



Cambridge City Council
Planning and Transport Scrutiny Committee

Date: Tuesday, 17 January 2023

Time: 5.30 pm

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest
- 3 Minutes (Pages 3 - 8)
- 4 Public Questions

Decisions for the Executive Councillor for Planning Policy and Infrastructure

- 5 Authority Monitoring Report for Greater Cambridge 2021-2022 (Pages 9 - 300)
- 6 Greater Cambridge Joint Local Plan (Pages 301 - 986)
- 7 Consultation response to the Draft Regional Water Resources Plan for Eastern England (Pages 987 - 1004)
- 8 Briefing on Major Infrastructure Projects Covered By Officer Delegation (Pages 1005 - 1012)
- 9 To Note Record of Urgent Decision Taken by the Executive Councillor for Planning Policy and Infrastructure
- 10 ***RoD: Active Travel Strategy Consultation (Pages 1013 - 1022)

Planning and Transport Scrutiny Committee Members: S. Smith (Chair), D. Baigent (Vice-Chair), Bick, S. Davies, Herbert, Porrer, Scutt, Smart and Swift

Alternates: Copley, Gawthrop Wood, Lee, Page-Croft and Pounds

Executive Councillors: Thornburrow (Executive Councillor for Planning Policy and Infrastructure)

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PLANNING AND TRANSPORT SCRUTINY COMMITTEE

4 October 2022

5.30 - 6.30 pm

Present: Councillors S. Smith (Chair), D. Baigent (Vice-Chair), Bick, S. Davies, Herbert, Porrer, Smart and Swift

Executive Councillor: Thornburrow (Executive Councillor for Planning Policy and Infrastructure)

Also present (virtually): Councillor Scutt

Officers:

Director of Planning and Economic Development: Stephen Kelly

Committee Manager: Claire Tunnicliffe

Meeting Producer: Chris Connor

FOR THE INFORMATION OF THE COUNCIL

22/28PnT Apologies for Absence

No apologies were received.

22/29PnT Declarations of Interest

Name	Item	Interest
Councillor D Baigent	All	Personal: Member of the Cambridge Cycle Campaign

22/30PnT Minutes

The minutes of the meeting held on 26 May and 28 June 2022 were approved as a correct record and signed by the Chair.

22/31PnT Public Questions

There were no public questions.

22/32PnT Officer Delegations for Infrastructure Projects

Matter for Decision

The report sought to delegate authority for providing the City Councils position on specific elements of the statutory process to the Joint Director of Planning and Economic Development at specific stages of the consultation process on administrative and procedural matters, as well as commenting on technical elements and providing a view on the impacts/merits on specific and significant new national and regional infrastructure projects.

Decision of the Executive Councillor for Planning Policy and Infrastructure

i. Delegated to the Joint Director of Planning and Economic

Development, authority for providing responses on behalf of the City Council to the stages of the statutory process listed in Para 4.20 and 4.21 for the infrastructure proposals listed in Paras 4.4. and 4.12 of the Officers report which are as follows:

4.20 Proposed Delegations for Nationally Significant Infrastructure Projects (NSIP) process

- Registration of the Council as "interested party."
- Responding to any consultation on EIA screening/scoping on behalf of Cambridge City Council
- Attendance at pre-examination preliminary meeting and agreement of procedures and timetable for examination on behalf of Cambridge City Council.
- Instruction of witnesses and legal advisors and approval of all representations and agreements (e.g. Statement of Common Ground, conditions etc) through the Examination Process on behalf of Cambridge City Council.

4.21 TWA process

- Agreement of response to EIA consultation on behalf of Cambridge City Council.
- Agreement at pre-examination process of procedures for examination, timetable etc on behalf of Cambridge City Council.
- Instruction of Witnesses and legal advisor and approval of all submissions including proofs of evidence, statement of common ground on behalf of Cambridge City Council.
- Agreement on conditions and scope of post decision submissions/controls subject to LPA control on behalf of Cambridge City Council.

4.4 The following projects are known/believed to be planned to follow the NSIP route:

- Cambridge Water Treatment Works relocation (to be submitted 2022/3)
- E-W Rail (Submission due TBC)

4.12 The Following infrastructure projects currently expected to progress via the Transport and Works Act 1992 (TWA) route:

- Cambourne to Cambridge Rapid Transport Route (C2C) Public transport corridor project
- Cambridge Southeast Transport Route (CSET) Public transport corridor project
- Cambridge Eastern Access public transport corridor
- Waterbeach to Cambridge – public transport corridor
- Greater Greenways Project (various routes)

Reason for the Decision

As set out in the Officer's report.

Any Alternative Options Considered and Rejected

Not applicable.

Scrutiny Considerations

The Joint Director for Planning and Economic Development introduced the report.

In response to comments made by the Committee, the Joint Director for Planning and Economic Development and Chair of the Committee said the following:

- i. The recommendation was for officer delegation of specific projects only.
- ii. The focus of the delegation was on the bureaucratic nature; the timelines of the consultation process was important to note.
- iii. The request was before the Committee not because of staff resource but to ensure an effective representation of the Council at all stages of the process.
- iv. As highlighted in the report, a framework would be set up to allow members to provide officers with their assessment on the schemes that were to be considered.
- v. Confirmed there would be briefing on the NSIP processes and procedures and the Environmental Impact Assessment regulations.
- vi. At the next meeting of the Planning and Transport Scrutiny Committee there would be a briefing on the overview of the projects identified for delegations so members could express their views to officers.

- vii. Officers would then be able to take into consideration Members views when making representations specially referencing mitigation, impact, potential planning obligations and conditions.
- viii. The Shared Planning Service was committed to an update on the Statement of Community Involvement which would help refresh the expectations of the consultation, providing a framework for the officers to work within.
- ix. At each critical stage the Executive Councillor for Planning Policy and Infrastructure would be consulted, who in turn, would consult with Chair and Spokes.
- x. Recognised that there could be different of opinions from both South Cambridgeshire District Council and Cambridge City Council and confirmed these would be reported individually where that occurred (as the response of the local authority).
- xi. The legal position is to ensure that the views of each council were before the examining body. Such views would not be softened or artificially aligned. On Cambridge South Station the Councils had a different response.
- xii. Provided the example of Cambridge South Station of collaborative working with officers and members that increased biodiversity net gain through a narrow time frame and with delegated authority.
- xiii. Several the projects listed were already widely debated.
- xiv. Once the Council had formed its view on the proposal, the proposal would not dramatically change.
- xv. It would not be appropriate for officers to seek to diminish members opinions on a proposal – and there was no intention to do so.
- xvi. In response to a request for a debate on the merits of each project, it was cautioned that the incomplete and emerging information /details on each scheme meant that a definitive position could and should not be reached at this stage. Stating the Council view at this stage could lead to predetermination of the Council position without all of the information.
- xvii. Reiterated that a briefing would be provided in Committee to take away members opinions and a timetable would be provided.
- xviii. Dependent on the project and its location, the Councils legislative standing and entitlement to automatically be treated as an interested party may be different to SCDC. each

The Committee

Unanimously endorsed the recommendations as set out in the Officer's report.

Conflicts of Interest Declared by the Executive Councillor (and any Dispensations Granted)

No conflicts of interest were declared by the Executive Councillor.

22/33PnT To Note Record of Urgent Decision Taken by the Executive Councillor for Planning Policy and Infrastructure

22/34PnT * RoD Application to redesignate the Neighbourhood Forum for South Newnham**

The decision was noted.

22/35PnT *RoD Cambridgeshire and Peterborough Local Transport and Connectivity Plan: Draft Plan Consultation Response**

The decision was noted.

22/36PnT *RoD Section 106 Administration Fee**

The decision was noted.

22/37PnT *RoD Minor Highways Improvement Programme 2022/ 23**

The decision was noted.

22/38PnT * RoD Draft Drainage And Wastewater Management Plan (DWMP) Consultation Response**

The decision was noted.

22/39PnT *RoD Network Rail (Cambridge Re-Signalling) Order Consultation Response**

The decision was noted.

The meeting ended at 6.30 pm

CHAIR

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CAMBRIDGE CITY COUNCIL AND SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL - AUTHORITY MONITORING REPORT FOR GREATER CAMBRIDGE 2021-2022

To:

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Infrastructure
Planning & Transport Scrutiny Committee, 17/01/2023

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development,
Greater Cambridge Shared Planning Service
Tel: 07711 918993, Email: Stephen.Kelly@greatercambridgeplanning.org

Wards affected:

All

Not a key decision

1. Executive Summary

- 1.1. All Local Authorities are obliged to publish an Authority Monitoring Report (AMR) each year (note: these were previously referred to as Annual Monitoring Reports). They describe progress against the Local Development Scheme and monitor the impact of planning policies included in development plan documents. Cambridge City Council and South Cambridgeshire District Council produce a joint AMR to monitor their development plans and policies collectively.
- 1.2. The AMR 2021-2022 demonstrates that the authorities are making good progress in implementing their Local Development Scheme to update plans, and that planning policies continue to have a positive impact on the sustainable development of Greater Cambridge and

the quality of life of its residents. The AMR includes a wide-ranging commentary supported by a detailed set of data tables.

2. Recommendations

2.1 The Executive Councillor is recommended to:

- a) Agree the Cambridge City Council and South Cambridgeshire District Council - Authority Monitoring Report for Greater Cambridge 2021-2022 (included as Appendix A) for publication on the Councils' websites.
- b) Delegate any further minor editing changes to the Cambridge City Council and South Cambridgeshire District Council - Authority Monitoring Report for Greater Cambridge 2021-2022 to the Joint Director of Planning and Economic Development, in consultation with the Executive Councillor for Planning Policy and Transport.

3. Background

- 3.1. Local planning authorities are required to publish information monitoring progress of the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis in an Authority Monitoring Report (AMR). The AMR is also required to give details of what action the Council has taken relating to the duty to co-operate, details of any neighbourhood development orders or neighbourhood development plans made, and once the Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies.
- 3.2. The AMR for Greater Cambridge 2021-2022 covers the period from 1 April 2021 to 31 March 2022. The AMR includes indicators to measure the performance of the Councils' adopted planning policies as set out in the Cambridge Local Plan 2018, the South Cambridgeshire Local Plan 2018, and the four adopted Area Action Plans for Northstowe, Cambridge East, Cambridge Southern Fringe, and North West Cambridge. It also includes indicators to measure change in the area against the objectives set out in the Sustainability Appraisals that accompany each of the adopted plans and to look at the wider effects of its planning policies on the district. The AMR also includes details on the action the Councils have taken relating to the Duty to Co-operate and of any neighbourhood plans made.

- 3.3. Authority Monitoring Reports were formerly known as Annual Monitoring Reports. They were renamed by government.
- 3.4. The AMR for Greater Cambridge 2021-2022 accompanying this report has three chapters. Chapter 1 provides some background and context. Chapter 2 includes sections on the progress against the Local Development Scheme, what actions the Councils have taken relating to the duty to co-operate and the current status of Neighbourhood Plans. Chapter 3 sets out a topic by topic analysis of the Greater Cambridge area including the impact of various policies.
- 3.5 Key findings from the AMR for Greater Cambridge 2021-2022 include:
- The Greater Cambridge Local Plan has made good progress against the Local Development Scheme timetable. The '[First Proposals](#)' were subject to six weeks of public consultation from 1 November 2021 to 13 December 2021. A report on the consultation responses was published in June 2022. The consultation responses are being shared with councillors and discussed at a series of meetings of the Joint Local Plan Advisory Group. The North East Cambridge Area Action Plan has also progressed during the monitoring year. The [Proposed Submission NECAAP](#) was considered by councillors through a series of meetings at both Councils between November 2021 and January 2022.
 - We have continued to meet our duty to co-operate requirements across governance (for example the Joint Local Plan Advisory Group), consultation (for example strategic cross-boundary matters) and evidence gathering (for example transport and environmental data) issues.
 - Four new Neighbourhood Plans were formally made in 2021-2022: Cottenham, Histon & Impington, Foxton and Waterbeach. A further two have been made after the monitoring year (West Wickham and Gamlingay).
 - The combined annual completions in 2021-2022 for Greater Cambridge (1,828 dwellings) is higher than the average annual delivery rate required of 1,675 dwellings a year.
 - There were 506 affordable dwellings completed in Greater Cambridge. This is 28% of all completions which is similar to the plan period average of 30%. Permissions granted this year secured 40% affordable housing on eligible schemes meeting the policy requirement for both local authorities.

- In the 2021-2022 monitoring year there was a net loss of 2,119 sqm of employment floorspace in Cambridge and a net gain of 10,152 sqm in South Cambridgeshire. The largest completion was a 7,106 sqm six storey office block on Station Road, Cambridge.
 - Overall, there was a small net increase in retail space in both Cambridge and South Cambridgeshire although the city did lose some smaller units to restaurant and café uses.
 - Levels of all measured pollutants were below their respective national air quality objectives levels in 2021-2022.
 - Both Councils have policies that seek to protect and enhance priority species and habitat. These policies continued to be effective throughout the monitoring year and were strengthened by the adoption of the Biodiversity Supplementary Planning Document in early 2022.
 - There have been no significant changes to the number of listed building or entries on the Historic England Buildings at Risk register in either Cambridge or South Cambridgeshire.
 - Quality of life indicators continue to be generally favourable for the Greater Cambridge area.
- 3.6 The report is supplemented by two appendices. Appendix 1 lists all of the indicators across the plans and provides data where it is available. A traffic light system is used for target based indicators to quickly illustrate whether the target is being met and where potential issues may be arising. The appendix identifies only one red flag. This relates to policy 6 which seeks to increase retail floorspace by 14,141 square metres over the period 2011 to 2022. Changes in shopping trends mean that although there was a gross increase in retail floorspace in Cambridge, in net terms, there was a decrease of 7,642 square metres. There were also a small number of amber flags. The majority of these were concerned with allocations such as West Cambridge, Clifton Road and Mitchams Corner where schemes are still being progressed. Appendix 2 provides the detailed data behind the quantifiable indicators.

4. Implications

a) Financial Implications

- 4.1. There are no direct financial implications.

b) Staffing Implications

4.2. There are no direct staffing implications.

c) Equality and Poverty Implications

4.3. There are no direct equality and poverty implications. However, the AMR does provide some data on the impacts on equality and poverty of our adopted planning policies.

d) Net Zero Carbon, Climate Change and Environmental Implications

4.4. There are no direct environmental implications. However, the AMR does provide some data on the impacts on the environment of our adopted planning policies.

e) Procurement Implications

4.5. There are no direct procurement implications.

f) Community Safety Implications

4.6. There are no direct community safety implications.

5. Consultation and communication considerations

5.1. Council officers and external organisations have provided information and data for the indicators included in the AMR. The final report will be published on the Greater Cambridge Shared Planning Service website.

6. Background papers

Background papers used in the preparation of this report:

6.1. The adopted Cambridge Local Plan 2018, the adopted South Cambridgeshire Local Plan 2018, and the four adopted Area Action Plans for Northstowe, Cambridge East, Cambridge Southern Fringe, and North West Cambridge, and their accompanying Sustainability Appraisals are published on the Councils websites:

www.cambridge.gov.uk/development-plan-for-cambridge

www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/

7. Appendices

Appendix A: Cambridge City Council and South Cambridgeshire District Council - Greater Cambridge Authority Monitoring Report (AMR) 2021-2022 (including Appendices)

8. Inspection of papers

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

Mark Deas, Senior Policy Planner, telephone: 01954 713284, email: mark.deas@greatercambridgeplanning.org

Jenny Nuttycombe, Principal Planning Policy Officer, telephone: 07563 421032, email: jenny.nuttycombe@greatercambridgeplanning.org

Appendix 1

List of indicators

<p><u>RAG Rating key</u> Green – on track Amber – running below target Red – missed target/Trigger met</p>

Cambridge Local Plan 2018

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
2	Amount and type of completed employment floorspace	To deliver an increase of at least 12 hectares of employment land	Net -2,119sqm / -0.97ha	Net 156,272sqm / -11.72ha	Amber
2	Number of new jobs created	To deliver a net increase of 22,100 jobs in the Cambridge Local Authority Area between 2011 and 2031.	10,000 (2019-2020). The 2021 data is yet to be published.	35,000 (2011-2020)	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
3	<p>Greater Cambridge Housing Trajectory showing:</p> <ul style="list-style-type: none"> • net additional dwellings completed in previous years and the current year; • predicted completions in future years; • progress against the housing target for the plan period; and • rolling five year supply plus relevant buffer (jointly with Cambridge City Council). 	<p>To deliver a net increase of 14,000 residential units in Cambridge between 2011 and 2031. Housing trajectory to demonstrate that this can be achieved</p>	<p>615 dwellings completed 2021-2022</p> <p>Information about the housing trajectory, predicted future completions and the five year supply is provided in the Housing Monitoring chapter.</p>	<p>8,497 dwellings completed 2011-2022</p> <p>A year by year breakdown is provided in Table 1 in Appendix 2.</p>	Green

3	Total dwellings completed annually and cumulatively in Greater Cambridge by development sequence	To focus development within Cambridge, on the edge of Cambridge, at new settlements and within the more sustainable villages in South Cambridgeshire categorised as Rural Centres and Minor Rural Centres.	1,828 dwellings completions in Greater Cambridge in 2021-2022.	<p>17,947 dwellings completions in Greater Cambridge between 2011-2022.</p> <ul style="list-style-type: none"> • 4,214 in the Cambridge Urban Area • 5,385 on the Edge of Cambridge • 1,244 in New Settlements • 1,895 in Rural centres • 1,280 in Minor Rural Centres • 703 in Group Villages • 184 in Infill Villages • 3,042 in the countryside <p>Completions in the countryside include rural exception sites for affordable housing (389 dwellings), sites allocated in the Local Plan (295),</p>	<p>Contextual indicator</p> <p>Breakdown of completions by settlement category in Table 2 of Appendix 2</p>
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Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
				‘five year supply’ sites (1,698 dwellings), and dwellings permitted in accordance with countryside policies (536) such as barn conversions and agricultural workers dwellings, and traveller sites (124).	

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
4	Amount of inappropriate development on the green belt	To restrict inappropriate development in the Green Belt unless very special circumstances have been accepted that outweigh any harm caused.	In the 2021-2022 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	In the 2018-2019, 2019-2020 and 2020-2021 monitoring years there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused. Historic data from the 2011-2012 to 2017-2018 monitoring years is not captured.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
5	Proportion of journeys made by car, public transport, taxi, delivery vehicles and cycles	To increase the proportion of sustainable journeys.	<p>For journeys across the urban River Cam screenline, in October 2021, trips increased for motorcycles, cars and taxis, pedal cycles, buses and light goods vehicles compared to October 2020, but there was a slight decrease in heavy goods vehicles.</p> <p>For journeys across the Radial Cordon, in October 2021, trips increased for motor cycles, cars and taxis, light goods vehicles, buses and pedal cycles compared to October 2020, but there was a decrease in heavy goods vehicles.</p>	<p>For journeys across the River Cam screenline, in October 2021, trips had increased for motorcycles and pedal cycles compared to April 2011, but there had been a decrease in cars and taxis, light goods vehicles and heavy goods vehicles.</p> <p>For journeys across the Radial Cordon, in autumn 2021, trips had very slightly increased for light goods vehicles and pedal cycles compared to autumn 2011, but there had been a decrease in motor cycles, cars and taxis, heavy goods vehicles, and buses.</p>	Contextual indicator

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
5	Delivery of schemes in the Transport Strategy for Cambridge and South Cambridgeshire (TSCSC), the Local Transport Plan (LTP) (or successor documents) and City Deal Projects	Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the local plan review.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.	Transport updates are provided in Transport Monitoring section.
6	Amount of additional retail floor space	To increase retail floorspace in the city from 2011 to 2022 by 14,141 sqm (net).	Net increase of 1,303 sqm.	Gross increase of 25,250sqm. Net decrease of 7,642sqm.	Red
10	Production of Spaces and Movement Supplementary Planning Document.	Production of Spaces and Movement Supplementary Planning Document	The ideas and approaches identified in the Making Space for People work have been fed into wider GCP City Centre Access workstreams (now called 'Making Connections').	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'	Green
11	Percentage of A1 uses on primary shopping frontages	Retention of 70% A1 uses on primary shopping frontage unless adequate justification can be evidenced.	N/A – data not collected.	N/A – data not collected.	N/A – data not collected.

