or that there is current planning permission granted;
- **Suitability** – Indicates the site is in a suitable location for housing development and is free of known planning constraints (for example is it protected open space, close to services and facilities or are there listed building or landscape constraints);
- **Achievability** – Indicates that development on the site is viable, and there are no cost, market or delivery factors that may prevent the site coming forward in the next 5 years;

- Market and Affordable housing – In some cases, a site has been split into two entries with the initials **M**, **A** after the site name. This indicates whether the figures are referring to market or affordable housing provision. **U/K** denotes that the type of housing (market or affordable) is currently unknown;
- Built to date column – identifies how many houses have been built on that site by 31/03/15;

Small Print

The Five Year Land Supply Total and the Housing Trajectory are based on replies from developers, agents and planning professionals. This information is, however, influenced by market conditions, economic circumstances and the time it takes to agree planning obligations and associated agreements, therefore it is likely that the figures in the trajectory may change over time.

The target dwellings for some sites in the trajectory have been changed to reflect those in the Local Plan 2014: Proposed Submission allocations.

The Future of the Housing Trajectory

As the Local Plan 2014 progresses, sites allocated by the Cambridge Local Plan 2006 will be removed and replaced with sites allocated in the Local Plan 2014.

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

	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Totals
Completions																																
Actual Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715																
Predicted Completions																	847	1,461	1,356	1,474	1,021	1,044	773	849	692	433	372	295	214	250	371	370	
Cumulative Completions																																
Local Plan 2006 (1999/01-2015/16)	325		484	771	1,276	1,877	2,608	3,237	3,758	4,346	4,633	5,023	5,375	5,846	7,168	7,883	8,730															**8,730**
Local Plan 2014 (2011/12-2030/31)													352	823	2,145	2,860	3,707	5,168	6,524	7,998	9,019	10,063	10,836	11,685	12,377	12,810	13,182	13,477	13,691	13,941	14,312	14,682	**14,682**
Annualised Housing Target over Plan Period																																
Local Plan 2006 (1999/01-2015/16)	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736	736															**12,500**
Local Plan 2014 (2011/12-2030/31)													700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	**14,000**
Cumulative Housing Target over Plan Period																																
Local Plan 2006 (1999/01-2015/16)	735	1,470	2,205	2,940	3,675	4,410	5,145	5,880	6,615	7,350	8,085	8,820	9,556	10,292	11,028	11,764	12,500															
Local Plan 2014 (2011/12-2030/31)													700	1,400	2,100	2,800	3,500	4,200	4,900	5,600	6,300	7,000	7,700	8,400	9,100	9,800	10,500	11,200	11,900	12,600	13,300	14,000	
Comparison of Actual / Predicted Completions against Annualised Housing Target																																
Local Plan 2006 (1999/01-2015/16)	-1,145		-576	-448	-230	-134	-4	-106	-214	-147	-448	-345	-384	-265	586	-21	111															
Local Plan 2014 (2011/12-2030/31)													-348	-229	622	15	147	761	656	774	321	344	73	149	-8	-267	-328	-405	-486	-450	-329	-330	
Cumulative Under/Oversupply against Actual / Predicted Completions																																
Local Plan 2006 (1999/01-2015/16)	-1,145		-1,721	-2,169	-2,399	-2,533	-2,537	-2,643	-2,857	-3,004	-3,452	-3,797	-4,181	-4,446	-3,860	-3,881	-3,770															
Local Plan 2014 (2011/12-2030/31)													-348	-577	45	60	207	968	1,624	2,398	2,719	3,063	3,136	3,285	3,277	3,010	2,682	2,277	1,791	1,341	1,012	682	