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
11	Percentage of A1 uses on secondary shopping frontages	Retention of 50% A1 uses on secondary shopping frontage unless adequate justification can be evidenced.	N/A – data not collected.	N/A – data not collected.	N/A – data not collected.
12	Amount of additional retail floorspace within Grafton AOMC	Delivery of up to 12,000 sqm of retail floorspace.	0	0 – further explanation in the text of the Retail Monitoring section.	Amber
12	To produce the Grafton Area Supplementary Planning Document	To produce the Grafton Area Supplementary Planning Document.	The Grafton Area Masterplan and Guidance SPD was adopted with the Cambridge Local Plan (2018) in October 2018.	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
13	Adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document	Adoption of Cambridge East - Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019.	Following the adoption of both the Cambridge Local Plan in October 2018 and the South Cambridgeshire Local Plan in September 2018, the Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
13	Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units	Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units.	Enabling works are currently taking place on the site. A S73 variation to the outline planning permission was approved in September 2022 to make minor material amendments to the outline parameter plans. The design code and phasing plan of the outline consent were both approved in October 2022. A number of reserved matters applications are under consideration.	Updates on Cambridge East are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
15	Adoption of Cambridge Northern Fringe East Area Action Plan	Adoption of Cambridge Northern Fringe East Area Action Plan.	The Proposed Submission AAP was considered by Cambridge City and South Cambridgeshire District councillors through their respective committee processes in late 2021/early 2022. Prior to formal public consultation on the Proposed Submission AAP, the Councils have now paused the AAP process until a decision has been made on the separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant.	Updates on NECAAP are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
16	Adoption of South of Coldham's Lane masterplan before a planning application is submitted	Adoption of South of Coldham's Lane masterplan before a planning application is submitted.	Updates on 'South of Coldham's Lane' are provided in 'Section C: Allocations Monitoring'.	Updates on 'South of Coldham's Lane' are provided in 'Section C: Allocations Monitoring'.	Green
16	Delivery of urban country park and appropriate development as defined in the masterplan	Delivery of urban country park and appropriate development as defined in the masterplan.	A planning application (21/05476/FUL) was submitted in December 2021 and is awaiting a decision. Subsequently, the ownership of parcel A changed hands in 2022 and officers are expecting either a further revised application or revisions to the current proposal reducing the B8 storage and distribution elements.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
17	Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development	Delivery of allocation M15 as specified by the consented planning application (06/0796/OUT) and completion of the development. Target of up to 60,000 sqm of clinical research and treatment (D1) 130,000 sqm of biomedical and biotech research and development (B1(b)) 25,000 sqm of either clinical research and treatment (D1) or higher education or sui generis medical research institute uses.	Detailed planning permission (20/05027/REM) was approved in June 2021 for an office building, a Hive, associated car, motorbike and cycle parking including a Travel Hub, a temporary Multi Use Games Area, landscaping, and internal roads, supporting facilities and ancillary infrastructure. At October 2022, the Travel Hub is under construction.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
18	Progress towards development of allocation R42	Progress towards housing provision as identified in Policy 18 and allocations R42 a, b, c and d, which includes up to 2,250 dwellings at Clay Farm; up to 600 at Trumpington Meadows; 286 at Glebe Farm and up to 347 at the Bell School Site.	<p>R42a (Clay Farm) - the final 52 dwellings had been completed by March 2022.</p> <p>R42b (Trumpington Meadows) – by March 2022, there were only 73 dwellings still to be built and 34 of these were under construction.</p> <p>R42c (Glebe Farm) - all 287 dwellings were completed by March 2016.</p> <p>R42d (Bell School) – all 270 dwellings had been completed by March 2020.</p>	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
19	Completion of West Cambridge Masterplan	Approval of West Cambridge masterplan/outline planning permission by 31 March 2019.	<p>An outline application (16/1134/OUT) for up to 383,300 sqm of academic, commercial, research and other uses was considered by the Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and a S106 agreement.</p> <p>An application (19/1763/FUL) for the extension of the Whittle Laboratory, was permitted in July 2021. All pre-commencement conditions have now been discharged.</p>	Updates on West Cambridge are provided in 'Section C: Allocations Monitoring'.	Amber

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
19	Delivery of allocation M13 as defined in the masterplan/outline planning permission.	Delivery of allocation M13 as defined in the masterplan/outline planning permission.	No progress as the S106 agreement related to the outline planning application is still being negotiated.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Amber
20	Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings	Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings	NIAB frontage site: completed. NIAB Main (Darwin Green 1): The site is now being taken forward by two housebuilders who are looking to deliver two parcels simultaneously by opening up the second access to the site.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
21	Progress towards mixed use development and principal land uses as identified in Policy 21 for allocations Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2).	Progress towards mixed use development and principal land uses as identified in Policy 21 for allocations Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2).	<p>M14 (Station area): largely complete.</p> <p>M44 (Betjeman House): a planning application (20/03429/FUL) proposing 26,674 square metres of commercial office floorspace as well as 1,566 square metres of flexible use on the ground floor for retail/restaurant/café use was permitted on appeal in March 2022.</p> <p>M2 (Clifton Road area): no planning applications for the redevelopment of the site.</p>	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Amber

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
22	Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted.	Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted.	The Mitcham's Corner Development Framework was adopted in January 2017.	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'.	Green
22	Progress towards housing provision as identified in Policy 22 and allocation R4 for approximately 48 dwellings	Progress towards housing provision as identified in Policy 22 and allocation R4 for approximately 48 dwellings	Henry Giles House - no planning application(s) has been submitted for the redevelopment of the site as proposed through its allocation.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Amber
24	Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted.	Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted.	Mill Road Depot Development Framework was adopted alongside the Cambridge Local Plan in October 2018.	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'.	Green

24	Progress towards housing provision as identified in Policy 24 and allocations R10 (for approximately 167 dwellings), R21 (for approximately 128 dwellings and up to 1 hectare employment floorspace) and R9 (for up to 49 dwellings).	Progress towards housing provision as identified in Policy 24 and allocations R10 (for approximately 167 dwellings), R21 (for approximately 128 dwellings and up to 1 hectare employment floorspace) and R9 (for up to 49 dwellings).	<p>R9 (Travis Perkins): 22/01982/FUL for the demolition of existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace, two new residential buildings comprising 70 residential units, one new building comprising flexible commercial space (Class E) to include a creche, flexible community space (Class F.1 / F.2), cycle parking, hard and soft landscaping and associated access was approved by planning committee in August 2022.</p> <p>R10 (Mill Road Depot): By May 2022 there had</p>	Updates on allocations are provided in 'Section C: Allocations Monitoring'	Green
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Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
			<p>been 191 completions and the remaining 45 dwellings were under construction.</p> <p>R21 (315-349 Mill Road and Brookfields): 270 student rooms have been completed. No planning application(s) has been submitted for the redevelopment of the remainder of the site as proposed through its allocation.</p>		
25	Progress towards development of sites M5 (20 residential units over 0.5 ha of employment) and E5 (1.4ha of employment uses) as identified in Policy 25.	Progress towards development of sites M5 (20 residential units over 0.5 ha of employment) and E5 (1.4ha of employment uses) as identified in Policy 25.	No planning application have been submitted for the redevelopment of either site as proposed through their allocation.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Amber

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
26	Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021.	Approval of Old Press/Mill Lane masterplan/outline planning permission by 31 March 2021.	A planning application (18/1930/FUL) for redevelopment to include 94 student rooms, college offices, teaching space, college leisure and community space, and A1/A2/A3/A4 uses was granted in March 2021.	Updates on SPDs are provided in 'Section D: SPDs and other policy documents'.	Green
26	Delivery of Old Press/Mill Lane as defined in the masterplan/outline planning permission and SPD.	Delivery of Old Press/Mill Lane as defined in the masterplan/outline planning permission and SPD.	A full planning permission for the southern part of the allocation was granted in March 2021. As at June 2022 demolition works had begun. No planning application(s) has been submitted for the redevelopment of the northern part of the allocation.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Amber

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
27	Progress of GB1 & 2 towards the housing targets of 200 and 230 residential units.	Progress of GB1 & 2 towards the housing targets of 200 and 230 residential units.	<p>GB1 (north of Wort's Causeway): Outline planning permission (20/01972/OUT) for up to 200 dwellings and public open space was approved in January 2022.</p> <p>GB2 (south of Wort's Causeway): Outline permission for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was approved in May 2021. Demolition of the existing buildings is underway and reserved matters applications progressing.</p>	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
27	Progress of GB3 & 4 towards the identified employment floorspace target of 25,193 sqm by the end of the plan period.	Progress of GB3 & 4 towards the identified employment floorspace target of 25,193 sqm by the end of the plan period.	GB3: Full planning permission (20/05040/FUL) for the erection of a new building comprising 9,976 sqm of E(g) floorspace was permitted in August 2022. GB4: redevelopment was completed in 2017-2018.	N/A	Green

28	Number of non-residential completions delivered at BREEAM 'very good/excellent and maximum credits for water consumption	An increase in the number of non-residential completions (where applicable) delivered at BREEAM 'very good'/'excellent' and maximum credits for water consumption.	New policies so there are very few completions yet. A review of non-residential permissions found that 60% of eligible permissions included a condition relating to BREEAM and water efficiency. Officers are reviewing the way this policy is monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on	This is a new policy and therefore data for 2011-2021 is not available. In 2020-2021, 81% of eligible permissions including a condition. 2021-2022 data shows that not all new dwellings are meeting the target.	Amber
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Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
			all eligible applications.		
28	Percentage of new dwellings which achieve 110L water per person per day	That all new dwellings permitted will be designed to achieve water consumption levels of 110 litres per person per day or less	79% of eligible dwellings permitted included a water efficiency condition.	This is a new policy and therefore data for 2011-2021 is not available. In 2020-2021, 97% of eligible dwellings permitted included a water efficiency condition. 2021-2022 data shows that not all new dwellings are meeting the target.	Amber
28	Production of Sustainable Design and Construction SPD including water efficiency guidance	Production of Sustainable Design and Construction SPD including water efficiency guidance.	The Greater Cambridge Sustainable Design and Construction SPD was adopted by both councils in January 2020.	N/A	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
28	Number of schemes connected to strategic district heating	Connection of all schemes located within the strategic district heating area to district heating where available.	0	There have been no connections to the site wide strategic district heating network. The area was based on some work undertaken by Cambridge City Council and the University of Cambridge on a city centre district heating project. However, while technically feasible, the project did not come to fruition because the costs were just too great to make it a viable investment. A number of smaller heat networks are being planned for parts of the city, including a heat network serving the University's New Museums Site.	N/A

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
31	The adoption of a Flooding and Water SPD	The adoption of a Flooding and Water SPD which will enforce the requirement for developers to submit a drainage strategy by 31 March 2019	The Cambridgeshire Flood and Water SPD was adopted in autumn/winter 2018 by both Councils following the adoption of the two new Local Plans.	N/A	Green
31	Number of planning permissions granted where the Environment Agency initially objected on water quality grounds	No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.	0	0	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
32	Number of planning permissions granted where the Environment Agency initially objected on flooding grounds	No planning permissions granted where the Environment Agency initially objected on flooding grounds without appropriate conditions and / or submission of a satisfactory flood risk assessment	0	In 2016-2017, one planning application was initially objected to by the Environment Agency. However, they noted that they would remove their objection if a Flood Risk Assessment was submitted by the applicant. The applicant submitted this document and the decision was permitted by the Council. However, there is no record of the Environment Agency removing their objection, even though the applicant conformed to Agency's requirements.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
36	Air quality	To improve air quality especially within Air Quality Management Areas	In Cambridge, the recorded nitrogen dioxide levels in 2021-2022 were considerably lower than in previous years. The levels of PM ₁₀ in Cambridge are also lower than previous years.	The average nitrogen dioxide concentration and PM ₁₀ levels have been below legal limits since monitoring records started in 2014 up the current monitoring year (2021-22).	Green
40	Amount of additional business floorspace	Increase in business floorspace by 70,000 sqm	Net decrease of 2,119 sqm	Net increase of 156,272 sqm	Green
41	Amount of employment land lost to other non-employment uses	To limit the amount of employment land lost to non-employment uses.	0.80ha (This excludes employment land lost on land allocated for alternative uses)	18.61ha (This excludes employment land lost on land allocated for alternative uses)	N/A – no target

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
43	Progress development of specific sites for university development	To progress development of specific sites mentioned in the policy including New Museums, Mill Lane/Old Press, Eastern Gateway or near East Road, West Cambridge and Cambridge Biomedical Campus against the relevant SPDs or planning permissions.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	N/A
43	Amount of available land for university growth	To ensure there is sufficient land to support the growth of the Universities.	N/A	N/A	N/A

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
45	Amount of and mixture of tenure of affordable housing completion	To deliver affordable housing on developments as set out in Policy 45. To deliver a mix of housing to meet the needs of different groups in the community. To increase the delivery of affordable housing to respond to the high level of need identified	147 affordable units completed in the 2021-2022 monitoring year. This accounts for 24% of all completions in Cambridge over the same period.	2,916 completions over the period 2011-2022. This accounts for 34% of all completions in Cambridge over the same period.	Contextual indicator – no target

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
46	Amount of student accommodation delivered which is specific to an educational institutions and speculative	Target: To ensure student accommodation built meets the specific needs of a named institution or institutions.	One planning application approved for student rooms in 2021-2022 which was linked to a named institution.	3 planning applications approved for student rooms in 2020-2021. All linked to named institutions. 3 planning applications approved for student rooms in 2019-2020. All linked to named institutions. New policy introduced in 2018 so not monitored in 2018-2019.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
46	Amount of student accommodation delivered which is specific to an educational institutions and speculative	Trigger: Amount completed of student accommodation exceeds recognised need of 3,104 to 2026 as guided by the Assessment of Student Housing Demand and Supply for Cambridge City Council or successor document.	37 completed student rooms (net) in 2021-2022.	Between 1 April 2016 and 31 March 2022 a total of 2,063 student rooms have been completed.	Green
49	Number of caravans on unauthorised Gypsy and Traveller sites	To monitor the number of caravans on unauthorised Gypsy & Travellers sites. Sufficient sites coming forward to meet identified needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.	0 in January 2022	Table 17 in Appendix 2 provides data from previous years.	N/A contextual indicator

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
52	Number of new residential developments on existing residential plots	To ensure no subdivision of existing dwelling plots in order to provide further residential accommodation.	11 dwellings were completed on garden land in Cambridge in the 2021-22 monitoring year.	155 dwellings were completed on garden land in Cambridge in the period between 2011 and 2022.	Analysis of the use of policy 52 is presented in the text of 'Section A: Housing Monitoring'.
54	Delivery of RM1	Delivery of allocation RM1 as specified in Appendix B of the Cambridge Local Plan 2014.	No relevant planning applications have been submitted.	N/A	Amber
62	Amount of local heritage assets lost	To retain local heritage assets	In the 2021-2022 monitoring year there were 465 Buildings of Local Interest; no change on the 2020-2021 monitoring year.	Trend data from 2011 is unavailable due to a change in counting methods. However, there has been a small increase in the number of Buildings of Local Interest since 2016, which was the start of the new method of counting.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
67	Amount of Protected Open Space available	Retention of protected open space within the Local Authority area unless appropriate mitigation can be implemented or justified.	Some provisional open space data is provided in table 95 in Appendix 2. This has been calculated using aerial photography and has not been subject to a site visit so may need to be revised in future.	Trend data is unavailable.	Unable to compare with previous years.
68	Amount of new protected open space secured through new development	Net gain of protected open spaces through new development.	Data unavailable this year.	Trend data unavailable.	Unable to compare to previous years.

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
69	Change in the areas of local nature conservation importance	No loss in the areas of local nature conservation importance as a result of new development where no mitigation has been provided.	No change in the 2021-2022 monitoring year for Local Nature Reserves, County Wildlife Sites and Local Geological Sites. However, a minor reduction in total area of City Wildlife Sites for the reasons explained in the text of 'Section F: Biodiversity Monitoring'.	No loss in Local Nature Reserves since 2011. Slight increase in total areas of County Wildlife Sites since 2011. Small decrease in total areas of City Wildlife Sites since 2011.	Green
70	Amount of land within SSSI and quality of SSSI	No loss of land within SSSI as a result of new development where no mitigation has been provided. No deterioration of SSSI as a result of new development.	No change in the 2021-2022 monitoring year.	Level of SSSI land has remained at 15.03 hectares between 2011-2022. 93.5% of which has been in 'favourable' or 'unfavourable recovering' condition since beginning of plan period.	Green

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
72	Percentage of A1 uses within district centres	To ensure that the proportion of retail (A1) uses in the district centres does not fall below 55%. Retention of an appropriate balance and mix of uses within Local and Neighbourhood Centres.	In Autumn of 2021, 4 of the 6 District Centres report 55% or more in A1 use.	Previous surveys: 2013: 1 out of 6 2019: 3 out of 6 2020: 2 out of 6 Spring 2021: 2 out of 6	Green
73	Amount of community and leisure floorspace gained/lost	To deliver new types of community and/ or leisure facilities.	There has been a net increase of 3,241 sqm of D1 floorspace and a net decrease of 463 sqm of D2 floorspace in the 2021-2022 monitoring year.	There has been a net increase of 226,219 sqm of D1 floorspace and 28,962 sqm of D2 floorspace over the period 2011-2022.	N/A contextual indicator
76	Number of public houses (as identified with appendix c) lost?	To retain public houses identified within Appendix C of the Cambridge Local Plan.	An updated survey of public houses was undertaken in Autumn 2022 and will be reported in the next AMR.	No data available from 2011 to 2021.	N/A no data available

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
77	Number of hotel bed spaces approved	Development of up to 1,500 additional bedspaces, as identified in the Cambridge Hotel Futures Study or successor document.	In the 2021-2022 monitoring year there were no additional bed spaces approved.	Data from previous years unavailable. However, 51,932 sqm of hotel floorspace has been completed over the period 2011-2022.	Data from previous years unavailable.
77	Location of new hotels	Monitor the location of new hotels in line with the identified locations set out in Policy 77 and the requirements of National Town Centre Policy (NPPF 2012, paragraph 24).	No new hotels permitted in 2021-2022.	N/A	N/A contextual indicator
78	Number of hotel bed spaces lost	To protect the loss of hotel accommodation	A change of use to serviced accommodation at the Regent Hotel resulted in the loss of 22 bedrooms.	Data not collected in previous years.	Data from previous years unavailable.

Policy no	Indicator description	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
85	Amount of S106 money secured for infrastructure through development	To secure sufficient infrastructure capacity to support and meet all the requirements arising from the new development.	In the 2021-2022 monitoring year £9,389,217 was secured through S106 agreements (Cambridge City Council and Cambridgeshire County Council). £4,469,977 in S106 money was received by Cambridge City Council and Cambridgeshire County Council from S106 agreements in the 2021-2022 monitoring year.	Details of S106 money secured and received are available in Appendix 2.	N/A

South Cambridgeshire Local Plan (2018)

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M1	<p>Greater Cambridge Housing Trajectory showing:</p> <ul style="list-style-type: none"> • net additional dwellings completed in previous years and the current year; • predicted completions in future years; • progress against the housing target for the plan period; • rolling five year supply plus relevant buffer (jointly with Cambridge City Council). 	S/5	<p>To deliver a net increase of 19,500 homes in the district between 2011 and 2031. Housing trajectory to demonstrate that this can be achieved. To demonstrate a five year supply of housing land (plus relevant buffer) jointly with Cambridge City Council. Housing trajectory and accompanying five year supply calculations to show whether this can be demonstrated.</p>	<p>1,213 dwellings completed in 2021-2022.</p> <p>Information about the housing trajectory, predicted future completions and the five year supply is provided in 'Section A: Housing Monitoring'.</p>	<p>9,450 dwellings completed 2011-2022.</p> <p>A year by year breakdown is provided in Table 1 of Appendix 2.</p>	Green

M2	Total dwellings completed annually and cumulatively in Greater Cambridge by development sequence, including by settlement category within the rural area	S/6, S/7, S/8, S/9, S/10, S/11	Contextual indicator, to provide information on the implementation of the development strategy against the development sequence, to inform the Local Plan review.	1,828 dwellings completed in Greater Cambridge in 2021-2022.	<p>17,947 dwellings completions in Greater Cambridge between 2011-2022.</p> <ul style="list-style-type: none"> • 4,214 in the Cambridge Urban Area • 5,385 on the Edge of Cambridge • 1,244 in New Settlements • 1,895 in Rural centres • 1,280 in Minor Rural Centres • 703 in Group Villages • 184 in Infill Villages • 3,042 in the countryside <p>Completions in the countryside include rural exception sites for affordable housing (389 dwellings), sites allocated in the Local Plan (295),</p>	Contextual indicator Breakdown of completions by settlement category in Table 2 of Appendix 2
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Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
					'five year supply' sites (1,698 dwellings), and dwellings permitted in accordance with countryside policies (536) such as barn conversions and agricultural workers dwellings, and traveller sites (124).	
M3	Affordable housing completions	S/5	Contextual indicator, to provide information on delivery of affordable housing.	359 affordable dwelling completions in 2021-2022.	2,496 affordable dwelling completions between 2011 and 2022.	N/A contextual indicator
M4	Amount and type of completed employment floorspace on previously developed land		Contextual indicator, to provide information on the implementation of the development strategy and the use of previously developed land.	32.23ha of employment completions (of a total of 34.56ha) were on previously developed land in the 2021-2022 monitoring year.	139.69ha of employment completions (out of a total of 200.69ha) were on brownfield land between 2011 and 2022.	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M5	Percentage of new and converted dwellings completed on previously developed land		Contextual indicator, to provide information on the implementation of the development strategy and the use of previously developed land.	16% of new and converted dwellings were on previously developed land in the 2021-2022 monitoring year.	The percentage of dwellings on previously developed land has fluctuated within a range of 15% (2020-2021) and 47% (2013-2014). However, the overall percentage across the plan period is 25%.	N/A contextual indicator
M6	Number of new jobs created Amount and type of completed and committed employment floorspace and land	S/5	Delivery of additional 22,000 jobs in the district between 2011 and 2031. Maintain employment land supply to enable delivery of forecast jobs in 'B' use classes.	-2,000 (2019-2020). The 2021 data has yet to be published. Net 10,152sqm / 29.85ha of employment land completed in the 2021-2022 monitoring year.	17,000 (2011-2020) Net 227,602sqm / 111.68ha of employment land completed over the plan period (2011-2022).	Green
M7	Progress and development on strategic site allocations	SS/1 – SS/8, TI/1	To deliver new mixed use development or redevelopment at Orchard Park, land between Huntingdon Road and Histon Road (NIAB / Darwin Green), Cambridge	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	N/A

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
			East, Waterbeach New Town, Bourn Airfield New Village, and Cambourne West.			
M8	Renewable energy capacity installed and with planning permission by type	CC/2, CC/3	To increase the generation of renewable energy within the district.	0 MW of renewable energy capacity was installed in the 2020-2021 in South Cambridgeshire, which is the most recent year that data is available for. A total of 2.6385 MW renewable energy capacity had planning permission at 31 March 2021.	A total of 298.2078 MW of renewable energy capacity was installed between 2011/12 and 2020/21.	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M9	Proportion of development proposals permitted, for all new dwellings and new non-residential buildings of 1,000m ² or more, reducing carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies	CC/3	That all development proposals for all new dwellings and new non-residential buildings of 1,000m ² or more will reduce carbon emissions by a minimum of 10% using on site renewable and low carbon energy technologies.	91% of eligible applications included a condition requiring carbon reduction measures.	100% of eligible permissions granted in both the 2019-2020 and 2020-2021 monitoring years included a permission requiring carbon reduction measures. 91% of eligible permissions granted in 2021-2022 included permission requiring carbon reduction measures.	Green

M10	Number of planning permissions granted where the Environment Agency initially objected on water quality grounds	CC/7	No planning permissions granted where the Environment Agency initially objected on water quality grounds without appropriate conditions.	1 in the 2021/2022 monitoring year (application reference: 21/01111/FUL). However, the delegated report for this application explains why the Environment Agency's advice was not followed. Whilst the Environment Agency raised an objection relating to foul water drainage, the Council considered that the proposed water storage tank would not involve the discharge of foul water. Given the nature of the proposal, the Council stated that the proposal would produce clean water that would not present a risk to the surrounding landscape and Riddy Brook and therefore approved the application.	<p>Since the Local Plan was adopted in 2018, 1 permission (application reference: 21/01111/FUL) has been granted by the Council against the Environment Agency's advice. However, as is noted in the left column, the Council justified the granting of permission for this development.</p> <p>1 application was granted at appeal in 2019 against the Environment Agency's advice and the Council's decision (application reference: S/2844/14). Therefore, it is not listed in Appendix 2 as being granted contrary to the Environment Agency's advice</p>	Green
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Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
					because the Council followed it.	
M11	Number of planning permissions granted where the Environment Agency initially objected on flooding grounds	CC/9	No planning permissions granted where the Environment Agency initially objected on flooding grounds without appropriate conditions and / or submission of a satisfactory flood risk assessment.	0 in the 2021/2022 monitoring year.	In 2020-2021, one planning application was initially objected to by the Environment Agency. However, they noted that they would remove their objection if conditions were attached. The Council applied conditions to the permission in accordance with the Environment Agency's advice and this should have led to the withdrawal of the objection.	Green
M12	Proportion of new homes permitted achieving water consumption levels equivalent to 110 litres per person per day or less	CC/4	That all new dwellings permitted will be designed to achieve water consumption levels of 110 litres per person per day or less.	96% of eligible dwellings permitted included a water efficiency condition.	99% of eligible permissions granted in both the 2019-2020 and 2020-2021 monitoring years included a	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
					water efficiency condition. 91% of eligible permissions granted in 2021-2022 included permission requiring carbon reduction measures.	
M13	Proportion of non-residential developments permitted demonstrating a minimum water efficiency standard equivalent to the BREEAM non-residential standard for 2 credits for water use levels	CC/4	That all suitable non-residential developments permitted will be designed to achieve a minimum water efficiency standard equivalent to the BREEAM non-residential standard for 2 credits for water use levels.	A review of non-residential permissions found that 80% of eligible permissions included a condition relating to BREAAAM and water efficiency. Officers are reviewing the way this policy is monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency as part of the application process but this may not have been conditioned. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.	75% of eligible permissions granted in the 2020-2021 monitoring years included a BREAAAM and water efficiency condition. 80% of eligible permissions granted in 2021-2022 included permission requiring BREAAAM and water efficiency measures.	Amber

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M14	Amount of new development completed within, or likely to adversely affect, internationally or nationally important nature conservation areas	NH/4, NH/5	That there is no new development completed within or that will adversely affect internationally or nationally important nature conservation area(s).	In the 2021/2022 monitoring year no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.	Between 2004 and 2021 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M15	Amount of inappropriate development permitted in the Green Belt	S/4, NH/8, NH/9, NH/10	To restrict inappropriate development in the green belt, unless very special circumstances have been accepted that outweigh any harm caused.	In the 2021/2022 monitoring year there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.	<p>In the 2018/2019, 2019/2020, 2020/2021 and 2021/2022 monitoring years there were no applications for inappropriate development permitted in the Green Belt without very special circumstances having been accepted that outweighed any harm caused.</p> <p>Historic data from the 2011-2012 to 2017-2018 monitoring years is not captured.</p>	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M16	Amount of development completed within or adjacent to a Protected Village Amenity Area (PVAA) that would have an adverse impact on its character, amenity, tranquillity or function	NH/11	That land within or adjacent to a Protected Village Amenity Area (PVAA) is protected from development that would have an adverse impact on the character, amenity, tranquillity or function.	There were no developments completed either within or adjacent to a PVAA that were assessed as having an adverse impact in 2021/2022.	There were no developments completed either within or adjacent to a PVAA that were assessed as having an adverse impact in 2019/2020, 2020/2021 or 2021/2022.	Green
M17	Amount of development completed within a Local Green Space that would adversely impact on its character and particular local significance	NH/12	That land designated as a Local Green Space is protected from development that would adversely impact on its character and particular local significance, and that where inappropriate development is completed very special circumstances have been demonstrated and discussions have been undertaken with the local community.	There were no developments that had an adverse impact on the character or local significance of Local Green Spaces in 2021/2022.	There were no developments that had an adverse impact on the character or local significance of Local Green Spaces in 2019/2020, 2020/2021 or 2021/2022.	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M18	Amount of land adjacent to an Important Countryside Frontage that has been lost to development	NH/13	That land adjacent to an Important Countryside Frontage is protected from development that would compromise its purposes.	There were no developments that had an adverse impact on Important Countryside Frontages in 2021/2022.	There were no developments that had an adverse impact on Important Countryside Frontages in 2019/2020, 2020/2021 or 2021/2022.	Green
M19	Change in areas of biodiversity importance (international, national and local designations)	NH/4, NH/5	That there is no loss in the areas of biodiversity importance as a result of new development where no mitigation has been provided.	<p>In the monitoring period of 2021/2022, the total area of Special Sites of Scientific interest (SSSI's) stayed at 951.2ha.</p> <p>The Special Areas of Conservation (SAC) remained at 66.2ha.</p> <p>County Wildlife Sites (CWS) in South Cambridgeshire slightly increased from 1774.1 to 1775.8ha.</p> <p>Local Nature Reserves (LNR) remained at 36.88ha.</p>	<p>Overall there has not been a substantial negative change to areas of biodiversity importance.</p> <p>Details of any change in areas of biodiversity importance are recorded in Appendix 2.</p>	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M20	Average net density of all completed new housing developments on sites of 9 or more dwellings at urban extensions, new settlements, Rural Centres, Minor Rural Centres, and Group Villages	H/8	To deliver an average net density of 30 dwellings per hectare (dph) on developments completed in Rural Centres, Minor Rural Centres and Group Villages. To deliver an average net density of 40 dph on developments completed in urban extensions to Cambridge and in new settlements.	In 2021-2022 the average density was as follows: <ul style="list-style-type: none"> • n/a in the Urban extensions to Cambridge • n/a in new settlements • n/a in Rural Centres • 56.7 dph in Minor Rural Centres • 25.4 dph in Group Villages 	Over the period of 2011-2022 the average density was as follows: <ul style="list-style-type: none"> • 49.9 dph in the Urban extensions to Cambridge • 34.6 dph in new settlements • 34.6 dph in Rural Centres • 36.7 dph in Minor Rural Centres • 27.1 dph in Group Villages 	Green
M21	Housing completions by number of bedrooms	H/9	Contextual indicator, to provide information on delivery of a mix of housing to meet the needs of different groups in the community across all housing developments.	In the 2021-2022 monitoring year 39% of housing completions were 1 or 2 bedrooms, 30% were 3 bedrooms and 31% were 4 bedrooms.	Details for the full period are available in Table 28 of Appendix 2.	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M22	Market housing permitted on developments of over 10 dwellings by number of bedrooms	H/9	All development proposals of over 10 dwellings permitted will consist of at least 30% 1 or 2 bedroom homes; at least 30% 3 bedroom homes; and at least 30% 4 or more bedroom homes.	In the 2021-2022 monitoring year on developments of over 10 dwellings: <ul style="list-style-type: none"> • 25% of completions were 1 or 2 bedrooms, • 32% were 3 bedrooms, and • 43% were 4 bedrooms. 	Figures have varied over the monitoring period. 1 and 2 bed dwellings have reached their target in 5 out of 11 years. 3 bed dwellings have reached their target in 9 out of 11 years. 4 bed dwellings have reached their target every year.	Amber
M23	Affordable housing completions on rural exception sites	H/11	Contextual indicator, to provide information on the delivery of affordable housing on rural exception sites.	9 affordable housing completions on Rural Exception sites in 2021-2022 monitoring year.	388 affordable completions on Rural Exception Sites over the period 2011-2022.	N/A contextual indicator
M24	Progress towards City Deal commitment to deliver an additional 1,000 new homes on rural exception sites	-	To contribute to the delivery of an additional 1,000 new homes on rural exception sites between 2011 and 2031, as set out in the City Deal agreement (see paras 3.29-3.33).	Cannot monitor this indicator yet - as set out in the text of 'Section A: Housing Monitoring'.	Cannot monitor this indicator yet - as set out in the text of 'Section A: Housing Monitoring'.	N/A

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M25	Gypsy & Traveller pitches and Travelling Showpeople plots completed	H/20, H/21, H/22	To deliver permanent Gypsy & Traveller pitches, as set out in Policy H/20, which identifies that no pitches are required under the evidence base supporting the Local Plan (Gypsy & Traveller Accommodation Assessment 2016). To deliver at least 11 Travelling Showpeople plots between 2011 and 2031, as set out in Policy H/20.	There were 0 private permanent Gypsy & Traveller pitch and 0 Travelling Showpeople plots completed in the 2021-2022 monitoring year.	114 permanent Gypsy and Traveller pitches have been completed between 2011 and 2022. 10 Travelling Showpeople Plots have been completed between 2011 and 2022.	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M26	Meeting the needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation	H/20, H/21, H/22	Sufficient sites coming forward to meet identified needs of those that meet the planning definition of Gypsies and Travellers and those that do not meet the definition but can demonstrate a cultural need for caravan accommodation.	New Gypsy & Traveller Accommodation Needs Assessment being prepared.	-	-
M27	Number of caravans on unauthorised Gypsy & Traveller sites	H/20, H/21, H/22	Contextual indicator, to provide information for the on-going review of Gypsy and Traveller accommodation needs.	0 in January 2022.	Table 18 in Appendix 2 provides data from previous years.	N/A contextual indicator
M28	Progress and development on residential allocations at villages (Policy H/1), and at Bayer CropScience Site (Hauxton), Papworth Everard West Central, Fen Drayton Former LSA Estate,	H/1 – H/5, E/8	Various targets for particular residential allocations	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	N/A

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
	Fulbourn and Ida Darwin Hospitals, and Histon & Impington Station area					
M29	Development of Residential Moorings at Chesterton Fen Road, Milton	H/7	To deliver residential boat moorings at Chesterton Fen Road, Milton as allocated through Policy H/7.	No relevant planning application(s) have been submitted.	N/A	Amber

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M30	Number of homes completed to the accessible and adaptable dwellings M4(2) standard	H/9	That 5% of homes completed on developments of 20 or more dwellings are built to the accessible and adaptable dwellings M4(2) standard.	All schemes meeting the standard where appropriate.	<p>This policy has only been monitored since the Local Plan was adopted in October 2018.</p> <p>2020-2021: all schemes meeting the standard where appropriate</p> <p>2019-2020: all schemes meeting the standard where appropriate</p> <p>2018-2019 (part of): 13% of all dwellings on eligible schemes meeting M4(2) standard.</p>	Green

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M31	Affordable dwellings permitted as a percentage of all dwellings permitted on sites where the policy requiring affordable dwellings applies	H/10	That all developments of 11 dwellings or more, or on development sites of less than 11 dwellings if the total floorspace exceeds 1,000m ² , permitted will provide 40% of the dwellings on site as affordable dwellings, unless the exceptions listed in Policy H/10 can be demonstrated.	On schemes which were eligible to provide affordable housing in South Cambridgeshire in the 2021-2022 monitoring year, 40% of dwellings permitted were affordable. Further details in paragraph 3.22.	Historic data available in Tables 15a and 15b of Appendix 2.	Green
M32	Amount of employment land lost to non-employment uses: <ul style="list-style-type: none"> • Total • within development frameworks • to residential development 	E/14	To limit the amount of employment land lost to non-employment uses.	In the 2021-2022 monitoring year: <ul style="list-style-type: none"> • 0.99ha of employment land was lost to other uses, • 0.59ha was lost within the development frameworks, and • 0.99ha was lost to residential development. 	In total over the period 2011-2022: <ul style="list-style-type: none"> • 35.36ha of employment land has been lost to non-employment uses, • 21.13ha was lost within the development frameworks, and • 19.03ha has been lost to residential uses. 	N/A contextual indicator

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M33	Amount of completed and committed floorspace for retail	E/21 – E/23	Contextual indicator, to provide information on delivery of retail developments.	There was a net increase of 1,552sqm of retail floorspace in the 2021-2022 monitoring year: 909sqm of convenience, 616sqm of durable and - 27sqm of unspecified. In March 2022 there was 52,193sqm (net) of committed retail floorspace.	Over the period of 2011-2022 there was a net increase of 8,861sqm of retail floorspace completed.	N/A contextual indicator
M34	Progress and development on allocations at Cambridge Science Park, land south of Cambridge Biomedical Campus, Fulbourn Road East, for employment uses (Policies E/4 and E/5), Papworth Hospital, Histon & Impington Station area, Dales Manor Business Park (Sawston), Green End Industrial Estate (Gamlingay)	E/1 – E/6, E/8, H/1:a, H/1:f, H/2, H/4	Various targets for employment allocations.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	Updates on allocations are provided in 'Section C: Allocations Monitoring'.	N/A

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M35	Progress of open space allocations	SC/1	To deliver the extensions to existing recreation grounds and new sites for open space allocated through Policy SC/1.	Data unavailable this year	Data unavailable this year	-
M36	Loss of recreation areas, allotments and community orchards resulting from new developments	SC/8	To restrict the loss of recreation areas, allotments and community orchards to other uses.	No recreation areas, allotments or community orchards were lost as a result of developments completed in the 2021-2022 monitoring year without recreational areas being re-provided as part of the new development.	This policy was created in the 2018 Local Plan. There were no losses in the monitoring year 2019/20. There were also no losses in 2020/21 or 2021/22 without recreational areas being re-provided as part of the new development.	Green
M37	Provision of open space, outdoor recreation and children's play space resulting from new developments	SC/7	Contextual indicator, to provide information on the provision of allotments, community orchards, sports pitches, other outdoor sports facilities, and children's play space in new residential developments.	Data unavailable this year	Data unavailable this year	-

Indicator Number	Indicator Description	Policy	Target	2021-2022: Meeting target?	2011-2022: Meeting target?	RAG rating: Meeting target?
M38	Investment secured for infrastructure and community facilities through developer contributions	Tl/8	Contextual indicator, to provide information regarding securing of necessary facilities and / or contributions to support all new development.	In the 2021-2022 monitoring year £81,086,227 was secured through S106 agreements (South Cambridgeshire District Council and Cambridgeshire County Council). £32,217,437 in S106 money was received by South Cambridgeshire District Council and Cambridgeshire County Council from S106 agreements in the 2021-2022 monitoring year.	Details of S106 money secured and received are available in Appendix 2	N/A Contextual indicator

South Cambridgeshire Local Plan (2018) Sustainability Appraisal

Issue	Indicator	Target	Meeting target?
Land	Percentage of new and Converted Dwellings on Previously Developed Land	The Core Strategy included a target that between 1999 and 2016 at least 37% of new dwellings should either be located on previously developed land or utilise existing buildings.	In the 2021-2022 monitoring year 16% of new and converted dwellings were on previously developed land.
Land	Amount and Type of Completed Employment on Previously Developed Land	-	In the 2021-2022 monitoring year 32.23ha of employment land was completed on Previously Developed Land. See Table 57 in Appendix 2 for further details of types of employment land.
Land	Average Density of New Residential Development Completed	-	In the 2021-2022 monitoring year the average density was 30.6 DPH.
Pollution (air quality)	Annual average concentration of Nitrogen Dioxide ($\mu\text{g}/\text{m}^3$) (at monitoring points)	Member States are required to reduce exposure to PM2.5 in urban areas by an average of 20% by 2020 based on 2010 levels. It obliges them to bring exposure levels below 20 micrograms/m ³ by 2015 in these areas. Throughout their territory Member States will need to respect the PM2.5 limit value set at 25.	In 2021, 16 at Impington, 11 at Orchard Park School and 12 at Girton.

Issue	Indicator	Target	Meeting target?
Pollution (air quality)	Annual mean number of days when PM10 levels exceeded a daily mean of 50ug/m	-	In 2021, 0 days at all monitoring locations.
Pollution (air quality)	No of declared Air Quality Management Areas and locations within 10% of threshold	-	N/A
Pollution (Water quality)	% of surface waters meet the Water Framework Directive 'good' status or better for water quality	'Good' status or better for water quality in all river basins by 2015.	In 2019 data showed water quality as: High 0%, Good 0%, Moderate 89%, Poor 11%, Bad 0%. The data for water quality is published every 3 years. This data will be provided by the Environment Agency in 2023.
Waste reduction and recycling	Amount of municipal waste arising, and managed by management type and the percentage each management type represents of the waste managed	The Joint Municipal Waste Management Strategy for Cambridgeshire and Peterborough 2008-2022 sets targets for the reduction of household waste sent to landfill of: x 55 to 60% of household waste by 2020.	107,221 tonnes of household waste was collected in 2021/2022. On average, 418kg of waste per household was collected. 29% of waste collected in 2021/2022 was composted. 22% of waste collected in 2021/2022 was recycled.
Construction waste	Tonnage of construction and demolition waste produced and proportion that is recycled / reused.	N/A	We will aim to provide this data in future years.

Issue	Indicator	Target	Meeting target?
Biodiversity loss from development	Number of development schemes completing relevant biodiversity avoidance or mitigation measures.	N/A	It is not possible to monitor this indicator as a significant proportion of applications determined employ biodiversity avoidance and mitigation measures.
Biodiversity loss from development	Amount of new development within, or likely to adversely affect internationally or nationally important nature conservation areas.	N/A	Between 2011 and 2022 no new development was completed within, or is considered to adversely affect, nationally or internationally important nature conservation sites in South Cambridgeshire.
Biodiversity - Protected sites	Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS)	Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.	One new County Wildlife Site has been designated in the period 2021/2022. This has resulted in an overall increase in area of County Wildlife sites by 1.70ha to 1775.80ha.
Biodiversity - Protected sites	% SSSIs in favourable or unfavourable recovering condition	Better wildlife habitats with 90% of priority habitats in favourable or recovering condition and at least 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition.	In 2021, 95.8% in favourable or unfavourable recovering condition.

Issue	Indicator	Target	Meeting target?
Landscape	% planning permission granted which are inconsistent with local landscape character	N/A	Data not available
Landscape	Areas inconsistent with landscape character	N/A	Data not available.
Townscape	% of total built-up areas falling within Conservation Areas	N/A	20.75% of development frameworks covered by Conservation Areas.
Heritage assets	Number of Listed Buildings and number that are at risk	N/A	In 2022, 2,696 listed buildings; 5 at risk (0.2%).
Heritage assets	Number of other historic assets, and historic assets at risk	N/A	In 2022, 5 Conservation areas, 1 other building structure, 4 places of worship and 13 scheduled monuments at risk.
Places	Satisfaction rating for Quality of the built environment	N/A	Data no longer collected.
Places	Buildings for Life Assessments – Number of Developments achieving each standard	N/A	Data no longer collected.
Climate Change	Carbon Dioxide emissions by sector and per capita	N/A	The most recent data available is reported in Table 85a of Appendix 2.

Issue	Indicator	Target	Meeting target?
Climate Change	Renewable energy capacity installed by type (in MegaWatts)	N/A	There is no data covering 2021-2022. No renewable energy capacity was installed in the 2020-2021 monitoring year, the most recent year which data has been provided for.
Climate Change	Kilowatt hours of gas consumed per household per year, Kilowatt hours of electricity consumed per household per year	N/A	Data provided in Tables 78 and 79 in Appendix 2.
Climate Change	Water consumption per head per day (Cambridge Water Company area)	N/A	In the 2021-2022 monitoring year the average water consumption per head per day was 141 litres.
Climate Change	Amount of new development completed on previously undeveloped functional floodplain land, and in flood risk areas, without agreed flood defence measures	N/A	No development was completed within flood zones 2 or 3 without mitigation measures.
Health	Life expectancy at birth % of residents with a long-term illness (Census data)	N/A	The most up to date information from 2018-2020 shows life expectancy at birth to be 83.1 for males and 85.9 for females. Long term limiting illness is only measured every 10 years.

Issue	Indicator	Target	Meeting target?
Crime	Number of recorded crimes per 1000 people	Annual targets in community safety plan.	In 2021-2022 there were 46.6 crimes per 1,000 people.
Crime	Percentage of people feeling safe after dark	Annual targets in community safety plan.	This data is no longer collected.
Housing	Total and percentage of Dwellings completed that are affordable	40% of dwellings permitted on sites of three or more dwellings.	359 affordable completions on all sites in the 2021-2022 monitoring year. This accounts for 30% of all completions.
Housing	House price to earnings ratio	N/A	9.79 in 2021
Housing	Delivery of Extracare Housing	N/A	Data not available.
Housing	Number of new Gypsies and Travellers pitches and Travelling Showpeople plots	85 new Traveller pitches by 2031 and 4 new Travelling Showpeople plots by 2016.	There were 0 Gypsy & Traveller pitches or Travelling Showpeople plots completed in the 2021-2022 monitoring year.
Inclusive communities	% of residents who feel their local area is harmonious	N/A	This data is no longer collected.
Inclusive communities	% of residents that definitely agree or tend to agree that their local area is a place where people from different backgrounds get on well together	N/A	This data is no longer collected.
Inclusive communities	Index of multiple deprivation	N/A	In 2019 South Cambridgeshire has an average deprivation score 8.49.
Inclusive communities	Amount of new residential development within 30 minutes public transport journey time of key services	N/A	Data unavailable.

Issue	Indicator	Target	Meeting target?
Inclusive communities	% of adults who feel they can influence decisions affecting their local area	N/A	This data is no longer collected.
Inclusive communities	% of residents that 'definitely agree' and 'tend to agree' that they can influence decisions affecting their local area	N/A	This data is no longer collected.
Economic Activity	Number of People in Employment	Local Plan seeks to meet objectively assessed needs of 22,000 jobs, 2011 to 2031.	The number of jobs created over the period 2011-2020 was 17,000.
Economic Activity	Annual net change in VAT registered firms	N/A	In 2021 the net change in active enterprises was 10 when compared with 2020.
Economic Activity	Industrial composition of employee jobs	N/A	2021 data can be found in Table 60 of Appendix 2.
Work Opportunities	Percentage of people claiming Job Seekers Allowance	N/A	In March 2022 1,835 people were claiming Job Seekers Allowance or Universal Credit who are required to seek work and be available for work. This is 1.9% of all residents aged 16-64.
Work Opportunities	% of Residents aged 16-64 in employment and working within 5km of home or at home (Census data)	N/A	The most recent data is from 2011 when 35% of South Cambridgeshire residents worked within 5km of home
Work Opportunities	Economic Activity Rate	N/A	The economic activity rate for 16-64 year olds in South Cambridgeshire was 86.5% in 2021-2022.

Issue	Indicator	Target	Meeting target?
Work Opportunities	Median Gross Household income	N/A	Median gross household income is not available. The median gross annual full-time earnings for employees was £39,853 in 2021.
Investments	Investment Secured for Infrastructure and Community Facilities through developer contributions	N/A	In the 2021/2022 monitoring year £81,086,227 was secured through S106 agreements (South Cambridgeshire District Council and Cambridgeshire County Council). £32,217,437 in S106 money was received by South Cambridgeshire District Council and Cambridgeshire County Council from S106 agreements in the 2021/2022 monitoring year.
Investments	Percentage of 15/16 year olds achieving 5 or more GCSE/GNVQ passes at A* to C grade	N/A	See Tables 121a-121c in Appendix 2. However, data for 2021-2022 is not comparable with previous years due to Coronavirus pandemic impact on exams.
Transport	Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12 hour period	N/A	In October 2021, the total number of motor vehicles crossing the boundary on the day of monitoring was 174,183.
Transport	Cycling trips index	N/A	Data unavailable

Issue	Indicator	Target	Meeting target?
Transport	Congestion – average journey time per mile during the am peak environment	N/A	Data unavailable
Transport	Investment secured for transport infrastructure through developer contributions	N/A	Only a total figure which includes transport, community facilities and open space contributions is provided in appendix 2. Total investment secured through s106 contributions in 2021-22: £81,086,227. Money received from s106 contributions in 2021-22: £32,217,437.
Transport	People killed or seriously injured in road traffic accidents	N/A	10 fatalities and 71 serious collisions during 2021. Full data presented in Table 115a in Appendix 2.

Issue	Indicator	Target	Meeting target?
Travel - Sustainable transport Car Parking Standards (to ensure standards are helping to meet the objectives of the Local Plan with regards to generating a modal shift towards more sustainable modes of transport)	Number of development schemes implementing minimum or greater provision of cycle parking	100%	Data unavailable
Travel - Reducing journeys made by car	Amount of development within 15 minutes walking distance (1000 meters) and 10 minutes cycling distance (2km) of rural centres	N/A	Data unavailable.

North West Cambridge AAP

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC01	number of student accommodations completed	CORE	<p>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.</p> <p>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.</p>	<p>0 student bedrooms completed in 2021-2022</p> <p>0 student bedrooms completed in 2020-2021</p> <p>0 student bedrooms completed in 2019-2020</p> <p>0 student bedrooms completed in 2018-2019</p> <p>0 student bedrooms completed in 2017-2018</p> <p>325 student bedrooms completed in 2016-2017 on Lot 5</p> <p>Overall 325 student bedrooms completed.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC01	number of housing completions	CORE	N/A	<p>0 units completed in 2021-2022</p> <p>35 units completed in 2020-2021 at M1 & M2</p> <p>22 units completed in 2019-2020 at M1 & M2</p> <p>409 units completed in the 2018-2019 at M1 & M2 (145 units) and Lot 2 (264 units).</p> <p>353 units completed in the 2017-2018 monitoring year at M1 & M2 (4 units), Lot 1 (117 units) and Lot 3 (232 units).</p> <p>73 units completed in the 2016-2017 monitoring year at Lot 8.</p> <p>Overall 892 units completed.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC02	housing density	CORE	At least 50 dwellings per hectare average net density.	<p>Density of 28 dph achieved in 2020/21, on M1.</p> <p>No parcels completed in 2019/20.</p> <p>Density of 194 dph achieved in 2018/19, on Lot 2.</p> <p>Density of 160 dph achieved in 2017/18, on Lots 1 & 3.</p> <p>Density of 152 dph achieved in 2016/17, on Lot 8.</p> <p>Overall density of 160 dph achieved so far.</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC03	% affordable housing	CORE	At least 50% affordable housing must be provided to meet the needs of Cambridge University and College Key Workers	<p>No affordable units completed in 2021-2022</p> <p>No affordable units completed in 2020-2021</p> <p>No affordable units completed in 2019-2020</p> <p>264 affordable units completed in the 2018-2019 monitoring at Lot 2</p> <p>349 affordable units completed in the 2017-2018 monitoring year at Lot 1 (117 units) and Lot 3 (232 units)</p> <p>73 units completed in the 2016-2017 monitoring year at Lot 8</p> <p>Overall 686 affordable units completed out of 892 units (77%)</p>

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC04	employment land supply by type	CORE	(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.	No completions from these uses at 31 March 2022
NWC05	employment uses in local centre	CORE	100% of completed development for B1 uses in the local Centre in units not exceeding 300 m2.	200 sqm of B1a completed at Lot 1 in 2017-2018 No completions in other years
NWC06	distance to public transport	LOCAL	Majority of development within 400m of a bus stop.	It is not possible to monitor this indicator until the development has completed.
NWC07	amount of completed non-residential development which complies with parking standards	CORE	Car parking standards are set out in Appendices 1 and 2.	Data unavailable.
NWC08	public open space and recreation facilities	LOCAL	Standards for provision of public open space and recreation facilities are set out in Appendix 3. Protection of Traveller's Rest Pit SSSI and surrounding geodiversity.	It is not possible to monitor this indicator until the development has completed.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC09	amount of development in line with the code for sustainable homes	LOCAL	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.	Data unavailable – The code for sustainable homes has now been superseded.
NWC09	Percentage approved on or before 31 March 2013 designed to meet Code level 4 or higher, up to a maximum of 50 dwellings	LOCAL	N/A	Data unavailable.
NWC09	Percentage approved after 1 April 2013, designed to Code level 5 or higher	LOCAL	N/A	Data unavailable.
NWC09	Amount of non-residential development designed in line with BREEAM:	LOCAL	N/A	Data unavailable.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC10	Percentage approved designed to "Excellent" standards.	CORE	(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 CHP plant or a District Heating Scheme fuelled by renewable energy sources.	Data unavailable.
NWC10	Distance to public transport	CORE	N/A	Data unavailable.
NWC10	Percentage of the development served by a CHP plant or a District Heating Scheme fuelled by renewable energy sources.	CORE	N/A	Data unavailable.
NWC11	Percentage of residential development approved on or before 31 March 2013 which reduces water consumption by 30%, based on 2006 per capita levels; and	LOCAL	1) Percentage of residential development approved on or 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.	Data unavailable.