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

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

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

Table C2: Cambridge Urban Area, Existing Allocations

Site No. 2006 Local Plan	Site No. 2014 Proposed Submission Plan	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target Number of Dwellings on Site (net)	Number of Dwellings Built (net) (at 31.03.15)	Outstanding Dwellings (net)	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Total Estimated Completions (2015/16-2030/31)	Five Year Supply:- 2015/16-2019/20	Availability	Suitability	Achievability	Comments
5.01	N/A	06/0584/REM & 13/0741/FUL	CUP Site, Clarendon Road	3.00	M	287	287	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
					A	122	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
			Total - CUP Site, Clarendon Rd		**Total**	**409**	**409**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.02	R7		The Paddocks Trading Estate, Cherry Hinton Road	2.70	M	74	0	74	0	0	0	0	0	0	0	0	37	37	0	0	0	0	0	0	74	0				
					A	49	0	49	0	0	0	0	0	0	0	0	24	25	0	0	0	0	0	0	49	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-140).
			Total - The Paddocks		**Total**	**123**	**0**	**123**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**61**	**62**	**0**	**0**	**0**	**0**	**0**	**0**	**123**	**0**				
5.03	N/A	08/0500/OUT, 11/0902/REM, 12/1337/FUL	British Telecom, Cromwell Road	1.20	M	82	82	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
					A	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
			Total - British Telecom, Cromwell Road		**Total**	**136**	**136**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.04	M1		379-381 Milton Road	2.40	U/K	95	0	95	0	0	0	0	0	0	0	0	0	0	40	55	0	0	0	0	95	0	Y	Y	Y	
5.05	R3	14/0790/FUL	Cambridge City Football Ground, Milton Road	1.60	U/K	106	0	106	0	0	50	56	0	0	0	0	0	0	0	0	0	0	0	0	106	106	Y	Y	Y	Site under construction.
5.06	Part of R14		British Telecom, Long Road	1.70	U/K	55	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	26	29	0	55	0	Y	Y	Y	Part of Site R14 in the Cambridge Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-281).
5.07	R2	14/1254/FUL	Willowcroft, Histon Road	1.40	U/K	78	0	78	0	0	37	20	0	21	0	0	0	0	0	0	0	0	0	0	78	57	Y	Y	Y	
5.08	N/A		Territorial Army, Cherry Hinton Road	1.26	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	
5.09	R9	11/1294/FUL	Travis Perkins, Devonshire Road	1.20	U/K	43	0	43	0	0	0	15	28	0	0	0	0	0	0	0	0	0	0	0	43	43	Y	Y	Y	
5.11	N/A		Caravan Park, Fen Road	0.80	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	
5.12	M4		Police Station, Parkside	0.50	U/K	50	0	50	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	50	0	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-120).
5.12	N/A	10/0523	Fire Station , Parkside	0.40	U/K	99	99	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
5.13	N/A	14/0052/FUL	Milton Infant & Junior School, Milton Road	0.40	U/K	5	0	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	5	Y	Y	Y	
5.14	Part of R12		Ridgeons, Cavendish Road	3.27	U/K	28	0	28	0	0	0	0	0	0	0	28	0	0	0	0	0	0	0	0	28	0	Y	Y	Y	Part of site R12 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site. A Statement of Common Ground was agreed on this site (RD-SCG-200) and production of an SPD is underway.
5.15	R4		Housing allocation at, Henry Giles House, Chesterton Road	0.80	U/K	48	0	48	0	0	0	0	10	10	10	10	8	0	0	0	0	0	0	0	48	10	Y	Y	Y	A Statement of Common Ground was agreed on this site (RD-SCG-270).
5.16	N/A	08/0505	Junction of Cherry Hinton & Hills Road	0.90	M	93	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
					A	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
			Total - Junction of Cherry Hinton		**Total**	**133**	**133**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**				
5.17	R1		295 Histon Road	0.70	U/K	32	0	32	0	0	32	0	0	0	0	0	0	0	0	0	0	0	0	0	32	32	Y	Y	Y	
5.18	N/A	03/0406/FUL, 03/1241/FUL, 06/1305/FUL, 06/0544/FUL, 09/1024/EXP	Sandy Lane	0.60	U/K	23	0	23	0	0	0	0	0	0	0	23	0	0	0	0	0	0	0	0	23	0	Y	Y	Y	Multiple applications live on the site.
7.01	N/A	10/1067/FUL	23-29 Occupation Road	0.46	U/K	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
7.01	N/A	12/0628/FUL	30-31 Occupation Road	See Above	M	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
7.01	N/A	09/0743/FUL	20 Occupation Road	See Above	U/K	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2012/13.
7.01	N/A	14/1407/FUL	71-73 New Street	See Above	U/K	14	0	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	14	Y	Y	Y	Under construction. Application 14/1407/FUL replaced 13/0901/FUL, which was cited in last year's trajectory.
7.01	N/A	11/0219/FUL	9-15 Harvest Way	See Above	M	45	0	45	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45	45				
					A	30	0	30	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	Y	Y	Y	Site under construction.
			Total - 9-15 Harvest Way		**Total**	**75**	**0**	**75**	**0**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**75**	**75**				
			Total - Site 7.01			**121**	**32**	**89**	**14**	**75**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**89**	**89**				
7.02	R44	06/0552/FUL, 09/1177/EXP	Betjeman House, Hills Road	0.70	M	93	0	93	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	63	93	0				
					A	63	0	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	43	63	0	Y	Y	Y	Supplementary Planning Document to be prepared for the site.
			Total - Betjeman House, Hills Road		**Total**	**156**	**0**	**156**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**50**	**106**	**0**	**156**	**0**				
7.03	N/A		Coldham's Lane/Newmarket Road	0.47	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Site developed as a hotel.
7.04	N/A	14/0506/FUL 14/0543/FUL	Mitcham's Corner (remainder of site)	0.70	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Planning applications have been approved for student accommodation and retail uses, which are now under construction.
7.06	M13		West Cambridge Site, Madingley Road	66.90	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is allocated for agricultural, University and research uses in the Cambridge Local Plan 2014: Proposed Submission (Site M13).
7.07	N/A		Leckhampton House Grounds	2.94	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. This site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.
7.09	U3		Grange Farm off Wilberforce Road	0.20	U/K	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	N	N	Previous housing trajectory returns from the landowner indicate that the site will not be developed for residential use. The site is allocated in the Cambridge Local Plan 2014: Proposed Submission for student accommodation (site U3).
7.10	U1		Land Around 16 Mill Lane	0.80	M	30	0	30	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	0	30	0				
					A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	Masterplanning of site underway.
			Total - Land Around 16 Mill Lane		**Total**	**30**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**	**0**				
7.11	N/A	09/0181, 09/0179 & 11/0327/REM	Brunswick Site	0.80	U/K	205	205	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2014/15.
7.12	Part of R21		Magnet Warehouse, Mill Road	0.60	U/K	30	0	30	0	0	0	0	0	0	0	30	0	0	0	0	0	0	0	0	30	0	Y	Y	Y	Part of site R21 in the Local Plan 2014: Proposed Submission. See Table C3 for the remainder of the site.
9.14	N/A	13/1594/FUL	64-66 Peverel Road	1.40	M	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	Y	Planning application 13/1594/FUL was approved for B1 use, therefore no residential will come forward on this site.
9.02	N/A	08/0165/FUL	Downing College, Athletic Ground, Long Road	1.50	U/K	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2010/11.
9.10 + 9.15	M14	08/0266/OUT, 11/0633/REM	Station Area - Blue Phase	7.30	M	106	87	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	19				
					A	63	63	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Y	Y	Y	Under construction.
			Total - Station Area (Blue Phase)		**Total**	**169**	**150**	**19**	**19**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**	**19**				
9.10 + 9.15	M14	13/1034/REM	Station Area - Pink Phase	0.30	M	319	0	319	79	100	33	107	0	0	0	0	0	0	0	0	0	0	0	0	319	319				
					A	58	0	58	58	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	58	Y	Y	Y	Additional capacity for residential units being discussed, which has increased the total number of residential units on-site. Application 13/1034/REM is already under construction.
			Total - Station Area (Pink Phase)		**Total**	**377**	**0**	**377**	**137**	**100**	**33**	**107**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**377**	**377**				
			Total - Station Area			**546**	**150**	**396**	**156**	**100**	**33**	**107**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**396**	**396**				
			Total - Sites Allocated in the Local Plan			**2651**	**1264**	**1387**	**170**	**180**	**152**	**198**	**38**	**81**	**40**	**91**	**69**	**62**	**40**	**55**	**0**	**26**	**79**	**106**	**0**	**1387**	**738**				
									Five Year Supply Total				**738**																		