Indicator no.	Indicator	Type of indicator	Targets	Meeting target?
NWC11	Percentage of residential development approved after 1 April 2013, which reduces water consumption by 47% based on 2006 per capita levels.	LOCAL	N/A	Data unavailable.
NWC12	S106 moneys secured for infrastructure and community facilities	CORE	Trigger points set out in S106 agreements or planning obligations.	See Tables 130 & 131 in Appendix 2.

North West Cambridge AAP Sustainability Appraisal

Indicator description	Indicator type	Meeting target
Total deliverable amount of affordable housing Occupancy rates of affordable housing (key worker)	Significant effects indicators	See Indicator NWC03. Occupancy rate data unavailable but may be possible to monitor once the development is complete.
Occupancy rates	Significant effects indicators	Data unavailable.
Average house prices	Significant effects indicators	In September 2021 the average house price for Cambridge was £450,000 and for South Cambridgeshire was £389,995.
No of journeys by (i) type and (ii) mode	Significant effects indicators	Data unavailable.
No of jobs on site	Significant effects indicators	Data unavailable.
type of jobs on site	Significant effects indicators	Data unavailable.
Nox levels	Significant effects indicators	Below annual objective in all measuring points in South Cambridgeshire.
PM levels	Significant effects indicators	Below 40µg/m ³ in all measuring points in South Cambridgeshire.
Incidents of flooding	Significant effects indicators	Data unavailable.
No of buildings achieving the required levels of building sustainability	Significant effects indicators	Data unavailable.

Indicator description	Indicator type	Meeting target
Per capita water consumption	Significant effects indicators	Development at North West Cambridge was conditioned to achieve 80L per person per day.

Cambridge Southern Fringe AAP

Indicator no	Indicator	Type of indicator	Targets	Meeting target?
CSF01	Total Housing Completions / Annual Rate	core	At least 600 dwellings in South Cambridgeshire.	In 2021-2022 there were 48 dwellings completed. Over the period 2011-2022, 570 dwellings have been completed. There are 53 dwellings outstanding, all but 13 of which are under construction.
CSF02	Housing Density	core	At least 50 dwellings per hectare.	There were no parcels completed in 2021-2022. The overall density over the plan period so far (2011-2022) is above the target at 62.0.
CSF03	Housing Mix	core	1) At least 50% of homes with 1 or 2 bedrooms 2) Approximately 25% of homes with 3 bedrooms 3) Approximately 25% of homes with 4 or more bedrooms.	In 2021-2022: <ul style="list-style-type: none"> • 29% of units were 1 & 2 bedrooms • 46% were 3 bedrooms • 25% were 4 bedrooms For the whole plan period (2011-2022): <ul style="list-style-type: none"> • 59% were 1 & 2 bedrooms • 19% were 3 bedrooms • 21% were 4 bedrooms
CSF04	Employment Land supply by type	core	Cambridge Southern Fringe will need to provide small scale local employment, as part of a development with an appropriate mix of uses.	The Local Centre was completed in 2017/18 providing D1, A2, A3 and retail uses.

Indicator no	Indicator	Type of indicator	Targets	Meeting target?
CSF05	Distance to public transport	Local	All development within 600m of a stop on dedicated local Busway or 400m of other local bus stops.	It is not possible to monitor this indicator until the development has completed.
CSF06	Distance to public open space	Local	Formal sports pitches within 1000m; No home more than 100m from a LAP; No home more than 240m from a LEAP; No home more than 600m from a NEAP or SIP.	It is not possible to monitor this indicator until the development has completed.

Cambridge Southern Fringe AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting target
Brownfield land stock	Important local context indicator	Dynamic, depends on consumption of existing stock and future needs.	Data unavailable.
Housing completed on brownfield land in last year	Important local output indicator	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly.	No dwellings were built on brown field sites in 2020/21.
Hectareage of employment land completed on brownfield land in last year	important local output indicator	Dynamic, depends on consumption of existing stock and future needs.	No B1-B8 employment land completed.
Gas consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
Electricity consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale)	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'good' standard	important local output indicator	75%	Data unavailable.
Water consumption per household per year	Significant (adverse) impact indicator	75%	Data at district level provided in Appendix 2.
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	Any reversal in improvement rate shown in recent years (review once achievement is over 90%).	95.8% in favourable or unfavourable recovering condition in 2021/22.
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable.

Indicator	Type	Threshold	Meeting target
% of rights of way open and in good condition	Local output indicator	Initially at least 65%, but should be increased over time.	Data unavailable.
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable.
% of listed buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	0.2% in South Cambridgeshire in 2022.
% of developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable.
Satisfaction with quality of the built environment	Local output indicator	75% satisfaction; 20% concern with deterioration.	Data unavailable.
CO2 emissions per dwelling / year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.
Background NO2/NOx levels	Significant (adverse) impact indicator	40g/m3.	Data at monitoring points around Greater Cambridge level provided in Appendix 2.
Background PM levels	Significant (adverse) impact indicator	40g/m3 to end 2005 then 20g/m3.	Data at monitoring points around Greater Cambridge level provided in Appendix 2.
% of main water courses in good or fair quality	local context indicator	–	Data is not available. The Environment Agency is not providing new data on the quality of Cambridge's water courses until 2023

Indicator	Type	Threshold	Meeting target
Number of substantiated public complaints about odours, noise, light and other problems	local context indicator	–	Data unavailable and indicator not monitored.
Household waste collected per household / year	Local output indicator	To be determined (based on BVPI target).	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	40% (2005).	Data at district level provided in Appendix 2.
Number of properties at risk from flooding	Significant (adverse) impact indicator	to be determined.	Data unavailable.
Life expectancy at birth	local context indicator	Any reduction.	See Table 116 of Appendix 2.
Exercise levels	local context indicator	to be determined.	See Table 117 of Appendix 2.
Number of people commuting on foot or cycle	local context indicator	To be determined, though should be at least 30% for travel plans.	Data unavailable.
Recorded crimes per 1000 people	local context indicator	any increase?	See Table 118 of Appendix 2.
% of residents feeling safe or fairly safe after dark	local context indicator	Any reduction.	Data unavailable.
Hectarage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	Data unavailable.

Indicator	Type	Threshold	Meeting target
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction, and any failure to meet spatial targets in AAPs (for example, policies NS/6 & NS/8 in Northstowe AAP).	Data unavailable.
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	To be determined based on discussions with Education Authority.	Data unavailable.
% of residents who feel their local neighbourhood is harmonious	Local output indicator	Any reduction.	Data unavailable.
House price / earnings ratio	Significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	See Table 12 of Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	Significant (adverse) impact indicator	To be determined.	Data unavailable.
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	50% (or target in Development Control Policies if this changes).	Between 2011-2012 and 2021-2022 there have been a total of 2,496 affordable completions in South Cambridgeshire.
% of adults who feel they can influence decisions	local context indicator	to be determined.	Data unavailable.
Usage levels for community facilities in new development	Local output indicator	to be determined.	Data unavailable.

Indicator	Type	Threshold	Meeting target
Unemployment level	Local output indicator	0.5% increase in any 12-month period.	See Table 62 of Appendix 2.
% of economically active residents working within 5kms of home	Significant (adverse) impact indicator	Reduction below 35%.	The 2011 census data shows that 35% of South Cambridgeshire residents work within 5km of home or at home.
% of pupils achieving 5 or more A* to C GCSE grades	local context indicator	To be determined (through discussion with Education Authority).	See Tables 121a-121c in Appendix 2. However, data for 2021-2022 is not comparable with previous years due to Coronavirus pandemic impact on exams.
Level or value of developer contributions in the current year	Local output indicator	to be determined.	See Table 127 of Appendix 2.
Net annual growth in VAT registered firms	local context indicator	Shrinkage of >0.1% in the year.	See Table 65a in Appendix 2.
Economic activity rate	local context indicator	Change of -2% or more.	See Table 64 in Appendix 2.
Sectoral split of employment	Local output indicator	To be determined (threshold needs to reflect shifts in sectoral balances).	See Table 60 in Appendix 2.

Northstowe AAP

Indicator number	Indicator	Type of Indicator	Targets	Meeting target?
NS01	Total Housing Completions / Annual Rate	Core	4,800 by 2016 / 650 per year	219 dwellings completed in the 2021-2022 monitoring year. 1,151 dwellings completed 2016-2017 to 2021-2022.
NS02	Housing Density	Core	–	No parcels were completed in 2021-2022. The overall density for completed parcels to date is 34.6 dph.
NS03	Housing Mix	Core	1) 25% to 30% of homes with 1 or 2 bedrooms 2) In the range of 35% to 40% of home with 3 bedrooms 3) In the range of 30% to 35% of homes with 4 or more bedrooms.	In 2021-2022: 1&2 bedrooms = 11% 3 bedrooms = 32% 4 bedrooms = 57% Over the period 2011-2012 to 2021-2022: 1&2 bedrooms = 26% 3 bedrooms = 43% 4 bedrooms = 32%.
NS04	Employment Land Supply by type	Core	Provide for approximately 20 hectares of employment land over the AAP period.	No employment land delivered yet at Northstowe.

Indicator number	Indicator	Type of Indicator	Targets	Meeting target?
NS05	Distance to Public Transport	Local	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops.	It is not possible to monitor this indicator until the development has completed.
NS06	Distance to public Open Space	Local	Formal sports pitches within 1,000m; No home more than a 1 minute walk (i.e. 100m actual walking distance) from a Local Area for Play (LAP); No home more than a 5 minute walk (i.e. 400m actual walking distance) from a Local quipped Area for Play (LEAP); No home more than a 15 minute walk (i.e. 1,000m actual walking distance) from a Neighbourhood Equipped Area for Play (NEAP) or Space for Imaginative Play (SIP).	It is not possible to monitor this indicator until the development has completed.

Northstowe AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting target?
Brownfield land stock	Important local context indicator	Dynamic, depends on consumption of existing stock and future needs	Data unavailable
Housing completed on brownfield land in last year	Important local output indicator	37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly.	All homes completed at Northstowe so far have been on greenfield land.
Hectarage of employment land completed on brownfield land in last year	Local output indicator	Dynamic, depends on existing stock and future needs (see above).	No employment land delivered yet at Northstowe.
Gas consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
Electricity Consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'good' standard	Important local output indicator	75%?	Data unavailable.
Water consumption per household per year	Significant (adverse) impact indicator	As above.	Data at district level provided in Appendix 2.

Indicator	Type	Threshold	Meeting target?
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	% of SSSIs in favourable or unfavourable condition in recent years (review once achievement is over 90%?).	95.8% in favourable or unfavourable recovering condition.
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable.
% of rights of way open and in good condition	Local output indicator	Initially at least 65%, but should be increased over time.	Data unavailable.
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable.
% of listed buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	0.3% in South Cambridgeshire in 2020/21.
% of developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable
Satisfaction with quality of the built environment	Local output indicator	75% satisfaction.	Data unavailable.
CO2 emissions per dwelling / year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.
Background NO ₂ /NO _x levels	Significant (adverse) impact indicator	40 < g/m ³ .	Data at district level for monitoring locations around Greater Cambridge provided in Appendix 2.

Indicator	Type	Threshold	Meeting target?
Background PM ₁₀ levels	Significant (adverse) impact indicator	40< g/m ³ to end 2005 then 20< g/m ³ .	Data at district level for monitoring locations around Greater Cambridge provided in Appendix 2.
Number of substantiated public complaints about odours, noise, light and other problems	Local context indicator	To be determined.	Data unavailable.
Household waste collected per household per year	Local output indicator	To be determined (based on BVPI target).	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	40% (2005)	Data at district level provided in Appendix 2.
Number of properties at risk from flooding	Significant (adverse) impact indicator	To be determined.	Data unavailable.
Life expectancy at birth	Local context indicator	Any reduction.	See Table 116 in Appendix 2.
Exercise levels	Local output indicator	To be determined.	See Table 117 in Appendix 2.
Number of people commuting on foot or cycle	Local output indicator	To be determined, though should be at least 30% for new development.	Data unavailable.
Recorded crimes per 1000 people	Local context indicator	Any increase (?).	See Table 118 in Appendix 2.
% of residents feeling safe or fairly safe after dark	Local context indicator	Any reduction.	Data unavailable.
Hectarage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	Data unavailable.

Indicator	Type	Threshold	Meeting target?
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction, and any failure to meet spatial targets in AAPs (e.g. policies NS/6 & NS/8 in Northstowe AAP).	Data unavailable.
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	To be determined based on discussions with ed. authority	Data unavailable.
% of residents who feel their local neighbourhood is harmonious	Local output indicator	Any reduction.	Data unavailable.
House price / earnings ratio	Significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	See Table 12 in Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	Significant (adverse) impact indicator	To be determined.	Data unavailable.
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	50% (or target in Core Strategy if this changes).	Between 2011-2012 and 2021-2022 there 234 affordable completions in Northstowe. This was 20% of total completions.
% of adults who feel they can influence decisions	Local context indicator	To be determined.	Data unavailable.
Usage levels for community facilities in new development	Local output indicator	To be determined.	Data unavailable.

Indicator	Type	Threshold	Meeting target?
Unemployment level	Local output indicator	+0.5% increase in any 12-month period.	See Table 62 in Appendix 2.
% of economically active residents working within 5kms of home	Significant (adverse) impact indicator	Reduction below 35%.	The most recent data is from 2011 when 35% of South Cambridgeshire residents worked within 5km of home.
% of pupils achieving 5 or more A* to C GCSE grades	Local context indicator	To be determined (through discussion with education authority).	See Tables 121a-121c in Appendix 2. However, data for 2021-2022 not comparable with previous years due to Coronavirus pandemic impact on exams.
Level or value of developer contributions in the current year	Local output indicator	To be determined.	See Tables 128 & 129 of Appendix 2.
Net annual growth in VAT registered firms	Local context indicator	Shrinkage of >0.1% in the year.	See Table 65a in Appendix 2.
Economic activity rate	Local context indicator	Change of – 2% or more.	See Table 64 in Appendix 2.
Sectoral split of employment	Local output indicator	To be determined (threshold needs to reflect shifts in sectoral balances).	See Table 60 of Appendix 2.

Cambridge East AAP

Indicator No.	Indicator	Related policies	Targets	Meeting Targets
CE01	total housing completions	CE/7	CE01	<ul style="list-style-type: none"> 99 dwellings were completed in 2021-2022. 67 dwellings completed in 2020-2021. <p>166 dwellings were completed over the period 2020-2021 to 2021-2022</p>
CE02	density	CE/7	At least 50 dwellings per hectare.	No parcels completed to date.
CE03	housing mix	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.	Over the period 2020-2021 to 2021-2022: 1&2 bedrooms = 54% 3 bedrooms = 21% 4 bedrooms = 25%
CE04	amount of/type of employment land completions	CE/8	Equivalent of 20-25 hectares of employment.	No employment land completed to date.
CE05	Distance to public transport	CE/11	All development within 600m of a stop on dedicated local busway or 400m of other local bus stops. The	N/A

Indicator No.	Indicator	Related policies	Targets	Meeting Targets
			Total housing completions and annual rate of completions for Cambridge East will be monitored through the Cambridge East housing trajectory.	
CE06	Distance to protected open space	CE/20	Formal sports pitches within 15 minutes walk; No home more than one minute's walk (i.e. 100m actual walk distance) from a LAP; No home more than five minutes walk (i.e. 400m actual walk distance) from a LEAP; No home more than 15 minutes walk (i.e. 1,000m actual walk distance) from a NEAP or SIP.	N/A
CE07	renewable energy installed by type	CE/24	Renewable energy to provide at least 10% of predicted energy requirements.	N/A
CE08	Infrastructure secured through S106	CE/9	Targets to be detailed through s.106 agreement or planning obligations.	See Tables 132 & 133 in Appendix 2.

The first completions at Cambridge East – Land north of Newmarket Road occurred in 2020-2021. Cambridge East – Land north of Cherry Hinton is still going through the planning process and currently only has outline planning permission. Therefore, most of the indicators are not yet capable of being monitored. More indicators will be monitored in future years as the development progresses.

Cambridge East AAP Sustainability Appraisal

Indicator	Type	Threshold	Meeting Target?
Brownfield Land stock	important local context indicator	Dynamic, depends on consumption of existing stock and future needs.	Not monitoring
housing completed on brownfield land in last year	important local output indicator	SCDC 37% (Structure Plan target). Also 42% - suggests brownfield stock is being used to quickly CCC 60% target by 2004/5.	There have been no completions on brownfield land to date.
hectarage of employment land completed on brownfield land in last year	Local output indicator	Dynamic, depends on existing stock and future needs.	There have been no employment land completions to date.
Gas consumption per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
electricity consumption (KwH) per home per year	Significant (adverse) impact indicator	Any increase (since this suggests adverse trend on a wide scale).	Data at district level provided in Appendix 2.
% of new homes achieving the EcoHomes 'Good' standard	important local output indicator	75%?	N/A
Water consumption per household per year	Significant (adverse) impact indicator	75%?	Data at district level provided in Appendix 2.

Indicator	Type	Threshold	Meeting Target?
% of SSSIs in favourable or unfavourable recovering condition	Local context indicator	Any reversal in improvement rate shown in recent years (review once achievement rate is over 90%).	For 2021/22 95.8% were favourable or in a recovering condition for South Cambridgeshire and 93.5% were the same status in Cambridge.
Achievement of BAP targets for habitats & species	Local output indicator	To be determined.	Data unavailable
% of rights of way open and in good condition	Local output indicator	Initially at least 65% but should be increased over time.	Data unavailable
Levels of usage of rights of way and other sites	Local output indicator	To be determined.	Data unavailable
% of Listed Buildings at risk	Local context indicator (proxy for development pressure)	To be determined.	Not monitoring
% of Developments in or within 400m of a conservation area, SMR or similar	Local context indicator (proxy for development pressure)	To be determined.	Data unavailable
Satisfaction with the quality of the build environment	Local output indicator	SCDC 75% satisfaction 20% concern deterioration CCC not known.	Not monitoring
CO2 emissions per dwelling per year	Significant (adverse) impact indicator	To be determined.	Data at district level provided in Appendix 2.
Background No2 / Nox levels	Significant (adverse) impact indicator	SCDC 40 g/m3 CCC not known.	Data at district level from monitoring locations around Greater Cambridge provided in Appendix 2.

Indicator	Type	Threshold	Meeting Target?
Background PM10 levels	Significant (adverse) impact indicator	SCDC 40A/m ³ to end of 2005 then 20g/m ³ CCC Not known.	Data at district level from monitoring locations around Greater Cambridge provided in Appendix 2.
% of main water courses in good or fair quality	local context indicator	SCDC 94% CCC Not known.	Data is not available. The Environment Agency is not providing new data on the quality of Cambridge's water courses until 2023
No. substantiated public complaints about odours, noise, light and other problems	Local context indicator	To be determined.	Data unavailable
Household waste collected per household per year	Local output indicator	SCDC To be determined (based on BVPI target) CCC 460 kg by 2006/7.	Data at district level provided in Appendix 2.
% household waste from which value is recovered	Local output indicator	SCDC 40% (2005) CCC Not known.	Data at district level provided in Appendix 2.
No. of properties at risk from flooding	Significant (adverse) impact indicator	To be determined.	Data unavailable
Life expectancy at birth	Local context indicator	Any reduction.	Data at District level - see Table 116 in Appendix 2.
Exercise levels	Local output indicator	To be determined.	Data at District level - see Table 117 in Appendix 2.
No of people commuting on foot or cycle	Local output indicator	To be determined, though should be at least 30% for new development.	Data unavailable

Indicator	Type	Threshold	Meeting Target?
Recorded crimes per 100 people	Local context indicator	Any increase?	Data at District level - see Table 118 in Appendix 2.
% of residents feeling safe or fairly safe after dark	Local context indicator	Any reduction.	Not monitoring
Hectarage of strategic open space	Local output indicator	To be determined (not clear what national targets exist at present).	N/A
% of population in categories 1-3 for access to a range of basic amenities	Local output indicator	Any reduction and any failure to meet spatial targets in applications.	Not monitoring
Available capacity in local primary and secondary schools	Significant (adverse) impact indicator	to be determined based on discussions with the education authority.	Not monitoring
% of residents who feel their local neighbourhood is harmonious	Local output indicator	any reduction.	Not monitoring
House price / earnings ratio	Significant (adverse) impact indicator	To be determined, but initially set at 5 as indicative of wider national conditions.	Data at District level - see Table 12 in Appendix 2.
% of homes judged unfit to inhabit or of sub-standard quality	Significant (adverse) impact indicator	to be determined.	Not monitoring
House completions available under 'affordable' funding / tenancy	Significant (adverse) impact indicator	SCDC 50% (or target in Development Control Policies) CCC 40%.	166 dwellings were completed over the period 2020-2021 to 2021-2022 (34% of total)
% of adults who feel they can influence decisions	Local context indicator	to be determined.	Not monitoring

Indicator	Type	Threshold	Meeting Target?
Usage levels for community facilities in new development	Local output indicator	to be determined.	Not monitoring
Unemployment level	Local output indicator	0.5% increase in any 12-month period.	Data at District level - see Tables 61 & 62 in Appendix 2.
% of economically active residents working within 5km of home	Significant (adverse) impact indicator	SCDC Reduction below 35% CCC Not known.	Not monitoring
% of pupils achieving 5 or more A* to C GCSE grades	Local context indicator	to be determined (early discussions with education authority).	Measured at district level. See Tables 121a-121c in Appendix 2. However, data for 2021-2022 not comparable with previous years due to Coronavirus pandemic impact on exams.
Level or value of developer contributions in the current year	Local output indicator	to be determined.	See Tables 132 & 133 in Appendix 2.
Net annual growth in VAT registered firms	Local context indicator	SCDC: Shrinkage of >0.1% in the year CCC: Not known.	Data at District level - see Table 65a & 65b in Appendix 2.
Economic activity rate	Local context indicator	Change of -2% or more.	Data at District level - see Table 64 in Appendix 2.
Sectoral split of employment	Local output indicator	To be determined.	Data at District level - see Table 60 in Appendix 2.

The first completions at Cambridge East – Land north of Newmarket Road occurred in 2020-2021. Cambridge East – Land north of Cherry Hinton is still going through the planning process and currently only has outline planning permission. Therefore, most of the indicators are not yet capable of being monitored. More indicators will be monitored in future years as the development progresses.

Appendix 2: Tables and Charts

Housing data

Total housing completions annually and for the plan period in Greater Cambridge

Period	Cambridge – Total	Cambridge Market	Cambridge Affordable	South Cambridgeshire – Total	South Cambridgeshire Market	South Cambridgeshire Affordable	Grand Total	Market Total	Affordable Total
2011 – 2012	363	303	60	693	525	168	1,056	828	228
2012 – 2013	476	420	56	556	487	69	1,032	907	125
2013 – 2014	1325	903	422	631	481	150	1,956	1,384	572
2014 – 2015	724	527	197	868	539	329	1,592	1,066	526
2015 – 2016	910	610	300	678	549	129	1,588	1,159	429
2016 – 2017	1,204	746	458	550	434	116	1,754	1,180	574
2017 – 2018	1,126	459	667	736	556	180	1,862	1,015	847
2018 – 2019	882	537	345	1,143	802	341	2,025	1,339	686

Period	Cambridge – Total	Cambridge Market	Cambridge Affordable	South Cambridgeshire – Total	South Cambridgeshire Market	South Cambridgeshire Affordable	Grand Total	Market Total	Affordable Total
2019 – 2020	475	276	199	1,057	713	344	1,532	989	543
2020 – 2021	397	332	65	1,325	1,014	311	1,722	1,346	376
2021 – 2022	615	468	147	1,213	854	359	1,828	1,322	506
All Years Total	8,497	5,581	2,916	9,450	6,954	2,496	17,947	12,535	5,412

Table 1– Total (net) housing completions in Cambridge and South Cambridgeshire over the plan period
Source: Research & Monitoring - Cambridgeshire County Council

Total housing completions by settlement hierarchy

Area	Cambridge	South Cambridgeshire	Greater Cambridge
Cambridge Urban Area	3,920	294	4,214
Edge of Cambridge	4,564	821	5,385
New Settlement	N/A	1,244	1,244
Rural Centre	N/A	1,895	1,895
Minor Rural Centre	N/A	1,280	1,280
Group Village	N/A	703	703
Infill Village	N/A	184	184
Countryside - Local Plan allocation	N/A	295	295
Countryside - rural exception site	N/A	389	389
Countryside	13	523	536
Countryside - five year supply site ¹	N/A	1,698	1,698
Countryside – traveller sites	0	124	124
Grand Total	8,497	9,450	17,947

Table 2 – Total (net) housing completions by settlement hierarchy for the plan period
Source: Research & Monitoring - Cambridgeshire County Council

¹ 'Five Year Supply' sites: these were planning applications that were permitted as a departure to the development plan while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply. This does not include planning applications that would have normally been permitted as a departure to the development plan

Total housing completions

Northstowe

Period	Total Completions
2016 – 2017	13
2017 – 2018	140
2018 – 2019	278
2019 – 2020	243
2020 – 2021	258
2021 – 2022	219
All Years Total	1,151

Table 3 – Total housing completions at Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

North West Cambridge

Period	Lots M1 & M2	Lot 1	Lot 2	Lot 3	Lot 8	All Lots
2016 – 2017	0	0	0	0	73	73
2017 – 2018	4	117	0	232	0	353
2018 – 2019	145	0	264	0	0	409
2019 – 2020	22	0	0	0	0	22
2020 – 2021	35	0	0	0	0	30
2021 – 2022	0	0	0	0	0	0
All Years Total	206	117	264	232	73	892

Table 4 – Total housing completions at North West Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Cambridge Southern Fringe

Period	Clay Farm	Trumpington Meadows	Bell School
2011 – 2012	0	2	0
2012 – 2013	16	141	0
2013 – 2014	271	141	0
2014 – 2015	393	67	0
2015 – 2016	149	105	21
2016 – 2017	467	89	122
2017 – 2018	539	123	45
2018 – 2019	109	148	50
2019 – 2020	93	72	32
2020 – 2021	99	128	0
2021 – 2022	52	48	0
All Years Total	2,188	1,064	270

Table 5 – Total housing completions at Cambridge Southern Fringe
Source: Research & Monitoring - Cambridgeshire County Council

Total student housing in Cambridge

Completions by bedroom

Period	Gross	Net
2011 – 2012	32	26
2012 – 2013	868	860
2013 – 2014	186	174
2014 – 2015	710	675
2015 – 2016	784	778
2016 – 2017	1,085	1,085
2017 – 2018	89	-6
2018 – 2019	552	552
2019 – 2020	357	286
2020 – 2021	122	109
2021 – 2022	48	37
All Years Total	4,833	4,576

Table 6 – Number of student housing completions (by bedroom) in Cambridge
Source: Research & Monitoring - Cambridgeshire County Council

Committed student rooms at 31 March 2022

Area	Gross	Net
Cambridge	844	843

Table 7 – Committed Student Rooms at 31 March 2022

Source: Research & Monitoring - Cambridgeshire County Council

Note: commitments include an allocation for 256 student room

Affordable housing completions:

Total affordable housing completion

Period	Cambridge	South Cambridge	Greater Cambridge
2011 – 2012	60	168	228
2012 – 2013	56	69	125
2013 – 2014	422	150	527
2014 – 2015	197	329	526
2015 – 2016	300	129	429
2016 – 2017	458	116	574
2017 – 2018	667	180	847
2018 – 2019	345	341	686
2019 – 2020	199	344	578
2020 – 2021	65	311	362
2021 – 2022	147	359	506
All Years Total	2,916	2,496	5,412

Table 8 – Total Affordable housing completions

Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions as a percentage of all completions

Period	Cambridge	South Cambridge	Greater Cambridge
2011 – 2012	17%	24%	22%
2012 – 2013	12%	12%	12%
2013 – 2014	32%	24%	29%
2014 – 2015	27%	38%	33%
2015 – 2016	33%	19%	27%
2016 – 2017	38%	21%	33%
2017 – 2018	59%	24%	45%
2018 – 2019	39%	30%	34%
2019 – 2020	42%	33%	35%
2020 – 2021	16%	23%	22%
2021 – 2022	24%	30%	28%
All Years Total	34%	26%	30%

Table 9 – Affordable housing completions as a percentage of all completions

Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions on rural exception sites

Period	South Cambridge
2011 – 2012	99
2012 – 2013	13
2013 – 2014	81
2014 – 2015	41
2015 – 2016	28
2016 – 2017	35
2017 – 2018	0
2018 – 2019	34
2019 – 2020	36
2020 – 2021	12
2021 – 2022	9
All Years Total	388

Table 10 – Affordable housing completions on Rural Exception Sites
Source: Research & Monitoring - Cambridgeshire County Council

Total affordable housing completions by type - Cambridge City

Period	Local Authority/ Social Rent	Intermediate/ Affordable Rent	Key Workers	Total
2011 – 2012	40	20	0	60
2012 – 2013	-31	87	0	56
2013 – 2014	206	216	0	422
2014 – 2015	84	113	0	197
2015 – 2016	171	129	0	300
2016 – 2017	259	125	74	458
2017 – 2018	154	144	369	667
2018 – 2019	53	28	264	345
2019 – 2020	144	55	0	199
2020 – 2021	32	33	0	65
2021 – 2022	25	122	0	147
All Years Total	1,137	1,072	707	2,916

Table 11 – Affordable housing completions by type - Cambridge City
Source: Research & Monitoring - Cambridgeshire County Council

House prices and earnings

House price to earnings ratio

Period	Cambridge	South Cambridge
2011	8.69	7.58
2012	9.33	7.42
2013	9.64	7.14
2014	10.82	7.76
2015	12.30	9.66
2016	13.38	9.47
2017	13.33	10.30
2018	13.04	9.73
2019	12.69	9.09
2020	12.46	9.81
2021	12.19	9.79

Table 12 – Ratio of median house price (existing dwellings) to median gross annual (where available) residence-based earnings by local authority district, England and Wales

Source: ONS, release date 23 March 2022

Median gross annual residence-based earnings (£)

Period	Cambridge	South Cambridge
2011	29,434	31,353
2012	29,490	32,770
2013	31,109	34,307
2014	31,430	33,508
2015	31,345	31,567
2016	31,014	35,425
2017	32,247	35,432
2018	32,980	37,414
2019	34,275	40,052
2020	34,919	38,726
2021	36,913	39,853

Table 13 – Median gross annual (where available) residence-based earnings by local authority district, England and Wales (£)

Source: ONS, release date 23 March 2022 (Earnings data are taken from the Annual Survey of Hours and Earnings release)

Median house prices (£)

Period	Cambridge	South Cambridge
2011	255,750	237,500
2012	275,000	243,000
2013	300,000	245,000
2014	340,000	260,000
2015	385,500	304,998
2016	415,000	335,557
2017	430,000	365,000
2018	430,000	364,000
2019	435,000	364,000
2020	435,000	379,995
2021	450,000	389,995

Table 14 – Median house price by local authority district, England and Wales, year ending September (£)

Source: ONS, Release date 23 March 2022 (House price data are part of the House Price Statistics for Small Areas (HPSSAs) release)

Affordable housing policy

Affordable Housing permissions in South Cambridgeshire as a percentage of all eligible permissions

Period	Affordable dwellings permitted as a % of all dwellings completed on sites where policy HG/3 is applicable
2011 – 2012	40%
2012 – 2013	39%
2013 – 2014	37%
2014 – 2015	23%
2015 – 2016	38%
2016 – 2017	41%

Table 15a – Affordable Housing permissions in South Cambridgeshire as a percentage of all eligible permissions where Policy HG/3 of the Development Control Policies DPD (2007) was applicable

Source: Research & Monitoring - Cambridgeshire County Council

Period	Affordable dwellings permitted as a % of all dwellings permitted on sites where the affordable housing policy of Local Plan is applicable (Policy H/10)
2017 – 2018	33%
2018 – 2019	33%
2019 – 2020	32%
2020 – 2021	29%
2021 – 2022	40%

Table 15b16 – Affordable housing permissions in South Cambridgeshire as a percentage of all eligible permissions in accordance with the South Cambridgeshire Local Plan (2018) Policy H/10

Source: Research & Monitoring - Cambridgeshire County Council

Note: for (a) the data includes planning permissions where Policy HG/3 of the Development Control Policies DPD (2007) applied and where the target was to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.

For (b) the data includes planning permissions where Policy H/9 of the submission version and H/10 of the adopted version (post 28 September 2018) of the South Cambridgeshire Local Plan applies and where the target is to achieve a 40% affordable housing contribution either onsite or offsite through a commuted sum contribution.

In September 2018 Policy H/10 was adopted as part of the South Cambridge Local Plan (2018). In November 2018 Members agreed to require affordable housing on sites of 10 or more dwellings, in line with the National Planning Policy Framework (NPPF) rather than 11 or more dwellings as set out in the submission version of Policy H/9 and adopted version of Policy H/10. The data included for 2018/19 therefore uses two different thresholds: 11+ dwelling permitted between 1 April 2018 and 13 November 2018, and 10+ from 14 November 2018-31 March 2019.

Affordable Housing permissions in Cambridge as a percentage of all eligible permissions

Period	Affordable dwellings permitted as a % of all dwellings permitted on sites where the affordable housing policy of Local Plan is applicable (Policy H/10)
2018 – 2019	54%
2019 – 2020	37%

Table 17a – Affordable housing permissions in Cambridge as a percentage of all eligible permissions in accordance with the Cambridge Local Plan (2018) Policy 45
Source: Research & Monitoring - Cambridgeshire County Council

Period	Affordable dwellings permitted as a % of all dwellings permitted on sites of 10/11-14 dwellings where the affordable housing policy of Local Plan is applicable (Policy 45)	Affordable dwellings permitted as a % of all dwellings permitted on sites of 15+ dwellings where the affordable housing policy of Local Plan is applicable (Policy 45)
2020 – 2021	23%	47%
2021 – 2022	n/a	41%

Table 18b – Affordable housing permissions in Cambridge as a percentage of all eligible permissions in accordance with the Cambridge Local Plan (2018) Policy 45
Source: Research & Monitoring - Cambridgeshire County Council

Note: for (a) the data includes data for all sites within both the 11 (10) – 14 and 15+ thresholds.

For (b) the data includes data presented separately for the 11 (10) - 14 and 15+ thresholds.

Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 square meters. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) -14 units and 40% affordable housing required on sites of 15 or more units.

Gypsy & Traveller community

Caravan Count – Cambridge

Period	Month	Social rented	Permanent Planning Permission	All Private Caravans	No. of Caravans on Sites on Gypsies own land: 'Tolerated'	No. of Caravans on Sites on Gypsies own land: 'Not tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Not tolerated'	Total	Travelling Showpeople Caravans
2011	Jan	0	5	5	0	0	0	0	5	-
2011	July	0	5	5	0	0	0	0	5	-
2012	Jan	0	5	5	0	0	0	0	5	-
2013	Jan	0	2	2	0	0	0	2	4	-
2013	July	0	5	5	0	0	0	0	5	-
2014	Jan	0	2	2	0	0	0	2	4	-
2014	July	0	5	5	0	0	0	0	5	-
2015	Jan	0	2	2	0	0	0	2	4	0
2016	Jan	0	2	2	0	0	0	0	0	0
2016	July	0	0	0	0	0	0	0	2	-
2017	Jan	0	0	0	0	0	0	0	0	0
2017	July	0	0	0	0	0	0	0	0	-
2018	Jan	0	0	0	0	0	0	0	0	0
2018	July	0	0	0	0	0	0	0	0	-
2019	Jan	0	0	0	0	0	0	0	0	0

Period	Month	Social rented	Permanent Planning Permission	All Private Caravans	No. of Caravans on Sites on Gypsies own land: 'Tolerated'	No. of Caravans on Sites on Gypsies own land: 'Not tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Tolerated'	No. of Caravans on Sites on land not owned by Gypsies: 'Not tolerated'	Total	Travelling Showpeople Caravans
2019	July	0	0	0	0	0	0	0	0	-
2020	Jan	0	0	0	0	0	0	0	0	0
2021	July	0	0	0	0	0	0	0	0	-
2022	Jan	0	0	0	0	0	0	0	0	0

Table 19 – Traveller Caravan Count for Cambridge
Source: Traveller caravan count, ONS

Caravan Count - South Cambridgeshire

Period	Month	Social rented	Temporary Planning permission	Permanent planning permission	All private caravans	No. of caravans on sites on Gypsy owned land 'Tolerated'	No. of caravans on sites on Gypsy owned land 'Not tolerated'	No of caravans on land not owned by Gypsies 'Tolerated'	No of caravans on land not owned by Gypsies 'Not tolerated'	Total	Travelling Showpeople caravans
2011	Jan	58	126	324	450	0	11	0	0	519	-
2011	July	59	108	286	394	0	4	0	0	457	-
2012	Jan	53	102	351	453	0	16	0	0	522	-
2013	Jan	44	77	357	434	0	5	0	0	483	-
2013	July	41	56	340	396	0	4	4	0	445	-
2014	Jan	44	48	412	460	0	5	0	0	509	-
2014	July	36	9	436	445	0	6	0	0	487	-
2015	Jan	32	10	410	420	0	27	0	0	479	69
2016	Jan	39	0	394	394	0	0	0	0	433	32
2016	July	43	29	340	369	0	0	0	0	412	-
2017	Jan	41	0	483	483	32	0	0	0	556	32
2017	July	46	1	504	505	37	0	0	0	588	-
2018	Jan	52	2	499	501	8	0	0	0	561	51
2018	July	43	0	583	583	0	1	0	0	627	-

Period	Month	Social rented	Temporary Planning permission	Permanent planning permission	All private caravans	No. of caravans on sites on Gypsy owned land 'Tolerated'	No. of caravans on sites on Gypsy owned land 'Not tolerated'	No of caravans on land not owned by Gypsies 'Tolerated'	No of caravans on land not owned by Gypsies 'Not tolerated'	Total	Travelling Showpeople caravans
2019	Jan	54	1	543	544	0	0	0	0	598	32
2019	July	47	1	573	574	0	0	0	0	621	-
2020	Jan	47	1	534	535	0	0	0	0	582	32
2021	July	50	1	556	557	0	0	0	0	607	-
2022	Jan	43	1	546	547	0	0	0	0	590	40

Table 20 – Traveller Caravan Count for South Cambridgeshire

Source: Traveller caravan count, ONS

Note: Table 17 and 18- The twice-yearly Traveller Caravan Count takes place in January and July, recording the number of caravans on both authorised and unauthorised sites across England. Each January count now includes a count of caravans occupied by travelling showpeople in each local authority in England. There was no Traveller Caravan Count in July 2020 and January 2021 due to Coronavirus restrictions.

Gypsy & Traveller pitches completed in South Cambridgeshire

Period	Private	Public
2011-2012	10	1
2012-2013	29	0
2013-2014	54	0
2014-2015	4	0
2015-2016	5	1
2016-2017	8	0
2017-2018	0	0
2018-2019	1	0
2019-2020	0	0
2020-2021	1	0
2021-2022	0	0
All Years Total	112	2

Table 21 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

G&T Pitches for Emergency Stopping in South Cambridgeshire

Period	Private	Public
2011-2012	0	0
2012-2013	0	0
2013-2014	0	0
2014-2015	0	0
2015-2016	0	0
2016-2017	0	0
2017-2018	0	0
2018-2019	0	0
2019-2020	0	0
2020-2021	0	0
2021-2022	0	0
All Years Total	0	0

Table 22 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

Permanent Travelling Showpeople Plots

Period	Private	Public
2011-2012	0	0
2012-2013	0	0
2013-2014	0	0
2014-2015	6	0
2015-2016	0	0
2016-2017	0	0
2017-2018	4	0
2018-2019	0	0
2019-2020	0	0
2020-2021	0	0
2021-2022	0	0
All Years Total	10	0

Table 23 – Gypsy & Traveller pitches completed

Source: Research & Monitoring - Cambridgeshire County Council

Brownfield development

Percentage of new and converted dwellings on previously developed land in South Cambridgeshire

Period	South Cambridgeshire
2011-2012	31.4
2012-2013	22.5
2013-2014	46.5
2014-2015	31.7
2015-2016	32.3
2016-2017	27.2
2017-2018	26.8
2018-2019	22.2
2019-2020	18.0
2020-2021	14.7
2021 - 2022	15.7
All Years Total	24.6

Table 24 – Percentage of gross new and converted dwellings completed on previously developed land in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions on garden land in Cambridge

Period	Cambridge
2011-2012	10
2012-2013	10
2013-2014	14
2014-2015	18
2015-2016	29
2016-2017	10
2017-2018	10
2018-2019	15
2019-2020	17
2020-2021	11
2021-2022	11
All Years Total	155

Table 25 – Housing completions on garden land in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Housing densities

Average density in South Cambridgeshire

Period	Density
2011-2012	35.8
2012-2013	29.1
2013-2014	29.9
2014-2015	40.3
2015-2016	30.1
2016-2017	32.2
2017-2018	45.1
2018-2019	42.5
2019-2020	31.9
2020-2021	37.3
2021-2022	30.6
All Years Total	34.8

Table 26 – Average Density in South Cambridgeshire (Dwellings per hectare on completed sites of more than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average density in Cambridge

Period	Density
2011-2012	94.1
2012-2013	194.4
2013-2014	91.7
2014-2015	81.5
2015-2016	67.0
2016-2017	78.8
2017-2018	74.3
2018-2019	90.8
2019-2020	55.6
2020-2021	69.8
2021-2022	123.3
All Years Total	76.6

Table 27 – Average Density in Cambridge (Dwellings per hectare on completed sites of more than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average densities by settlement category in South Cambridgeshire

Period	Urban Extension (within SC)	New Settlement	Rural Centre	Minor Rural Centre	Group Village	Infill Village	Countryside
2011/12	62.9	N/A	28.9	42.6	32.5	28.1	N/A
2012/13	27.6	N/A	35.9	35.9	19.8	N/A	N/A
2013/14	20.9	N/A	39.8	22.1	30.2	18.3	33.5
2014/15	76.0	N/A	41.1	41.2	22.1	N/A	N/A
2015/16	N/A	N/A	28.0	33.8	N/A	N/A	N/A
2016/17	50.7	N/A	29.2	28.1	31.8	25	N/A
2017/18	59.1	N/A	98.3	37.0	23.9	N/A	12.8
2018/19	90.3	35.8	40.3	41.2	29.2	N/A	116.7
2019/20	N/A	43.0	32.9	26.8	32.9	N/A	31.4
2020/21	62.3	32.9	53.4	34.6	27.4	n/a	69.2
2021/22	N/A	N/A	N/A	56.7	25.4	14.5	N/A
All Years Total	49.9	34.6	34.6	36.7	27.1	18.7	33.7

Table 28 – Average density by settlement category in South Cambridgeshire (Dwellings per hectare on completed sites greater than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Average densities in Trumpington Meadows and Eddington

Period	Trumpington Meadows (C & SC)	Eddington (C & SC)
2011/12	N/A	N/A
2012/13	N/A	N/A
2013/14	N/A	N/A
2014/15	50	N/A
2015/16	30.5	N/A
2016/17	43.4	152.1
2017/18	59.1	160.1
2018/19	51.9	194.1
2019/20	N/A	N/A
2020/21	98.0	27.8
2021/22	N/A	N/A
All Years Total	54.3	160.0

Table 29 – Average densities in Trumpington Meadows and Eddington (Dwellings per hectare on completed sites greater than nine dwellings)

Source: Research & Monitoring - Cambridgeshire County Council

Note: there were no built out parcels in 2019/20 and 2021/22

Housing completions by number of bedrooms

Housing completions (GROSS) by number of bedrooms (%) in South Cambridgeshire

Period	1/ 2 bedroom	3 bedrooms	4 or more bedrooms	Unknown bedrooms
2011/12	45%	23%	31%	1%
2012/13	32%	34%	29%	4%
2013/14	39%	27%	28%	6%
2014/15	43%	34%	22%	1%
2015/16	28%	33%	37%	1%
2016/17	34%	35%	30%	2%
2017/18	40%	33%	26%	1%
2018/19	43%	28%	29%	0%
2019/20	40%	31%	28%	1%
2020/21	45%	29%	25%	0%
2021/22	39%	30%	31%	0%

Table 30 – Housing completions (GROSS) by number of bedrooms (%) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms in Trumpington Meadows (South Cambridgeshire only)

Period	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
2014/15	8	15	6	0
2015/16	0	0	0	2
2016/17	0	5	16	41
2017/18	33	58	21	11
2018/19	2	62	13	29
2019/20	14	38	13	7
2020/21	20	63	27	18
2021/22	2	12	22	12
All Years Total	79	253	108	120

Table 31 – Housing completions (GROSS) by number of bedrooms in Trumpington Meadows (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms (%) in Trumpington Meadows (South Cambridgeshire only)

Period	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
2014/15	27%	52%	21%	0%
2015/16	0%	0%	0%	100%
2016/17	0%	8%	26%	66%
2017/18	27%	47%	17%	9%
2018/19	2%	59%	12%	27%
2019/20	19%	53%	18%	10%
2020/21	16%	49%	21%	14%
2021/22	4%	25%	46%	25%
All Years Total	14%	45%	19%	21%