Table C3: Cambridge Urban Area, New Allocations

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

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

Table C4: Cambridge Fringe Sites, Existing Allocations

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

Table C5: Cambridge Fringe Sites, New Allocations

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

Summary - Cambridge Fringe Sites by Locality

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

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

Table C6: Cambridge Windfall

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

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

Summary of Sites

Cambridge City Council aims to ensure that the housing trajectory is as robust and realistic as possible. Letters and questionnaires are sent to agents, developers or landowners of sites (as part of the Council's Annual Monitoring Report) asking them to provide details on whether their site is deliverable, available, achievable and viable (as set out in the National Planning Policy Framework (NPPF)[32]), and their expected delivery timetable, based on the latest understanding of any constraints, including market conditions. A joint questionnaire is sent by Cambridge City Council and South Cambridgeshire District Council to sites on the edge of Cambridge that span the two local authorities.

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

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

References within this document which begin with the prefix 'RD/' can be found in the Councils' joint Reference Document Library, located on Cambridge City Council's website at https://www.cambridge.gov.uk/local-plan-review-reference-documents-library[33]. Additionally, there are also references to the document M8/CCC&SCDC. This is the Councils' joint hearing statement, produced for the hearing sessions concerning Matter 8: Housing Land Supply and Delivery as part of the examination of the Local Plans. This document and supporting appendices and supplements can be found at: https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery.

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

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

Cambridge Urban Area, Existing Allocations (see table C2)

- **CUP site Clarendon Road**

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

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

  This parcel of land is allocated as site 5.02 in the 2006 Local Plan and as site R7 in the Cambridge Local Plan 2014: Proposed Submission. The allocation of this site is supported by LaSalle Investment Management (Representation 25384 to the Cambridge Local Plan 2014: Proposed Submission consultation). The Council has agreed a statement of common ground with LaSalle Investment Management (RD/SCG/140) with regard to this site. It is agreed that the most likely current time-frame for development is 2023 to 2025 due to the multiple leases on-site and the relocation needs of existing users. There is scope for vacant possession and/or break clauses in leases to allow for development to take place. It is agreed that the existing lease arrangements and relocation of existing uses from the site would not preclude the site's developability within the plan period. Alternative locations are currently being explored and all current occupiers are aware of the development intentions. There is scope within existing employment sites in the city, including land in Cambridge City Council ownership, for the relocation of uses through redevelopment and densification. The site is phased later in the plan period to allow for relocation of uses.

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

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

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

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

- **British Telecom, Cromwell Road**

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

- **379-381 Milton Road**

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

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

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

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

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

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

  This parcel of land is allocated as site 5.05 in the Cambridge Local Plan 2006 and as site R3 in the Cambridge Local Plan 2014: Proposed Submission. Planning Application 14/0790/FUL was

approved for the provision of 106 residential units. Previously a football stadium and car park, the site is now under construction. In a response to the housing trajectory questionnaire, the landowner's agents confirm that completion of the residential units will be between 2017/18 and 2018/19. Therefore, in accordance with footnote 11 to paragraph 47 of the NPPF this site is considered deliverable and will be completed within five years.

- **British Telecom, Long Road**

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

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

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

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

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

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

- **Willowcroft, Histon Road**

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

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

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

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

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

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

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

potential and few or minor constraints or adverse impacts (the highest development potential rating).

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

- **Territorial Army, Cherry Hinton Road**

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

- **Travis Perkins, Devonshire Road**

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

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

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

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

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

- **Caravan Park, Fen Road**

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

- **Police Station, Parkside**

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

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

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

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

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

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

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

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

- **Fire Station, Parkside**

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

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

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

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

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

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

Site R12 Ridgeons (75 Cromwell Road) houses a builders' merchant. Ridgeons have expressed an interest in relocating their current operations at Cromwell Road to an alternative site in Cambridge. Cambridge City Council and Ridgeons Ltd have signed a statement of common ground with regard to this site (RD/SCG/200). Cambridge remains an important location for Ridgeons, who have begun initial work scoping out relocation options and consider that the indicative start date could be as early as 2017. This is however dependent on a replacement site being found and a new store being built before that time. Ridgeons have confirmed that

they are committed to finding a new site locally. A potential new relocation site has been identified and 'heads of terms' have been agreed with the owners of the relocation site. Lawyers are fully instructed and it is the intention of all parties to have an 'Agreement to Lease' in place by late Spring 2015. Once signed, planning permission will be sought to erect the new Ridgeons building on the new site. When constructed, Ridgeons would relocate from site R12, into the new store. The existing store on site R12 will remain open until the new store is fully operational. At this point, site R12 will then become available for redevelopment. Planning permission to redevelop site R12 for residential purposes is however expected to be sought in the interim period, thus enabling development to commence swiftly once the site is available.