Table 32 – Housing completions (GROSS) by number of bedrooms (%) in Trumpington Meadows (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council Anywhere

Housing completions (GROSS) by number of bedrooms in Northstowe

Period	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
2016/17	0	6	3	4
2017/18	0	17	81	42
2018/19	9	81	114	74
2019/20	8	60	101	77
2020/21	3	85	123	47
2021/22	1	24	70	124
All Years Total	21	273	492	368

Table 33 – Housing completions (GROSS) by number of bedrooms in Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

Housing completions (GROSS) by number of bedrooms (%) in Northstowe

Period	1 bedroom	2 bedrooms	3 bedrooms	4 or more bedrooms
2016/17	0%	46%	23%	31%
2017/18	0%	12%	58%	30%
2018/19	3%	29%	41%	27%
2019/20	3%	24%	41%	31%
2020/21	1%	33%	48%	18%
2021/22	0%	11%	32%	57%
All Years Total	2%	24%	43%	32%

Table 34 – Housing completions (GROSS) by number of bedrooms (%) in Northstowe

Source: Research & Monitoring - Cambridgeshire County Council

Market housing completions (GROSS) on developments of more than 10 dwellings by number of bedrooms – South Cambridgeshire

Period	1 or 2 bedrooms	3 bedrooms	4 or more bedrooms	Unknown bedrooms
2011/12	33%	31%	36%	0%
2012/13	40%	24%	35%	0%
2013/14	35%	21%	44%	0%
2014/15	26%	33%	40%	1%
2015/16	24%	33%	41%	1%
2016/17	21%	35%	42%	2%
2017/18	28%	31%	41%	0%
2018/19	30%	33%	37%	0%
2019/20	24%	36%	40%	0%
2020/21	36%	35%	30%	0%
2021/22	25%	32%	43%	0%

Table 35 – Market housing completions (GROSS) on developments of more than 10 dwellings by number of bedrooms – South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Ranges of housing densities

Housing on completed sites of more than nine dwellings by range of density (%) in South Cambridgeshire

Period	<30 DPH	30-50 DPH	>50 DPH	Total completed
2011-2012	31.0%	36.6%	32.4%	887
2012-2013	38.9%	51.6%	9.6%	450
2013-2014	48.4%	44.7%	7.0%	488
2014-2015	4.0%	79.7%	16.3%	947
2015-2016	26.4%	73.6%	0.0%	496
2016-2017	52.6%	23.9%	23.5%	685
2017-2018	13.9%	3.8%	82.3%	266
2018-2019	2.8%	81.5%	15.7%	713
2019-2020	19.0%	81.0%	0.0%	741
2020-2021	8.4%	75.0%	16.6%	996
2021-2022	31.6%	7.3%	9.9%	355
All Years Total	24.6%	57.6%	17.8%	7,024

Table 36 – Housing on completed sites of more than nine dwellings by range of density (%) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Housing on completed sites of more than nine dwellings by range of density (%) in Cambridge

Period	<30 DPH	30-50 DPH	>50 DPH	Total completed
2011-2012	0.0%	8.5%	91.5%	283
2012-2013	0.0%	0.0%	100.0%	119
2013-2014	4.1%	12.0%	84.0%	443
2014-2015	0.0%	19.6%	80.4%	735
2015-2016	1.0%	31.9%	67.1%	1,246
2016-2017	0.0%	1.4%	98.6%	739
2017-2018	0.0%	34.2%	65.8%	1,047
2018-2019	0.0%	4.0%	96.0%	656
2019-2020	0.0%	26.1%	73.9%	1,034
2020-2021	0.0%	7.0%	93.0%	430

Period	<30 DPH	30-50 DPH	>50 DPH	Total completed
2021-2022	0.0%	1.2%	98.8%	728
All Years Total	0.4%	17.7%	81.9%	7,460

Table 37 – Housing on completed sites of more than nine dwellings by range of density (%) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Employment data

Number of jobs created

South Cambridgeshire

Period	Total jobs	Jobs created	Cumulative net – additional jobs
2011	80,000	-	-
2012	74,000	-6,000	-6,000
2013	75,000	1,000	-5,000
2014	84,000	9,000	4,000
2015	87,000	3,000	7,000
2016	91,000	4,000	11,000
2017	97,000	6,000	17,000
2018	93,000	-4,000	13,000
2019	99,000	6,000	19,000
2020	97,000	-2,000	17,000

Table 38 – Number of Jobs created in South Cambridgeshire

Source: Job density data series, ONS (via Nomis)

Note: the total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces.

Cambridge

Period	Total jobs	Jobs created	Cumulative net – additional jobs
2011	98,000	-	-
2012	100,000	2,000	2,000
2013	108,000	8,000	10,000
2014	113,000	5,000	15,000
2015	114,000	1,000	16,000
2016	115,000	1,000	17,000
2017	118,000	3,000	20,000
2018	122,000	4,000	24,000
2019	123,000	1,000	25,000
2020	133,000	10,000	35,000

Table 39 – Number of Jobs created in Cambridge

Source: Job density data series, ONS (via Nomis)

Note: the total number of jobs is a workplace-based measure and comprises employee jobs, self-employed, government-supported trainees and HM Forces

Amount and type of completed and committed employment floorspace and land

Gross Amount and Type of Completed Employment Floorspace (square metres)

Cambridge

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	6,193	11,845	0	348	965	19,351
2012-2013	0	11,164	0	0	69	1	11,234
2013-2014	0	5,730	0	539	2,361	1,296	9,926
2014-2015	106	1,366	2,210	123	0	2,328	6,133
2015-2016	487	17,330	6,688	3,064	2,686	4,511	34,766
2016-2017	0	15,490	603	1	2,343	0	18,437
2017-2018	0	75,149	24,539	0	2,869	2,787	105,344
2018-2019	0	428	79,843	0	0	886	81,157
2019-2020	11,503	539	2,554	40	0	0	14,636
2020-2021	17,245	12,589	1,115	768	84	0	31,801
2021-2022	124	8,260	238	0	124	124	8,870
All Years Total	29,465	154,237	129,635	4,535	10,884	12,898	341,654

Table 40 – Gross Amount and Type of Completed Employment Floorspace (square metres) in Cambridge.

Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

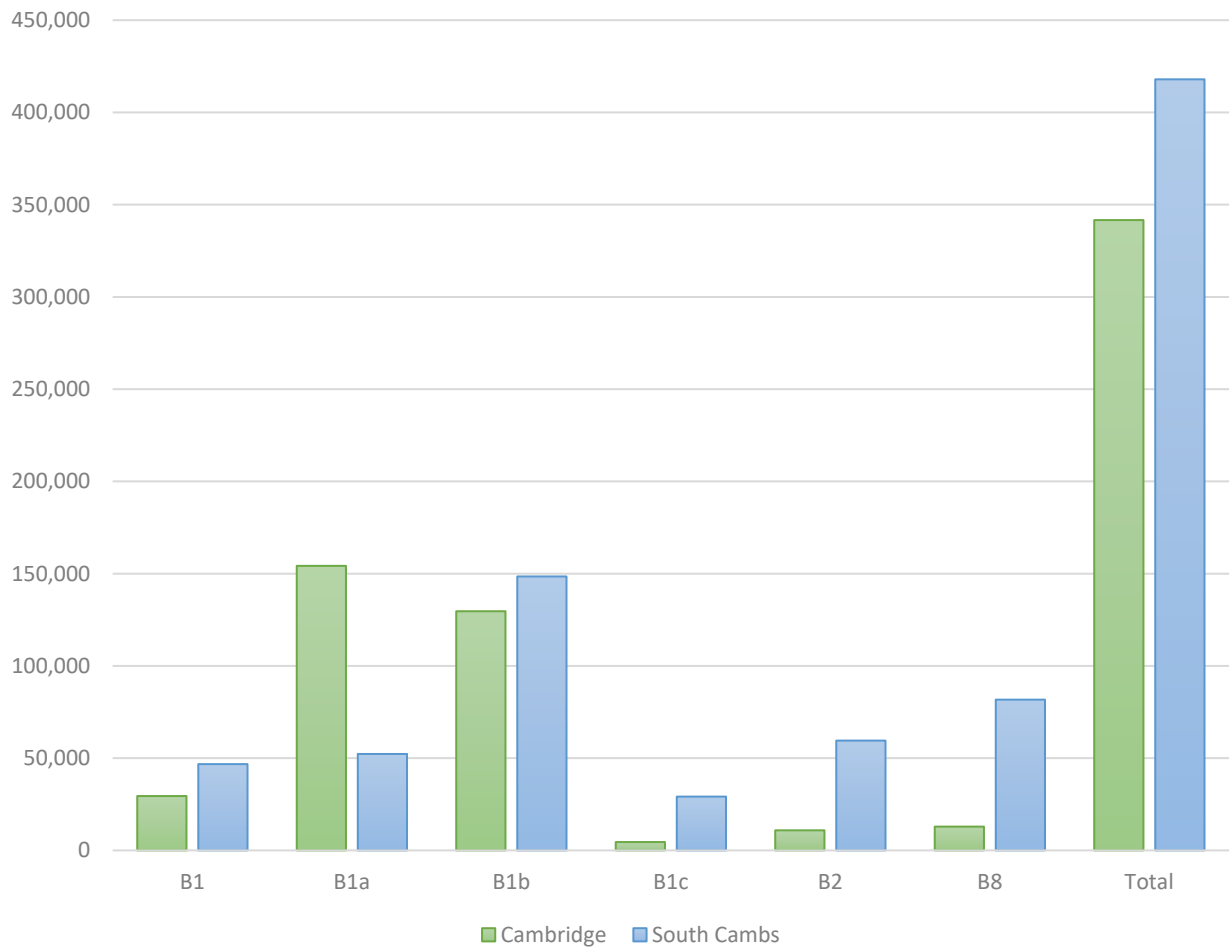
Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	564	5,461	172	5,767	4,947	16,911
2012-2013	4,821	1,112	1,428	870	8,359	6,561	23,151
2013-2014	128	1,775	4,154	853	2,261	7,420	16,591
2014-2015	330	3,727	33,613	1,754	4,845	7,696	51,965
2015-2016	5,529	9,972	17,372	2,668	14,104	3,354	52,999
2016-2017	1,043	10,619	8,673	990	2,635	8,979	32,939
2017-2018	8,305	11,955	9,703	7,516	10,587	14,836	62,902
2018-2019	11,736	6,394	38,583	3,755	4,890	6,751	72,109
2019-2020	12,816	3,258	3,165	790	180	9,615	29,824
2020-2021	1,660	1,868	20,120	1,975	4,121	3,318	33,062

Period	B1	B1a	B1b	B1c	B2	B8	Total
2021-2022	409	1,033	6,226	7,819	1,769	8,243	25,498
All Years Total	46,776	52,277	148,498	29,162	59,518	81,720	417,951

Table 41 – Gross amount and type of completed employment floorspace (square metres) in South Cambridgeshire.

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of completed employment floorspace (square metres) over plan period (2011-2022)



Net amount and type of completed employment floorspace (square metres)

Cambridge

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	-224	-2,250	7,632	-4,695	-425	912	950
2012-2013	0	2,397	0	-1,574	-1,170	-161	-508
2013-2014	-81	-4,328	-1,300	-465	-1,255	-5,429	-12,858
2014-2015	106	-12,401	1,590	-262	-561	-9,433	-20,961
2015-2016	425	1,313	4,182	1,748	2,686	-66	10,288
2016-2017	0	12,936	603	-469	2,055	-1,856	13,269
2017-2018	-6,526	65,941	23,562	0	-2,307	-1,028	79,642
2018-2019	0	-11,565	78,709	-1,425	-1,817	602	64,503
2019-2020	11,503	-11,303	350	40	0	-202	388
2020-2021	17,245	6,285	1,115	598	-840	-724	23,679
2021-2022	-676	-1,681	238	0	124	-124	-2,119
All Years Total	21,772	45,344	116,681	-6,504	-3,510	-17,509	156,272

Table 42 – Net amount and type of completed employment floorspace (square metres) in Cambridge.

Source: Research & Monitoring - Cambridgeshire County Council

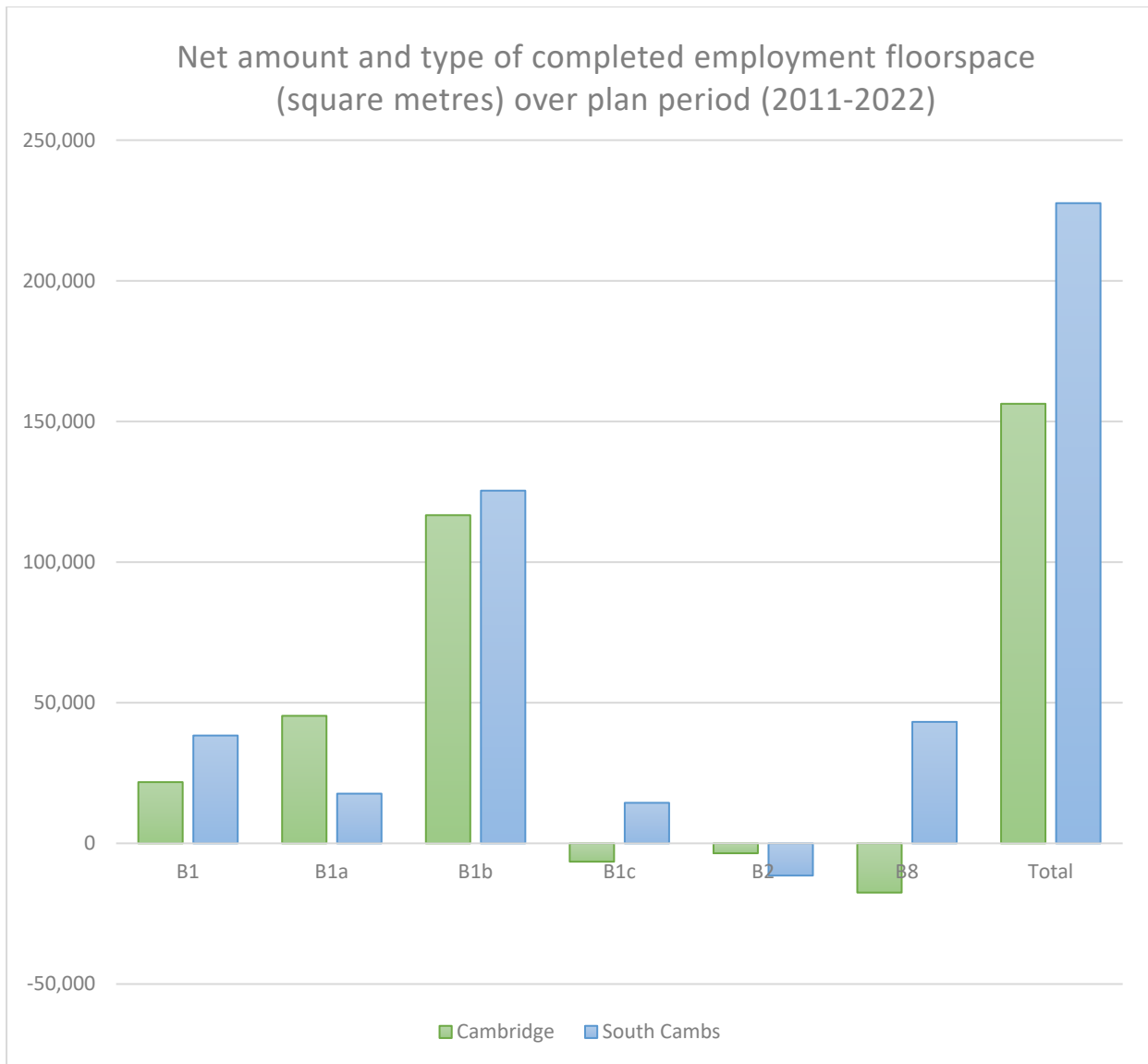
South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	-5,057	5,461	-104	-6,178	3,000	-2,878
2012-2013	4,467	-1,725	1,317	-3,717	-668	2,623	2,297
2013-2014	128	449	-13,495	-456	-22,668	6,819	-29,223
2014-2015	-432	1,268	33,569	458	-1,835	6,330	39,358
2015-2016	5,529	6,920	17,372	1,877	13,114	-5,757	39,055
2016-2017	1,043	2,055	5,243	439	2,245	6,429	17,454
2017-2018	8,305	6,636	9,703	7,005	9,106	10,881	51,636
2018-2019	4,954	5,877	36,716	2,283	4,890	4,900	59,620
2019-2020	12,628	2,263	3,165	-646	-2,411	8,337	23,336
2020-2021	1,660	149	20,120	798	-8,508	2,577	16,796
2021-2022	66	-1,156	6,226	6,487	1,474	-2,944	10,152

Year	B1	B1a	B1b	B1c	B2	B8	Total
All Years Total	38,348	17,679	125,397	14,424	-11,439	43,195	227,602

Table 43 – Net amount and type of completed employment floorspace (square metres) in South Cambridgeshire.

Source: Research & Monitoring - Cambridgeshire County Council



Gross Amount and Type of Completed Employment Land (Hectares)

Cambridge

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	0.56	2.07	0.00	0.16	0.20	3.00
2012-2013	0.00	0.44	0.00	0.00	0.01	0.05	0.50
2013-2014	0.00	0.68	0.00	0.31	0.43	0.22	1.65
2014-2015	0.01	0.62	0.22	0.07	0.00	0.31	1.23
2015-2016	0.29	1.09	0.75	0.98	0.38	0.83	4.32
2016-2017	0.00	0.76	0.00	0.10	0.66	0.00	1.52
2017-2018	0.00	10.37	1.83	0.00	0.45	0.45	13.09
2018-2019	0.00	0.01	11.88	0.00	0.00	0.84	12.74
2019-2020	2.32	0.25	1.43	0.01	0.00	0.00	4.01
2020-2021	0.44	0.95	0.06	0.09	0.02	0.00	1.56
2021-2022	0.00	0.48	0.0	0.0	0.0	0.00	0.48
All Years Total	3.06	16.22	18.24	1.56	2.11	2.91	44.10

Table 44 – Gross amount and type of completed employment land (hectares) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

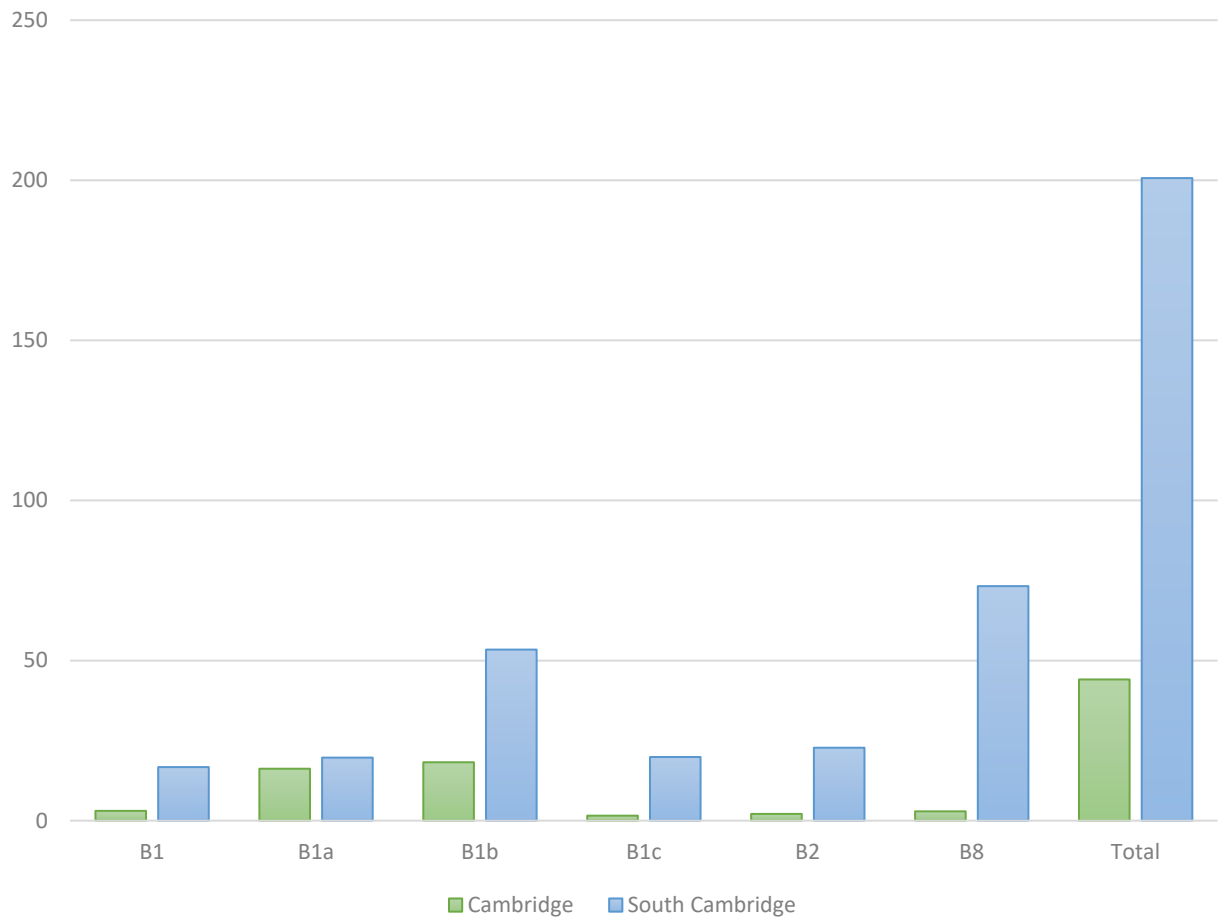
South Cambridgeshire

Year	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	0.88	2.83	0.02	2.50	25.98	32.21
2012-2013	1.66	0.53	0.08	0.84	1.65	2.02	6.78
2013-2014	0.03	0.77	1.41	0.63	0.10	2.03	4.97
2014-2015	0.02	1.06	8.23	0.79	2.78	4.02	16.91
2015-2016	7.94	3.96	4.90	0.93	4.16	7.04	28.92
2016-2017	0.56	2.11	1.67	0.45	4.44	3.17	12.41
2017-2018	0.75	6.38	2.23	2.26	2.16	5.46	19.24
2018-2019	1.38	0.78	12.75	1.61	2.42	4.62	22.18
2019-2020	3.11	1.55	0.29	0.08	0.00	4.72	8.52
2020-2021	0.74	1.09	8.35	0.73	1.62	1.47	13.99
2021-2022	0.54	0.58	10.69	11.04	0.45	11.26	34.56
All Years Total	16.73	19.69	53.43	19.88	22.78	73.25	200.69

Table 45 – Gross amount and type of completed employment land (hectares) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Total Gross amount and type of completed employment land (hectares) over plan period 2011-2022



Net Amount and Type of Completed Employment Land (Hectares)

Cambridge

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	-0.09	-4.07	-1.50	-3.68	0.01	0.04	-9.28
2012-2013	0.00	-1.53	0.00	-0.27	-0.58	0.04	-2.34
2013-2014	-0.02	-3.75	-0.26	-0.13	0.26	-0.94	-4.85
2014-2015	0.01	-1.54	-0.01	-0.04	-0.18	-2.16	-3.92
2015-2016	0.29	-7.77	0.45	0.81	0.38	-0.81	-6.66
2016-2017	0.00	0.41	0.00	0.06	0.63	-1.01	0.09
2017-2018	-0.59	9.24	0.54	0.00	-0.46	-1.16	7.58
2018-2019	0.00	-3.76	11.23	-0.81	-1.13	0.77	6.31
2019-2020	2.32	-0.91	0.86	0.01	0.00	-0.01	2.27
2020-2021	0.44	-0.04	0.06	0.06	-0.25	-0.24	0.03
2021-2022	-0.17	-0.77	0.0	0.0	0.0	-0.02	-0.97
All Years Total	2.19	-14.48	11.37	-3.99	-1.33	-5.49	-11.72

Table 46 – Net amount and type of completed employment land (hectares) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

South Cambridgeshire

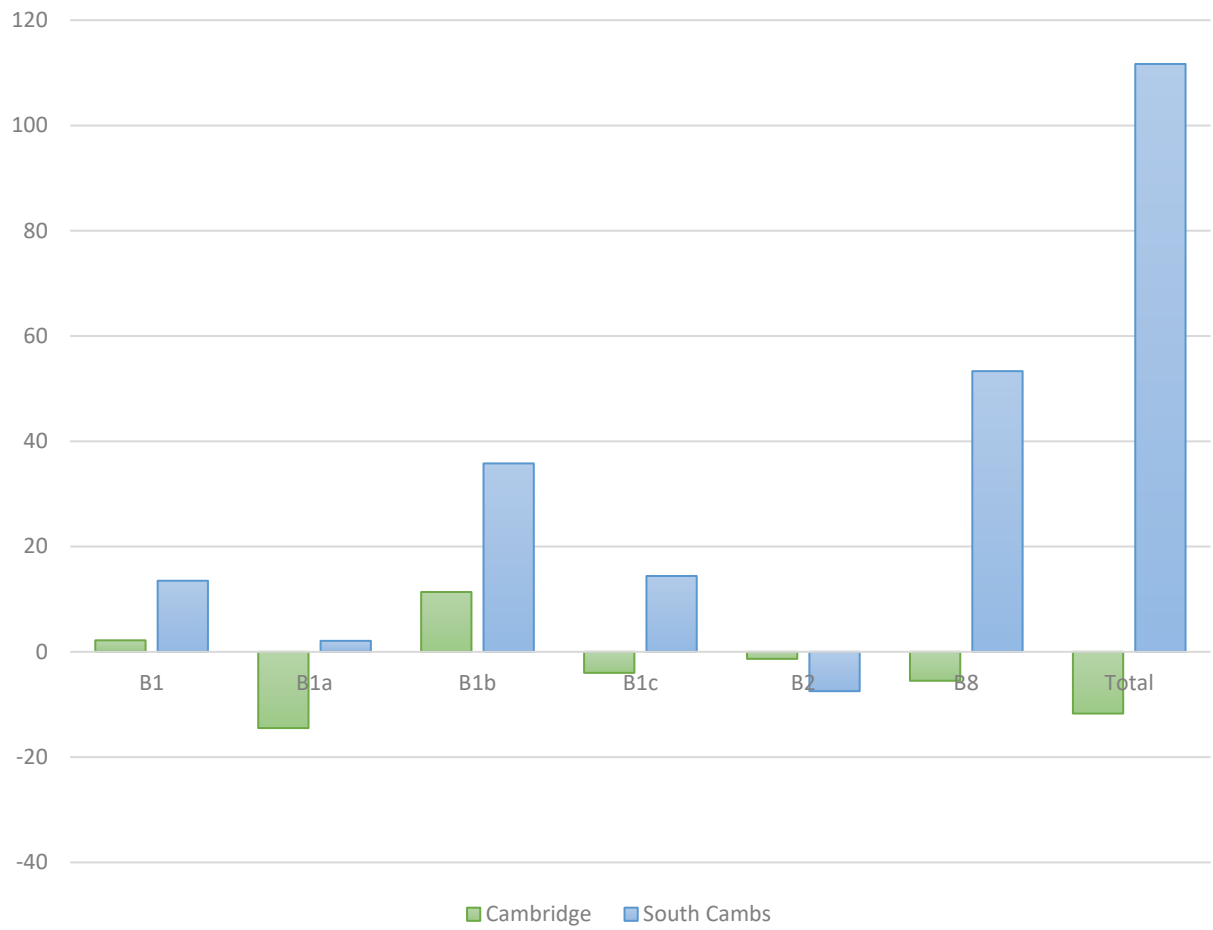
Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0.00	-3.62	2.83	-0.12	0.05	25.04	24.18
2012-2013	1.60	-1.28	0.07	-0.01	-1.41	0.05	-0.98
2013-2014	0.03	0.48	-14.79	-0.17	-12.97	1.20	-26.23
2014-2015	-0.10	0.03	7.85	0.10	0.38	2.27	10.54
2015-2016	7.94	3.12	4.90	0.64	3.95	3.76	24.31
2016-2017	0.56	-0.60	0.65	0.32	3.41	2.15	6.50
2017-2018	0.75	3.39	2.23	2.14	1.20	4.73	14.45
2018-2019	-1.04	0.48	12.75	0.89	1.96	2.72	17.76
2019-2020	2.84	0.91	0.29	-0.22	-2.13	2.04	3.74
2020-2021	0.74	-0.66	8.35	0.43	-2.33	1.05	7.58
2021-2022	0.19	-0.17	10.69	10.42	0.39	8.33	29.85

Period	B1	B1a	B1b	B1c	B2	B8	Total
All Years Total	13.51	2.09	35.80	14.41	-7.47	53.33	111.68

Table 47 – Net amount and type of completed employment land (hectares) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Net amount and type of completed employment land
(hectares) over plan period (2011-2022)



Gross Amount and Type of Committed Employment Floorspace by status

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0	231	131,253	0	0	0	131,484
Detailed planning permission - not started	271	12,103	9,719	482	0	3,872	26,447
Detailed planning permission - under construction	6,565	6,582	13,502	0	0	0	26,649
Allocated, with no planning permission	3,405	23,159	11,084	0	2,432	0	40,080

Table 48 – Gross amount and type of committed employment floorspace (square metres) in Cambridge at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

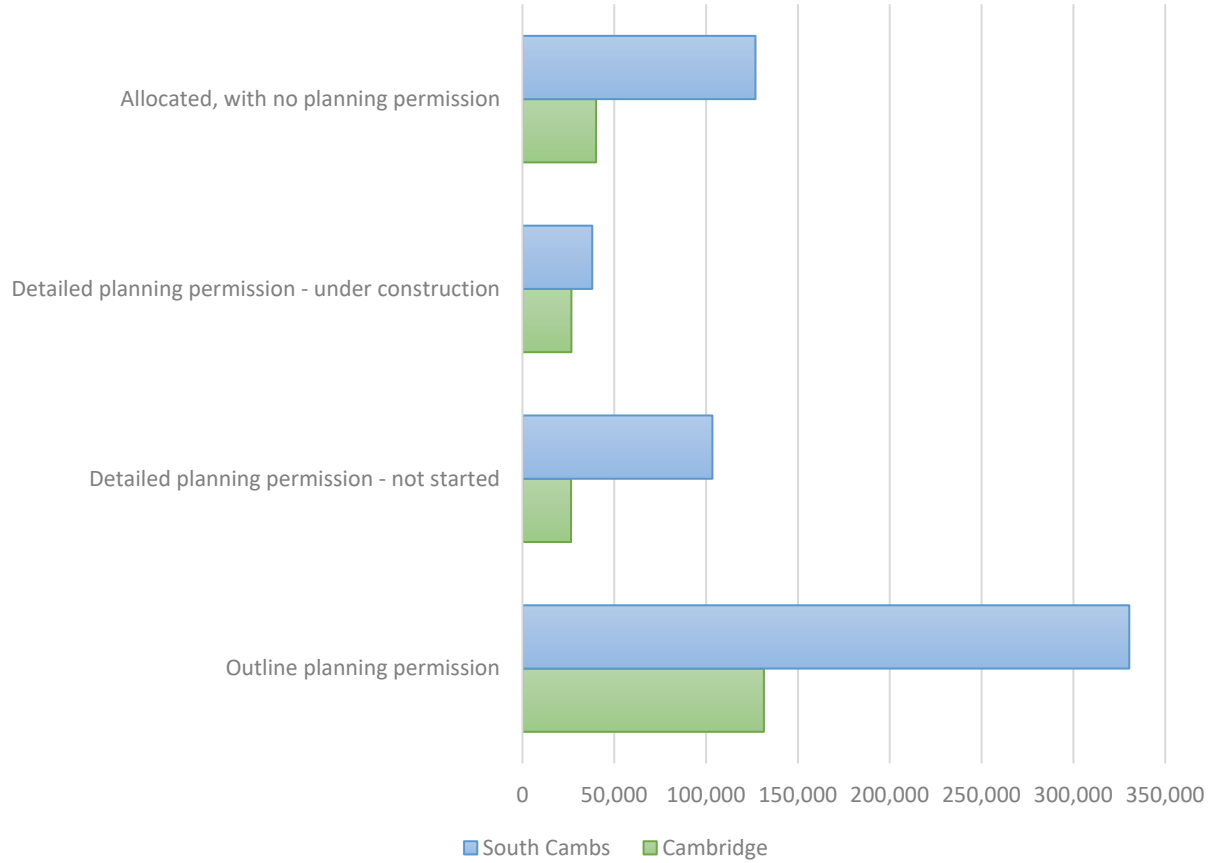
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	104,153	35,370	55,360	14,070	60,894	60,598	330,447
Detailed planning permission - not started	10,457	9,237	56,975	5,266	10,081	11,431	103,446
Detailed planning permission - under construction	332	27,476	0	5,474	2,289	2,436	38,007
Allocated, with no planning permission	48,893	22,900	43,685	2,323	4,540	4,540	126,881

Table 49 – Gross amount and type of committed employment floorspace (square metres) in South Cambridgeshire at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of committed employment floorspace by status, at March 2022



Net Amount and Type of Committed Employment Floorspace by status

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0	231	131,253	0	0	0	131,484
Detailed planning permission - not started	271	-6,206	9,719	-111	0	-813	2,860
Detailed planning permission - under construction	6,565	2,098	13,502	0	0	-3,765	18,400
Allocated, with no planning permission	-597	13,047	11,084	-425	-28,041	-4,491	-9,423

Table 50 – Net amount and type of committed employment floorspace (square metres) in Cambridge at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

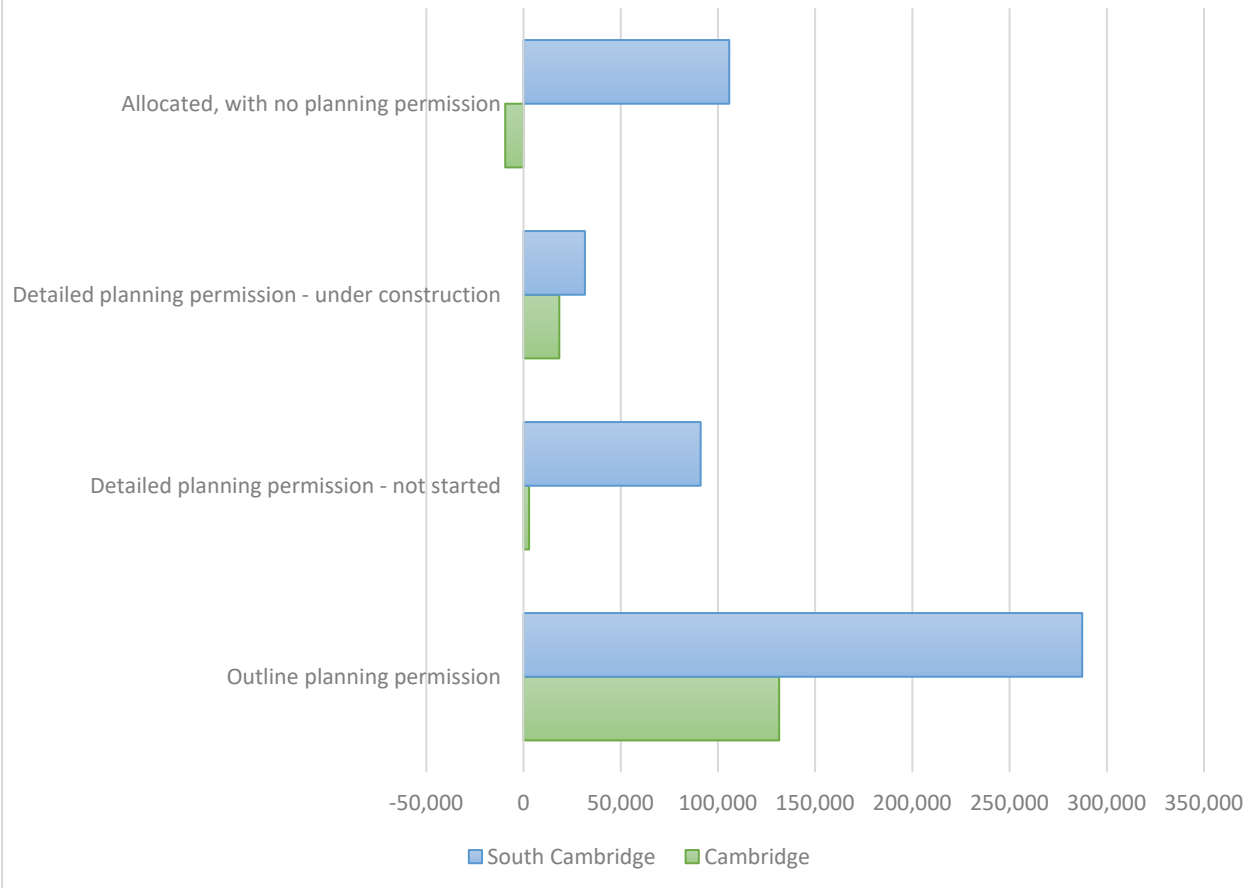
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	102,456	35,370	55,360	13,805	20,193	60,174	287,360
Detailed planning permission - not started	10,457	3,494	56,418	4,191	8,797	7,736	91,093
Detailed planning permission - under construction	-317	26,911	0	4,247	-1,706	2,436	31,572
Allocated, with no planning permission	34,566	22,900	43,685	2,323	1,170	1,170	105,814

Table 51 – Net amount and type of committed employment floorspace (square metres) in South Cambridgeshire at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

Net Amount and Type of Committed Employment Floorspace by status, March 2022



Gross Amount and Type of Committed Employment Land (Hectares) by status

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0.00	0.15	14.44	0.00	0.00	0.00	14.59
Detailed planning permission - not started	0.03	1.18	2.18	0.05	0.00	0.00	3.44
Detailed planning permission - under construction	0.60	0.30	2.38	0.00	0.00	0.00	3.28
Allocated, with no planning permission	0.50	2.88	1.63	0.00	0.00	0.00	5.01

Table 52 – Gross amount and type of committed employment land (hectares) in Cambridge at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

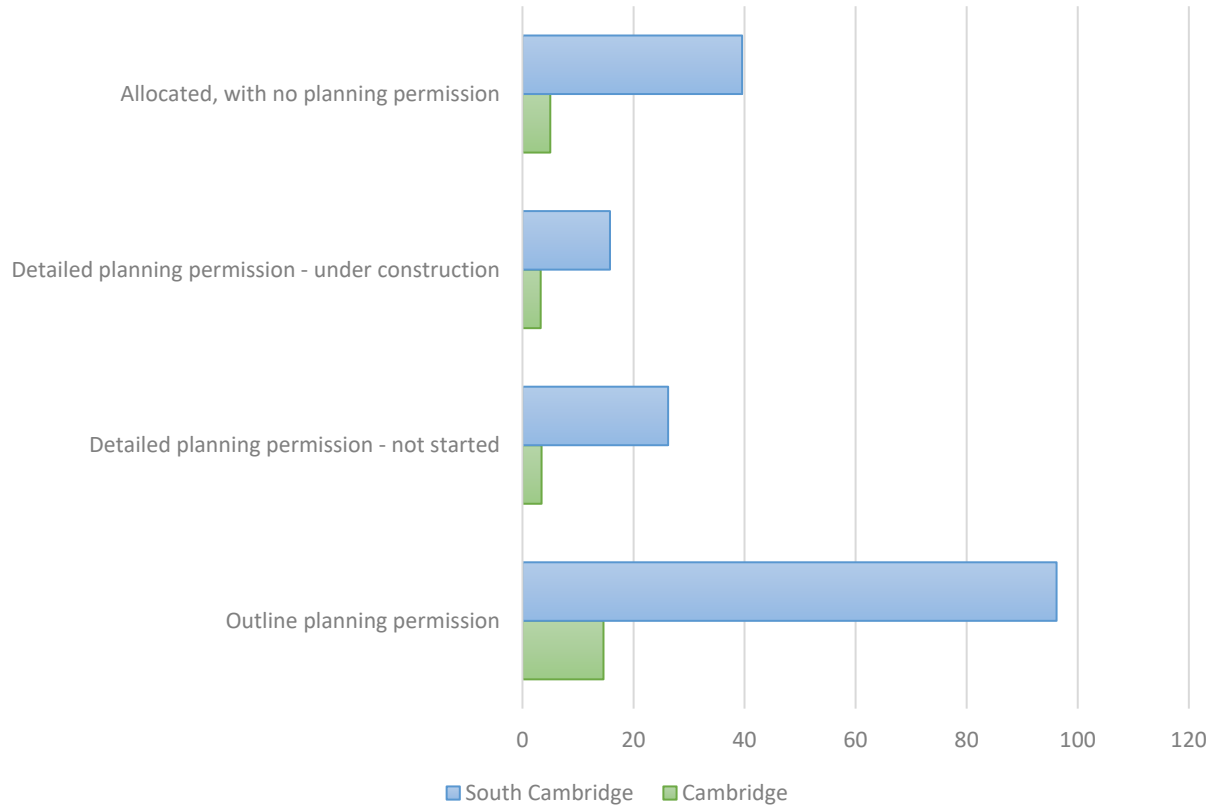
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	17.95	7.86	26.69	13.05	10.68	19.94	96.18
Detailed planning permission - not started	3.38	3.47	6.51	4.07	3.14	5.65	26.23
Detailed planning permission - under construction	0.28	11.61	0.00	1.47	1.35	1.05	15.76
Allocated, with no planning permission	12.00	8.79	15.97	0.94	0.93	0.93	39.55

Table 53 – Gross amount and type of committed employment land (hectares) in South Cambridgeshire at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of committed employment land (hectares) by status, at March 2022



Net Amount and Type of Committed Employment Land by status

Cambridge

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	0.03	1.18	2.18	0.05	0.00	0.00	3.44
Detailed planning permission - not started	0.50	0.39	1.63	-0.45	0.00	-0.89	1.17
Detailed planning permission - under construction	0.00	-0.49	14.44	0.00	0.00	-0.26	13.69
Allocated, with no planning permission	-0.27	-0.74	2.38	-0.85	-7.16	-0.92	-7.56

Table 54 – Net amount and type of committed employment land (hectares) in Cambridge at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

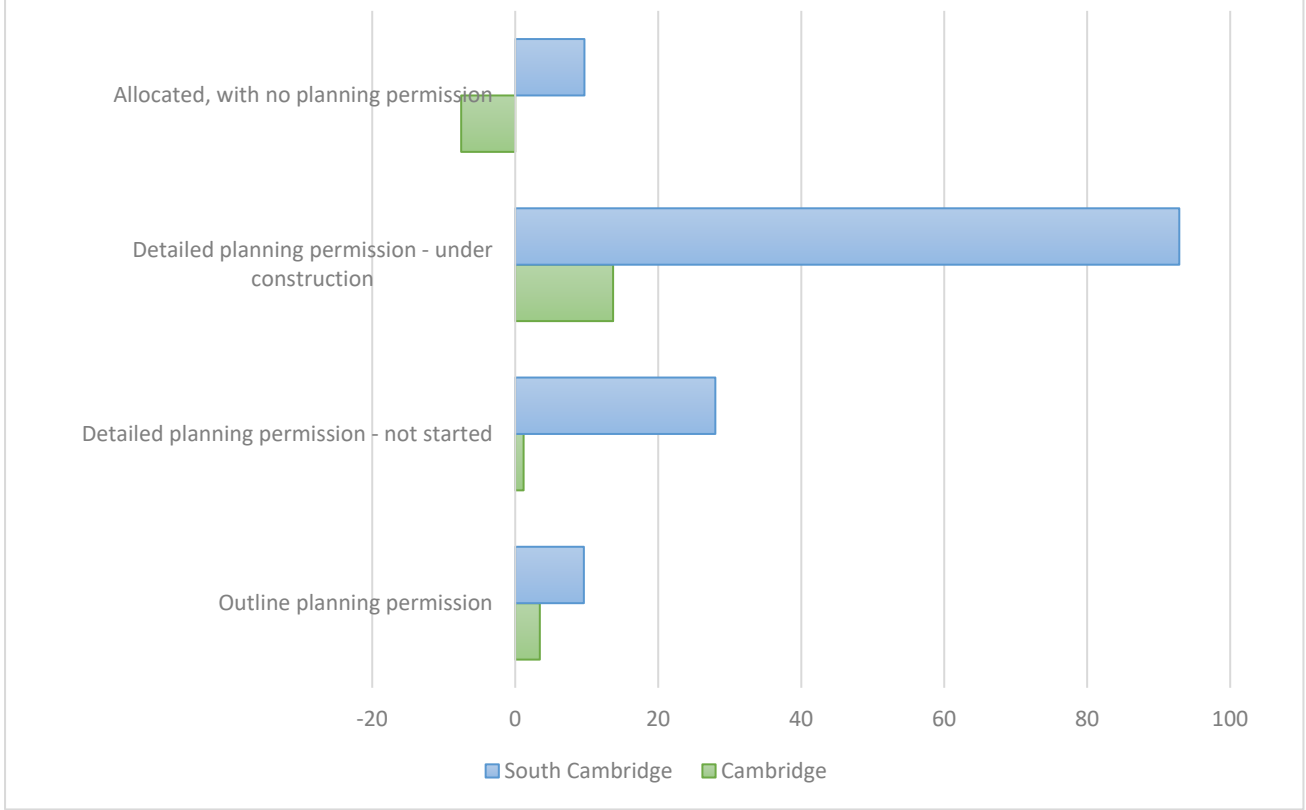
South Cambridgeshire

Permission type	B1	B1a	B1b	B1c	B2	B8	Total
Outline planning permission	2.14	3.46	6.50	3.11	-9.36	3.74	9.60
Detailed planning permission - not started	12.00	4.62	13.98	0.22	0.72	-3.55	27.99
Detailed planning permission - under construction	17.17	7.70	26.69	12.72	8.66	19.94	92.88
Allocated, with no planning permission	-3.22	11.61	0.00	1.17	0.21	-0.09	9.68

Table 55 – Net amount and type of committed employment land (hectares) in South Cambridgeshire at March 2022

Source: Research & Monitoring - Cambridgeshire County Council

Net Amount and Type of Committed Employment Land by status, March 2022



Amount of employment land (B uses) lost to other non-employment uses

Amount of employment land (hectares) lost to non-employment uses*

Period	Within Cambridge	Within South Cambridge	Within development frameworks in South Cambs
2011 – 2012	-0.80	-7.65	-3.54
2012 – 2013	-1.46	-4.38	-1.28
2013 – 2014	-5.06	-5.10	-3.92
2014 – 2015	-1.07	-1.12	-0.96
2015 – 2016	-5.37	-2.66	-1.97
2016 – 2017	-0.80	-2.59	-1.26
2017 – 2018	-1.46	-4.40	-1.57
2018 – 2019	-0.28	-0.88	-0.83
2019 – 2020	-0.45	-2.61	-2.29
2020 – 2021	-1.06	-2.98	-2.92
2021– 2022	-0.80	-0.99	-0.59
All Years Total	-18.61	-35.36	-21.13

Table 56 – Amount of employment land (hectares) lost to non-employment uses*
Source: Research & Monitoring - Cambridgeshire County Council

* Cambridge figures exclude business land lost on land allocated for alternative uses as this has been accounted for, see final section of Policy 41