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

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

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

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

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

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 54 of RD/Strat/130 and page 53 of RD/Strat/140) as site

5.14 and site 5.14 and CC922 respectively. The site was considered developable. Pages 208-224 and 29–48 of the Technical Background Documents (RD/LP/260 and RD/LP/310) also provide an assessment of the site and show that the site has an overall rating of green in both RD/LP/260 and RD/LP/310. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating).

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

- **Henry Giles House, Chesterton Road**

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

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

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

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

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

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

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

- **295 Histon Road**

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

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

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

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

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

- **Sandy Lane**

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

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

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

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

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

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

- **Betjeman House, Hills Road**

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

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

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

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

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

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

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

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

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

- **Mitcham's Corner**

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

- **West Cambridge, Madingley Road**

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

- **Leckhampton House Grounds**

  This parcel of land is allocated as site 7.07 in the Cambridge Local Plan 2006. The landowners have informed the Council that they have no intention to develop the site for residential use. The site is not allocated in the Cambridge Local Plan 2014: Proposed Submission.

- **Grange Farm off Wilberforce Road**

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

- **Land Around 16 Mill Lane**

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

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

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

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

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

- **Brunswick Site**

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

- **Magnet Warehouse, Mill Road**

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

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

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

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

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

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

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

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

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

The portion of site R21 owned by TCG has recently been subject to a planning application 14/1496/FUL for land at 315 - 349 Mill Road for student housing development consisting of 270 student rooms, communal areas, bicycle parking, refuse store, plant room, office, new

substation, infrastructure and access. This planning application was presented at the Council's planning committee on 4 March 2015 and was refused. The application is at appeal, with a public enquiry timetabled to take place in the first week of December. The Council considers that the McLaren Group's aspirations in relation to this site need to be reconsidered.

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

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

- **64-66 Peverel Road**

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

- **Downing College, Athletic Ground**

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

- **Station Area – Blue Phase**

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

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

- **Station Area – Pink Phase**

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

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

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

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

Cambridge Urban Area, New Allocations (see table C3)

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

  This parcel of land is a new allocation (R5) in the Cambridge Local Plan 2014: Proposed Submission. This site is considered to be capable of providing 35 residential units. The site has two owners, one of which is Cambridgeshire County Council. The County Council, as the landowner, has confirmed support for the allocation and that the land is immediately available for development. The County Council is in contact with the landowner of the

remaining portion of the site. There is no change this year in the delivery of the site from the figures provided in last year's trajectory.

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

Available - The County Council is in discussions with the landowners of the remaining portion of the site (the oil depot) to enable comprehensive development of the whole allocation. The portion of the site owned by Cambridgeshire County Council is available immediately for development as demonstrated through the County Council's response to the housing trajectory survey. The oil depot was recently removed from the hazardous installations list by the Health and Safety Executive.

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

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

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

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

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

The Council has also agreed a statement of common ground with Telereal Trillium on behalf of British Telecom (RD/SCG/250) confirming that the most likely current time-frame for

development is 2029 to 2031, although it is possible that development will come forward earlier.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability

Assessments 2012 and 2013 (page 47 of RD/Strat/130 and page 45 of RD/Strat/140) as site 629. The site was considered developable. Pages 191-206 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an overall rating of amber. This indicates that the site has development potential and some constraints and adverse impacts, this is due to access. These issues are considered to be capable of mitigation as part of the development management process.

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

- **British Telecom, Long Road**

This parcel of land is allocated as site 5.06 in the 2006 Local Plan and has been allocated as R14 in the Cambridge Local Plan 2014: Proposed Submission with the addition of a car park to the allocation. The current parcel of land known as site 5.06 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 76 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 114 of this document.

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

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

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

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

Suitable - The site is at the first stage in the development sequence within the urban area of Cambridge. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 50 of RD/Strat/130 and page 50 of RD/Strat/140) as site 905. The site was considered developable. Pages 276-292 of the Technical Background Document (RD/LP/260) also provide an assessment of the site and shows that the site has an

overall rating of green. This indicates that the site has development potential and few or minor constraints or adverse impacts (the highest development potential rating). These issues are considered to be capable of mitigation as part of the development management process.

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

- **Mount Pleasant House, Mount Pleasant**

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

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

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

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

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

- **Clifton Road Area**

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

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

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

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

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

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

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

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

- **Michael Young Centre, Purbeck Road**

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

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

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

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

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

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

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

Management Area, its proximity to an historic park and garden, conservation area, and access to the site. These issues are considered to be capable of mitigation as part of the development management process.

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

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

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

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

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

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

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

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

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

This parcel of land is allocated as site 5.14 in the 2006 Local Plan and as site R12 in the Cambridge Local Plan 2014: Proposed Submission with the inclusion of an additional parcel of land. The current parcel of land known as site 5.14 can be found in table C2 of the housing trajectory, whilst the additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed Submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 245 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 118 of this document.

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

This parcel of land is allocated as site 7.12 in the 2006 Local Plan. A larger parcel of land has been allocated as R21 in the Cambridge Local Plan 2014: Proposed Submission, which encompasses some of site 7.12. Approximately half of the original allocation for site 7.12 has planning permission for a mosque (planning permission 11/1348/FUL for 309 – 313 Mill Road); this has not been carried forward into site R21. The current parcel of land known as site 7.12 can be found in table C2 of the housing trajectory. The additional parcel of land allocated through the Cambridge Local Plan 2014: Proposed submission, can be found in table C3 of the housing trajectory (Cambridge Urban Area, New Allocations). The site is capable of providing 128 residential units. In accordance with footnote 12 to paragraph 47 of the NPPF this site is considered developable. Further information on this site can be found on page 125 of this document.

Cambridge Fringe Sites, Existing Allocations (see table C4)

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

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

available immediately and that development could start on site in 2017 (see M8/CCC&SCDC, Appendix 9, page 99 -100 and Appendix 14, page 189-190).

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

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

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

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

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

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

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

The site was allocated for development in the adopted Cambridge East Area Action Plan (RD/AD/280), having been released from the Cambridge Green Belt. It is at the second stage

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

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

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

- **NIAB Main**

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

- **NIAB Frontage**

Allocated as site 9.03 in the Cambridge Local Plan 2006. The site is located off Huntingdon Road. Application 07/1124/REM was approved for 187 dwellings, 153 of which have been completed. The remaining 34 units are not expected to come forward until 2025/26, in line with the completion of the NIAB Main development. This is due to the phasing plan of the site.

- **Clay Farm**

This parcel of land is allocated as site 9.05 and 9.06 in the 2006 Local Plan and has been allocated as part of R42a in the Cambridge Local Plan 2014: Proposed Submission. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013

(page 60 of RD/Strat/130 and page 58 of RD/Strat/140) as sites 9.05 and 9.06. The site was considered developable and deliverable from 2011–2022. There are multiple approved planning applications relating to the site (see housing trajectory spreadsheets).

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

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

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

- **North West – Cambridge University**

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

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

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

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

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

- **Trumpington Meadows**

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

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

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

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

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

Suitable - The site was allocated for development in the adopted Cambridge Local Plan 2006, having been released from the Cambridge Green Belt. It is at the second stage in the

development sequence. The site was assessed in the Council's Strategic Housing Land Availability Assessments 2012 and 2013 (page 61 of RD/Strat/130 and page 59 of RD/Strat/140) as site 9.13. The site was considered deliverable.

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

- **Bell School**

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

Cambridge Fringe Sites, New Allocations (see table C5)

- **Land North of Worts' Causeway**

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

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

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

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

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

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

- **Land South of Worts' Causeway**

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

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

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

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

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

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

- **Glebe Farm 2**

This figure was reduced to 30 units in the housing trajectory from 35 units in 2013 Annual Monitoring Report (RD/AD/350) and remained at 30 units in the 2014 Annual Monitoring Report (RD/AD/360). Application 14/1792/FUL was submitted for this piece of land for 30

residential units on 21/11/2014. It is currently being considered. After objections with regard to residential units overlooking properties and the classification of the cycle path, the developers have decided to submit revised drawings for the applications. The resolution to approve the application was made on 17 June 2015. The Section 106 agreement is in the process of being finalised. The number of residential units remains unchanged.

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

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

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

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

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

- **Cambridge Water Company, Rustat Road**

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

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

- **115-119 Perne Road**

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

permission (12/0730/FUL) for 12 residential units. The site is under construction with the build taking approximately 12 to 18 months.

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

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

- **18-19 Regent Terrace**

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

- **51 Barnwell Road**

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

- **1 Ditton Walk**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1554/FUL) for 12 residential units. The site was completed after April 2015 and therefore completions have been recorded in the 2015/16 monitoring year.

- **186-189 Histon Road**

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

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

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

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

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

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

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

- **132-136 Newmarket Road**

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

- **Campkin Court, Cambridge**

  This site is not allocated in the Cambridge Local Plan 2006 or the Cambridge Local Plan 2014: Proposed Submission. This site is included in the housing trajectory as it has planning permission (13/1385/FUL) for 32 residential units. The application consists of 48 demolitions (which were recorded in the 2014/15 monitoring year) and the construction of 32 residential units, therefore the net number of completions for the site is now 32 units. Monitoring information from Cambridgeshire County Council indicates that the site is under construction, completions are expected in the 2015/16 monitoring year.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Cambridge Windfall: Windfall Allowance (see table C6)

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

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

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

The Council performed a 'health check' on these calculations in 2014 as part of the Local Plan Examination Hearing Sessions for Matter 8: Housing Land Supply and Delivery[34]. As per the SHLAA methodology, the two highest and lowest years of data were removed to allow for any potential anomalies. The final annualised windfall allowance resulted in a figure of 122.44 residential units per annum. This very small variation is 0.86 units less than the original calculation (123.3). This highlights that the trend for windfall calculations is still consistently available in line with paragraph 48 of the NPPF.

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

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

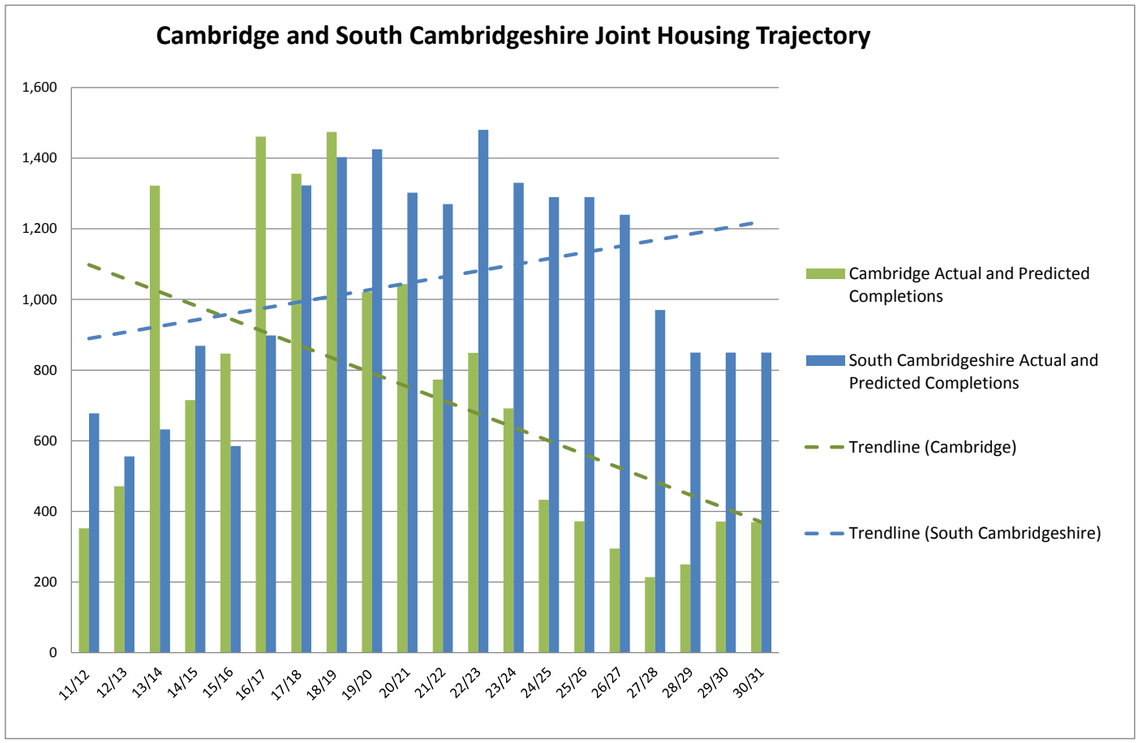
[34] https://www.cambridge.gov.uk/matter-8-housing-land-supply-and-delivery

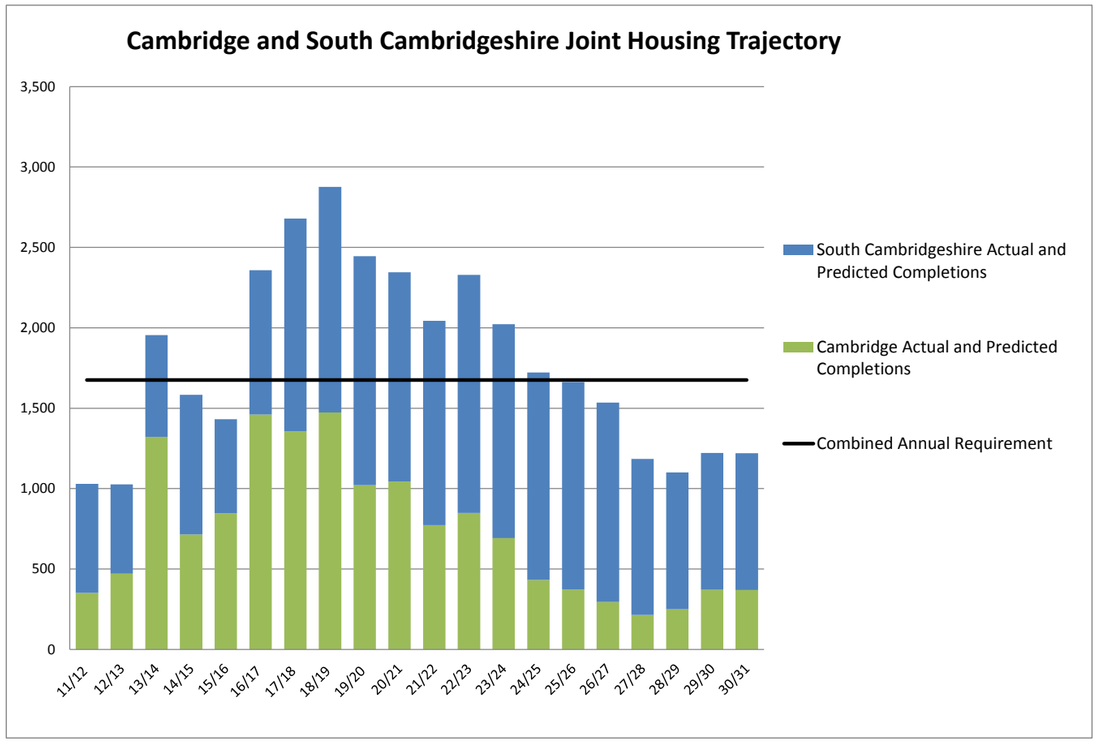
Greater Cambridge Housing Trajectory 2011-2031

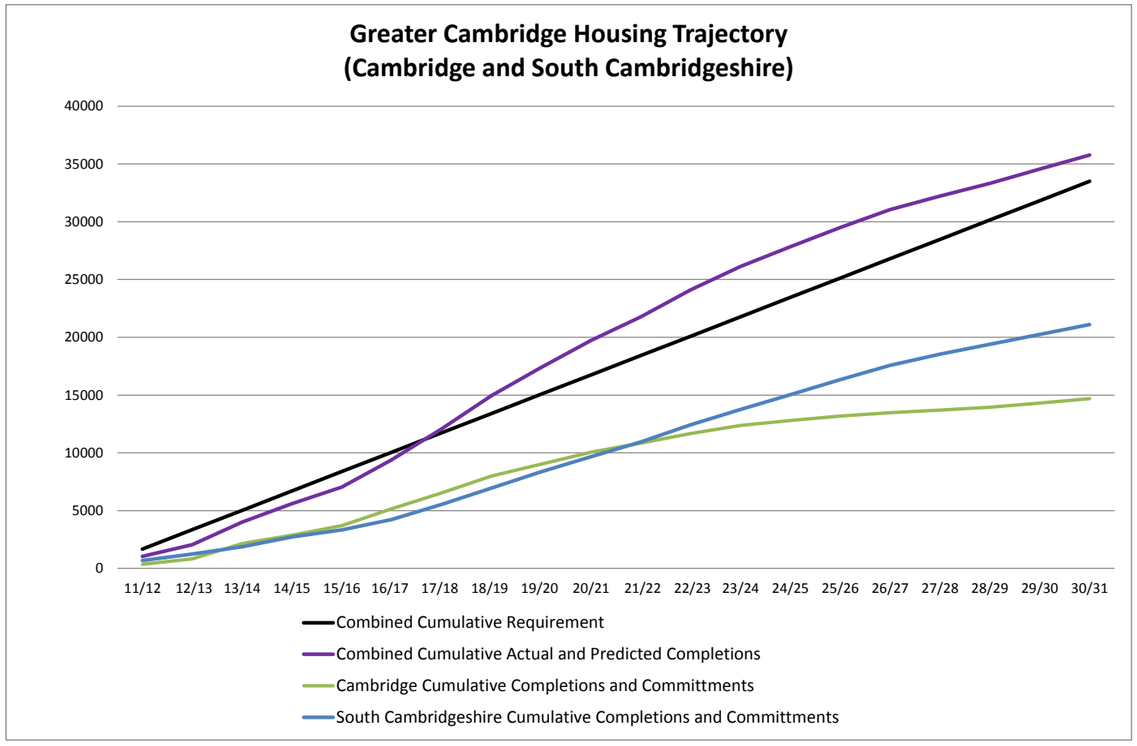
		For more detail, see:	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	Post 2031	Totals: Plan Period: 2011-2031	Totals: Five Year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

Based on new total - 33,500

Five Year Supply	Supply in Years	% of Supply
Liverpool Method 5%	6.4	129%
Liverpool Method 20%	5.6	113%
Sedgefield Method 5%	5.9	118%
Sedgefield Method 20%	5.2	104%


Cambridge and South Cambridgeshire Joint Housing Trajectory
1,600
1,400
1,200
1,000
800
600
400
200
0
11/12
12/13
13/14
14/15
15/16
16/17
17/18
18/19
19/20
20/21
21/22
22/23
23/24
24/25
25/26
26/27
27/28
28/29
29/30
30/31
Cambridge Actual and Predicted Completions
South Cambridgeshire Actual and Predicted Completions
Trendline (Cambridge)
Trendline (South Cambridgeshire)


Cambridge and South Cambridgeshire Joint Housing Trajectory
3,500
3,000
2,500
2,000
1,500
1,000
500
0
11/12
12/13
13/14
14/15
15/16
16/17
17/18
18/19
19/20
20/21
21/22
22/23
23/24
24/25
25/26
26/27
27/28
28/29
29/30
30/31
South Cambridgeshire Actual and Predicted Completions
Cambridge Actual and Predicted Completions
Combined Annual Requirement


Greater Cambridge Housing Trajectory
(Cambridge and South Cambridgeshire)
40000
35000
30000
25000
20000
15000
10000
5000
0
11/12
12/13
13/14
14/15
15/16
16/17
17/18
18/19
19/20
20/21
21/22
22/23
23/24
24/25
25/26
26/27
27/28
28/29
29/30
30/31
Combined Cumulative Requirement
Combined Cumulative Actual and Predicted Completions
Cambridge Cumulative Completions and Committments
South Cambridgeshire Cumulative Completions and Committments

Appendix E – Cambridge East Indicators (Taken from Cambridge East Area Action Plan)

Objective B/a: To create a new and distinctive sustainable community on the eastern edge of Cambridge which will enhance the special character of the City and its setting and is connected to the rest of the City by high quality public transport and non-motorised modes of transport.					
Indicator Number	**Indicator**	**Type of Indicator**	**Related Chapter Objectives**	**Related Policies**	**Targets**
CE01	Total Housing Completions / Annual Rate	Core	D3/a	CE/7	To provide an adequate and continuous supply of land for housing development for (1) approximately 10,000-12,000 dwellings at the Cambridge East site as a whole before 2016, and (2) approximately 1,500-2,000 dwellings by 2016. The total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE02	Housing Density	Core	D3/b	CE/7	At least 50 dwellings per hectare
CE03	Housing Mix	Core	D3/c	CE/7	No specific target - Cambridge East should provide a mix of housing sizes that address the level of need for smaller 1 and 2 bedroom homes in the Cambridge area whilst at the same time creating a balanced community for the long term.
CE04	Employment Land Supply by type	Core	D4/a, D4/b	CE/8	Equivalent of 20-25 hectares of employment land.
CE05	Distance to Public Transport	Local	D6/d, D7/I	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.
CE06	Distance to public Open Space	Local	D10/b	CE/20	Formal sports pitches within15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; no home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; no home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.
CE07	Renewable energy installed by type	Core	D13/e	CE/24	Renewable energy to provide at least 10% of predicted energy requirements
CE08	Investment secured for infrastructure and community facilities through developer contributions.	Core	E2/a, D5/c	CE/35, CE/9	Targets to be detailed through s.106 agreement or planning obligations.

Appendix F – North West Cambridge Indicators (Taken From North West Cambridge Area Action Plan)

Indicator Number	Indicator	Type of Indicator	Related Preferred Policy Options	Targets
NWC01	Total no. of: (1) Units of student accommodation completed (2) Housing Completions / Annual Rate	Core	NW5	To provide an adequate supply of land for housing for development (1) for 2,000 university students, and (2) for 3,000 open market and affordable dwellings. *The total housing completions and annual rate of completions for North West Cambridge will be monitored against the North West Cambridge AAP housing trajectory in each council's Annual Monitoring Report.*
NWC02	Housing Density	Core	NW5	At least 50 dwellings per hectare average net density.
NWC03	Percentage of Housing which is Affordable	Core	NW6	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College key workers.
NWC04	Employment Land Supply by type	Core	NW8, NW10	(1) 100,000m² of employment and academic development; (2) Approximately 60,000m2 of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
NWC05	Employment Uses in the Local Centre	Core	NW9	100% of completed development for B1 uses in the local centre in units not exceeding 300m^2.
NWC06	Distance to Public Transport	Local	NW16	Majority of development within 400m of a bus stop.
NWC07	Amount (and percentage) of completed non-residential development complying with car parking standards	Core	NW19	Car parking standards are set out in Appendices 1 and 2 of the North West Cambridge AAP.
NWC08	Public Open Space and Recreation Facilities	Local	NW23	Standards for provision of public open space and recreation facilities are set out in Appendix 3 of the North West Cambridge AAP Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.

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

Appendix G – Use Classes Order

The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010 came into force on 6th April 2010 and puts uses of land and buildings into various categories known as 'Use Classes'.

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
A2 Financial and professional services	Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
A3 Restaurants and cafés	For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5 Hot food takeaways	For the sale of hot food for consumption off the premises.
B1 Business	Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
B2 General Industrial	Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
B8 Storage or distribution	This class includes open air storage.
C1 Hotels	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
C2 Residential institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C2A Secure residential institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3 Dwellinghouses	This class is formed of 3 parts:
C3 (a)	covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

Use Class	Description
C3 (b)	up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
C3(c)	allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
C4 Houses in multiple occupation	small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2 Assembly and leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
Sui Generis	Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Appendix H – Advice Note – Deleted Local Plan Policies

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

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

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

Deleted Policy (Reference Number & Name	Reason for Deletion & Alternative Policy Support
	Government Circular 06/2005, the Wildlife and Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006.
4/16 Development and Flooding	This policy prevented development from taking place in areas with an unacceptable risk of flooding. It also prevents development, which would increase the risk of flooding elsewhere or have a detrimental effect on flood management including flood defences. The supporting text to the policy refers to the City Council's support of sustainable drainage systems. This policy was deleted because it was covered by existing national and regional policy. Policy WAT4 in the RSS for the East of England directs development away from areas at high risk of flooding and areas where development would increase the risk of flooding elsewhere and Planning Policy Statement 25: Development and Flood Risk (December 2006) also covers the policy. In relation to Criterion (a) of Policy 4/16, paragraph 9 of Planning Policy Statement 25 sets out the risk based approach that should be adopted. Paragraphs 16 and 17 deal with the sequential test, directing development to the zones of least risk from flooding (Zone 1 low probability, Zone 2 medium probability, Zone 3a high probability and Zone 3b the functional floodplain). Paragraphs 18-20 set out the exception test. In relation to Criterion (b) of Policy 4/16, the first bullet point of paragraph 9 of Planning Policy Statement 25 deals with minimising run-off from new development onto adjacent and other downstream property, and into the river systems. In relation to criterion (c) of Policy 4/16, the first bullet point of paragraph 6 (Planning Policy Statement 25) deals with safeguarding land from development that is required for current and future flood management e.g. conveyance and storage of flood water, and flood defences. The policy's supporting text sets out support for Sustainable Drainage Systems (SuDS). This is covered by the second and third bullet points of paragraph 6 and second bullet point of paragraph 9 (Planning Policy Statement 25).

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

Deleted Policy (Reference Number & Name	Reason for Deletion & Alternative Policy Support
	met. This policy was deleted because Section 35 of the Planning and Compulsory Purchase Act 2004 covers the need to monitor policies by making an annual report to the Secretary of State, which covers the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved. Section 48 of the Town and Country Planning (Local Development) (England) Regulations 2004 covers the mechanisms that will be triggered if policies and allocations are not being met.

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

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

Appendix I - Housing Supply in Cambridge

The below table shows completions against the targets set out in the Local Plan 2006 and the draft Local Plan 2014.

	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13*	13/14*	14/15
Completions	325		159	287	505	601	731	629	521	588	287	390	352	471	1,322	715
Local Plan 2006 targets	735	735	735	735	735	735	735	735	735	735	735	735	736	736	736	736
Local Plan 2014 targets	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	700	700	700	700

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

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