Note: 2013-2014 in Cambridge includes: change of use of Compass House to educational use (3.48 hectares, 13/0992/FUL) which was in accordance with policy at the time of consideration of planning application

2015-2016 in Cambridge includes: conversion of Castle Court to student accommodation via prior approval (0.582 hectares, C/01703/15), and change of use of Elizabeth House to education use and student rooms (1.908 hectares, 13/1305/FUL, principle of change of use established through earlier permission approved in December 2012)

2011-2012 in South Cambs includes: demolition of SCA Packaging (2.4 hectares, S/2530/11) which was vacant and marketing had deemed the use of the site for other purposes acceptable (proposal for residential development on the site)

completed), and prior notification for demolition of Syngenta building (1.5 hectares, S/1867/11) as office building no longer economically viable

2013-2014 in South Cambs includes: demolition of Monsanto buildings to enable Trumpington Meadows (0.76 hectares) and prior notification of demolition of former concrete products factory in Sawston (2.65 hectares, S/2646/13/PD) which was redundant

2019-2020 in South Cambs includes: Prior Notification for Demolition of Printworks, Garages, Houses and Remediation of Soils on land between Church Lane and Ermine Street South, Papworth Everard (2.13 hectares) (S/2417/16/PN)

2020-2021 in South Cambs includes: demolition of existing industrial and office units and 5 dwellings and the erection of up to 90 dwellings together with all associated works at Green End Industrial Estate, Gamlingay (2.69 hectares) (S/4085/19/RM)

Amount of employment land (hectares) lost to residential development

Period	Within South Cambs
2011-2012	-1.62
2012-2013	-2.69
2013-2014	-1.79
2014-2015	-0.87
2015-2016	-2.36
2016-2017	-2.23
2017-2018	-2.17
2018-2019	-0.85
2019-2020	-0.48
2020-2021	-2.98
2021-2022	-0.99
All Years Total	-19.03

Table 57 – Amount of employment land (hectares) lost to residential development
Source: Research & Monitoring – Cambridgeshire County Council

Amount and type of completed employment floorspace on previously developed land

Gross amount and type of completed employment land (hectares) on brownfield sites in Cambridge

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	0.56	2.07	0	0.16	0.20	3.00
2012-2013	0	0.44	0	0	0.01	0.05	0.50
2013-2014	0	0.43	0	0.31	0.43	0.22	1.40
2014-2015	0.01	0.62	0	0.07	0	0.31	1.01
2015-2016	0.29	1.09	0.75	0.98	0.38	0.83	4.32
2016-2017	0	0.76	0	0.10	0.66	0	1.52
2017-2018	0	8.83	0.58	0	0.45	0.45	10.31
2018-2019	0	0.01	0	0	0	0.69	0.70
2019-2020	2.32	0.25	1.43	0.01	0	0	4.01
2020-2021	0.44	0.95	0.06	0.09	0.02	0	1.56
2021-2022	0	0.48	0	0	0	0	0.48
All Years Total	3.06	14.33	4.89	1.56	2.11	2.75	28.80

Table 58 – Gross amount and type of completed employment land (hectares) on brownfield sites in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Gross amount and type of completed employment land (hectares) on brownfield sites in South Cambridgeshire

Period	B1	B1a	B1b	B1c	B2	B8	Total
2011-2012	0	0.76	2.83	0.2	0.57	25.98	30.17
2012-2013	1.66	0.15	0.08	0	1.65	2.02	5.56
2013-2014	0.03	0.25	0.27	0.48	0.10	0.79	1.92
2014-2015	0.02	1.06	5.54	0.52	1.89	0.91	9.94
2015-2016	7.74	1.54	2.63	0.05	4.16	5.98	22.10
2016-2017	0	0.15	1.67	0	4.14	1.47	7.44
2017-2018	0.75	6.38	0	0.65	0.55	2.39	10.73
2018-2019	1.29	0.66	4.32	0.62	1.07	2.95	10.91
2019-2020	2.65	1.30	0.29	0.08	0	0.07	4.39
2020-2021	0.65	0.46	1.29	0.73	0.24	0.94	4.31
2021-2022	0.01	0.03	10.69	10.62	0.26	10.61	32.23
All Years Total	14.81	12.75	29.62	13.78	14.63	54.11	139.69

Table 59 – Gross amount and type of completed employment land (hectares) on brownfield sites in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Completions and Commitments at Cambridge Science Park

Commitments for Cambridge Science Park (Square Metres) (South Cambridgeshire only)

Site	B1	B1a	B1b	B2	B8	Retail
Cambridge Science Park	1,824	9,092	0	2,560	2,515	911

Table 60 – Commitments for Cambridge Science Park at March 2022 (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

Gross completions at Cambridge Science Park (Square Metres) (South Cambridgeshire only)

Period	B1a	B1b	B1 (unknown)	C1	Retail	Total
2012-2013	0	504	0	0	0	504
2013-2014	0	0	0	0	0	0
2014-2015	0	4,184	0	0	0	4,184
2015-2016	0	4,177	0	0	0	4,177
2016-2017	0	4,991	0	0	0	4,991
2017-2018	260	0	8,305	0	0	8,565
2018-2019	4,587	0	11,237	0	0	15,824
2019-2020	0	1,584	23,006	0	0	18,394
2020-2021	0	0	0	9,940	160	10,100
2021-2022	0	0	0	0	0	0
All Years Total	4,847	15,440	42,548	9,940	160	72,935

Table 59 – Gross completions at Cambridge Science Park (square metres) (South Cambridgeshire only)

Source: Research & Monitoring - Cambridgeshire County Council

The labour market

Employment by industry (%) in South Cambridgeshire

Industry	2011	2013	2015	2017	2019	2020	2021
1: Agriculture, forestry & fishing (A)	2.8	2.9	2.5	2.3	1.9	2.2	1.9
2: Mining, quarrying & utilities (B,D and E)	1.0	0.9	0.8	0.6	0.8	0.8	0.6
3: Manufacturing (C)	14.1	14.5	12.5	12.5	12.1	11.2	11.1
4: Construction (F)	5.6	5.8	5.6	5.7	6.6	5.6	5.6
5: Motor trades (Part G)	2.1	1.8	2.5	2.0	2.2	2.2	1.7
6: Wholesale (Part G)	5.6	5.1	4.4	3.4	3.3	3.9	3.9
7: Retail (Part G)	6.3	5.8	5.6	4.5	4.4	5.1	5.0
8: Transport & storage (inc postal) (H)	4.2	2.2	1.9	1.7	1.9	2.2	2.2
9: Accommodation & food services (I)	4.2	5.1	5.0	4.5	4.9	4.5	4.4
10: Information & communication (J)	6.3	7.2	6.2	8.0	8.8	9.0	10.0
11: Financial & insurance (K)	1.8	0.7	1.1	1.0	1.1	1.1	1.1
12: Property (L)	1.4	1.8	1.2	1.4	1.4	1.0	1.1
13: Professional, scientific & technical (M)	16.9	18.8	22.5	22.7	25.3	23.6	24.4
14: Business administration & support services (N)	4.9	5.8	5.6	5.7	6.6	7.9	7.8
15: Public administration & defence (O)	2.1	1.4	1.2	1.1	1.4	1.4	1.9
16: Education (P)	8.5	7.2	6.2	8.0	7.7	6.7	7.8
17: Health (Q)	9.9	10.1	12.5	11.4	7.7	9.0	6.7
18: Arts, entertainment, recreation & other services	3.5	3.6	3.8	3.4	3.3	3.4	3.3
All industries	100	100	100	100	100	100	100

Table 60 – Employment by industry (%) in South Cambridgeshire
Source: Business Register and Employment Survey, ONS (via NOMIS)

The claimant count in Cambridge

Month/Year	Claimant count	Claimants as a % of residents aged 16-64
March 2010	1,905	2.2
March 2011	1,725	1.9
March 2012	1,830	2.1
March 2013	1,660	1.9
March 2014	1,150	1.3
March 2015	780	0.9
March 2016	755	0.9
March 2017	750	0.8
March 2018	765	0.9
March 2019	1,000	1.2
March 2020	1,425	1.6
March 2021	3,560	4.1
March 2022	2,145	2.5
September 2022	2,110	2.4

Table 61 – (See Table 62 for note)

Source: The claimant count, ONS (via NOMIS)

The claimant count in South Cambridgeshire

Month/Year	Claimant count	Claimants as a % of residents aged 16-64
March 2010	1,515	1.6
March 2011	1,300	1.4
March 2012	1,380	1.5
March 2013	1,290	1.4
March 2014	780	0.8
March 2015	545	0.6
March 2016	485	0.5
March 2017	465	0.5
March 2018	495	0.5
March 2019	655	0.7
March 2020	1,035	1.1
March 2021	3,090	3.2

Month/Year	Claimant count	Claimants as a % of residents aged 16-64
March 2022	1,835	1.9
September 2022	1,750	1.8

Table 62 – The claimant count in Cambridge and South Cambridgeshire
Source: The claimant count, ONS (via NOMIS)

Note: the claimant count includes the number of people claiming Jobseeker's Allowance plus those who claim Universal Credit and are required to seek work and be available for work and replaces the number of people claiming Jobseeker's Allowance as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed. Although beyond the timeframe of this AMR, data has been included for September which is the latest period at the point the data was compiled.

Residents aged 16-64 in employment and working within 5km of home or at home (%)

Area	Percentage recorded 2011
South Cambridgeshire	35%
East of England	43%

Table 63 – Residents aged 16-64 in employment and working within 5km of home or at home (%)
Source: 2011 Census of Population (via NOMIS)

Economic activity rates for population aged 16-64

Period	Cambridge	South Cambridgeshire	Cambridgeshire
2011-2012	74.8	85.0	79.6
2012-2013	80.6	84.1	81.2
2013-2014	81.0	80.6	81.9
2014-2015	80.7	84.7	83.3
2015-2016	80.9	83.6	82.4
2016-2017	74.2	84.1	80.8
2017-2018	82.4	84.8	82.3
2018-2019	79.1	86.7	83.4
2019-2020	82.9	82.4	80.5
2020-2021	81.5	78.2	80.9
2021-2022	82.2	86.5	82.5

Table 64 – Economic activity rates for population aged 16-64
Source: Annual Population Survey, ONS (via NOMIS)

Note: each year covers the period April to March

Business demography

Births and deaths of active enterprises in South Cambridgeshire

Period	Enterprise births	Enterprise deaths	Active enterprises
2016	890	700	8,230
2017	880	820	8,335
2018	1,020	755	8,595
2019	1,015	835	8,805
2020	755	855	8,660
2021	890	830	8,670

Table 65a – Births and deaths of active enterprises in South Cambridgeshire
Source: Business Demography, UK (ONS)

Births and deaths of active enterprises in Cambridge

Period	Enterprise births	Enterprise deaths	Active enterprises
2016	695	520	5,370
2017	585	530	5,380
2018	545	485	5,335
2019	615	495	5,380
2020	595	470	5,415
2021	570	485	5,415

Table 65b – Births and deaths of active enterprises in Cambridge
Source: Business Demography, UK (ONS)

Note: the 2021 data release made substantial revisions back to 2016. Therefore, previous years have not been included to avoid discontinuities. The change in the number of active enterprises in one year does not equal the difference between births and deaths in the previous year because businesses can still be active in the year they start or close.

Climate change data

Water consumption per household per year

Water consumption per head per day (litres) in South Cambridgeshire

Period	Un-measured	Measured	Average
2010-2011	154	131	141
2011-2012	150	129	138
2012-2013	141	123	130
2013-2014	146	125	133
2014-2015	143	122	131
2015-2016	163	117	133
2016-2017	175	120	137
2017-2018	179	128	145
2018-2019	134	165	149
2019-2020	162	118	131
2020-2021	175	141	151
2021-2022	163	132	141

Table 66 – Water consumption per head per day (litres)

Source: South Staffs Water

Note: after receiving new data, the figure for 2020-2021 has been revised upwards from last year's AMR

Renewable energy installed by type

Installed capacity (megawatts) – Cambridge

Period	Wind	Biomass	Landfill Gas	Sewage Gas	Photovoltaic	Hydro-power	Total
2011-2012	0.0001	0.0000	0.0000	0.0000	1.6727	0.0000	1.6728
2012-2013	0.0000	0.0000	0.0000	0.0000	0.4506	0.0000	0.4506
2013-2014	0.0000	0.0000	0.0000	0.0000	0.5470	0.0000	0.5470
2014-2015	0.0000	0.0000	0.0000	0.0000	0.6151	0.0000	0.6151
2015-2016	0.0000	0.0000	0.0000	0.0000	0.8457	0.0000	0.8457
2016-2017	0.0000	0.0000	0.0000	0.0000	0.1880	0.0000	0.1880
2017-2018	0.0000	0.0000	0.0000	0.0000	0.1361	0.0000	0.1361
2018-2019	0.0000	0.0000	0.0000	0.0000	0.5406	0.0030	0.5436
2019-2020	0.0000	0.0000	0.0000	0.0000	0.0126	0.0000	0.0126
2020-2021	0.0000	0.0000	0.0000	0.0000	0.3882	0.0000	0.3882
All Years Total	0.0001	0.0000	0.0000	0.0000	5.3965	0.0030	5.3996

Table 67 – Installed capacity (megawatts) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Note: after receiving new data, the figures have been revised compared to last year's AMR. There was also an error in the presentation of last year's data which has now been rectified. The data for 2021-22 has not been released yet.

Installed capacity (megawatts) – South Cambridgeshire

Period	Wind	Biomass	Landfill Gas	Sewage Gas	Photovoltaic	Hydro-power	Total
2011-2012	0.0702	0.0000	0.0000	0.0000	5.9054	0.0000	5.9756
2012-2013	30.2300	0.0000	0.0000	0.0000	26.4051	0.0000	56.6351
2013-2014	0.0250	0.0000	0.0000	0.0000	5.8756	0.0000	5.9006
2014-2015	0.0000	0.0000	0.0000	0.0000	89.0406	0.0000	89.0406
2015-2016	0.0000	0.3010	0.0000	0.0000	70.0008	0.0000	70.3018
2016-2017	0.0000	0.2000	0.0000	0.0000	42.4472	0.0000	42.6472
2017-2018	0.0000	0.1980	0.0000	0.0000	22.9476	0.0000	23.1456
2018-2019	0.0050	0.9950	0.0000	0.0000	1.1571	0.0000	2.1571
2019-2020	0.0000	2.0000	0.0000	0.0000	0.4043	0.0000	2.4043
2020-2021	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
All Years Total	30.3302	3.6940	0.0000	0.0000	264.1837	0.0000	298.2078

Table 68 – Installed capacity (megawatts) in South Cambridgeshire

Source: Research & Monitoring - Cambridgeshire County Council

Note: after receiving new data, the figures have been revised compared to last year's AMR. There was also an error in the presentation of last year's data which has now been rectified. The data for 2021-22 has not been released yet.

Renewable energy commitments

Potential Installed Capacity (Megawatt) – Cambridge

Type	Outline	Under Construction	Unimplemented	Allocated	All stages total by type
Wind	0.0000	0.0000	0.0000	0.0000	0.0000
Biomass	0.0000	0.0000	0.0000	0.0000	0.0000
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0320	0.0743	0.0000	0.1063
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
All Types Total by stage	0.0000	0.0320	0.0743	0.0000	0.1063

Table 69 – Renewable energy commitments in Cambridge at March 2021
Source: Research & Monitoring - Cambridgeshire County Council

Potential Installed Capacity (Megawatt) – South Cambridgeshire

Type	Outline	Under Construction	Unimplemented	Allocated	All stages total by type
Wind	0.0000	0.0000	0.0050	0.0000	0.0100
Biomass	0.0000	0.5970	0.1000	0.0000	0.6970
Landfill gas	0.0000	0.0000	0.0000	0.0000	0.0000
Sewage gas	0.0000	0.0000	0.0000	0.0000	0.0000
Photovoltaic	0.0000	0.0495	1.8820	0.0000	1.9315
Hydro-power	0.0000	0.0000	0.0000	0.0000	0.0000
All Types Total by stage	0.0000	0.6465	1.9920	0.0000	2.6385

Table 70 – Renewable energy commitments in South Cambridgeshire at March 2021
Source: Research & Monitoring - Cambridgeshire County Council Anywhere

Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds

Period	South Cambridge Flood Defence	South Cambridge Water Quality	Cambridge Flood Defence	Cambridge Water Quality
2011 – 2012	0	2	0	0
2012 – 2013	0	1	0	0
2013 – 2014	0	0	0	0
2014 – 2015	0	0	0	0
2015 – 2016	0	0	0	0
2016 – 2017	0	0	1*	0
2017 – 2018	0	0	0	0
2018 – 2019	0	0	0	0
2019 – 2020	0	0**	0	0
2020 – 2021	1***	0	0	0
2021 – 2022	0	1****	0	0

Table 71 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds
Source: Environment Agency

Note: data has been revised from previous years after reviewing the new data release from the Environment Agency. The Agency has also stated that the data might not be exhaustive, because between 2011- 2016, they were logging 65 – 70% of decisions nationally.

* Note: Planning application 16/0617 was initially objected to by the Environment Agency. However, the Agency noted that they would remove their objection if a Flood Risk Assessment was submitted by the applicant. The applicant submitted this document and the decision was permitted by the Council. However, there is no record of the Environment Agency removing their objection, even though the applicant conformed to Agency's requirements.

** Note: Planning application S/2844/14 was initially objected to by the Environment Agency and refused by South Cambridgeshire Council who followed their advice. However, it was granted permission at appeal in 2019.

*** Note: Planning application S/2082/19 is listed incorrectly by the Environment Agency as being permitted by the Council against their advice. However, the Agency

submitted a letter to the Council stating that they would withdraw their objection if conditions were attached. The Council applied conditions to the permission in accordance with the Environment Agency's advice and this should have led to the withdrawal of the objection.

****Note: In relation to planning Application 21/01111/FUL, the delegate report states that whilst the Environment Agency raised an objection relating to foul water drainage, the Council considered that the proposed water storage tank would not involve the discharge of foul water. Given the nature of the proposal, the Council stated that the proposal would produce clean water that would not present a risk to the surrounding landscape and Riddy Brook and therefore permitted the application.

Air Quality

Annual average concentration of Nitrogen Dioxide (one-millionth of a gram per cubic metre) (at monitoring points)

South Cambridgeshire

Period	Bar Hill	Impington	Orchard Park School	Girton
2011	43	31	25	N/A
2012	39	31	21	27
2013	N/A	27	22	26
2014	N/A	23	19	25
2015	N/A	22	18	24
2016	N/A	23	18	23
2017	N/A	23	18	23
2018	N/A	19	14	18
2019	N/A	16	15	17
2020	N/A	13	11	12
2021	N/A	16	11	12

Table 72 – Annual average concentration of nitrogen dioxide (one-millionth of a gram per cubic metre) in South Cambridgeshire

Source: South Cambridgeshire District Council 2022 Air Quality Annual Status Report

Note: the annual objective is to achieve an average concentration of <40 (one-millionth of a gram per cubic metre)

Cambridge

Period	Gonville Place	Montague Road	Newmarket Road	Parker Street	Regent Street
2014	37	24	26	40	39
2015	35	23	25	39	34
2016	36	27	24	39	32
2017	31	24	26	37	29
2018	30	25	25	32	26
2019	28	22	22	33	27
2020*	20	16	18	24	22

Period	Gonville Place	Montague Road	Newmarket Road	Parker Street	Regent Street
2021	21	18	20	23	23

Table 73 – Annual average concentration of nitrogen dioxide (one-millionth of a gram per cubic metre) in Cambridge

Source: Cambridge City Council 2022 Air Quality Annual Status Report

Note: some years have been revised compared to previous AMR's

Note: the annual objective is to achieve an average concentration of <40 (one-millionth of a gram per cubic metre)

Annual number of Days when PM10 levels exceeded a daily mean of 50 (one-millionth of a gram per cubic metre)

South Cambridgeshire

Period	Bar Hill	Impington	Orchard Park School	Girton
2011	26	119	10	N/A
2012	0	180	4	16
2013	N/A	21	7	23
2014	N/A	4	7	2
2015	N/A	2	1	1
2016	N/A	1	1	1
2017	N/A	2	1	1
2018	N/A	1	1	1
2019	N/A	2	1	3
2020	N/A	0	0	0
2021	N/A	0	0	0 (22) *

Table 74 – Annual number of days when PM10 levels exceeded a daily mean of 50 (one-millionth of a gram per cubic metre) in South Cambridgeshire

Source: South Cambridgeshire District Council 2022 Air Quality Annual Status Report

Note: the annual objective is to have no more than 35 days when PM10 levels exceed a daily mean of 50 (one-millionth of a gram per cubic metre)

* Note: the Air Quality Report states that if the period of valid data is less than 85%, a number is provided in a bracket. This number signifies the 90th percentile of the daily average for this pollutant and not the number of exceedances over the relevant threshold.

Cambridge

Period	Gonville Place	Montague Road	Parker Street
2014	5	4	5
2015	2	4	4
2016	1	2	4
2017	3	3	4
2018	1	1	1
2019	2	6	5
2020*	0	0	0
2021	0	0	2

Table 75 – Annual number of days when PM10 levels exceeded a daily mean of 50 (one-millionth of a gram per cubic metre) in Cambridge

Source: Cambridge City Council 2022 Air Quality Annual Status Report

Note: the annual objective is to have no more than 35 days when PM10 levels exceed a daily mean of 50 (one-millionth of a gram per cubic metre)

Annual average concentration PM10 levels

Annual average concentration of PM10 levels (one-millionth of a gram per cubic metre) – South Cambridgeshire

Period	Impington	Orchard Park School	Girton Road
2015	18	16	11
2016	17	16	17
2017	16	14	17
2018	17	14	17
2019	16	14	17
2020	15	12	14
2021	15	12	15

Table 76 – Annual average concentration of PM10 levels (one-millionth of a gram per cubic metre)

Source: South Cambridgeshire District Council 2022 Air Quality Annual Status Report

Note: the annual objective is to an average concentration of PM10 levels of less than 50 (one-millionth of a gram per cubic metre)

Annual average concentration of PM10 levels (one-millionth of a gram per cubic metre)–Cambridge

Period	Gonville Place	Montague Road	Parker Street
2014	19	20	22
2015	21	22	23
2016	20	22	22
2017	18	20	21
2018	19	21	23
2019	19	22	21
2020	15	19	17
2021	14	15	18

Table 77 – Annual average concentration of PM10 levels (one-millionth of a gram per cubic metre)

Source: Cambridge City Council 2022 Air Quality Annual Status Report

Note: the annual objective is to an average concentration of PM10 levels of less than 50 (one-millionth of a gram per cubic metre)

Gas consumption (kilowatt-hour) per home per year

Mean consumption kilowatt-hour per meter: Domestic *

Period	Cambridge	South Cambridgeshire
2011	14,242	15,044
2012	14,238	15,060
2013	13,844	14,576
2014	13,529	14,231
2015	13,606	14,254
2016	13,489	14,150
2017	13,616	14,363
2018	13,317	13,955
2019	13,318	13,943
2020	13,591	14,155

Table 78 – Kilowatt-hour of gas consumed per consumer per year

Source: Department for Business, Energy & Industrial Strategy (July 2022)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change.

Electricity consumption (kilowatt-hour) per home per year

Mean consumption (kilowatt per meter): Domestic *

Period	Cambridge	South Cambridgeshire
2011	3951	5000
2012	3952	4940
2013	3949	4823
2014	3971	4809
2015	3956	4752
2016	3965	4703
2017	4010	4646
2018	3926	4545
2019	3973	4537
2020	4277	4881

Table 79 – Kilowatt-hour of electricity consumed per consumer per year

Source: Department for Business, Energy & Industrial Strategy (July 2022)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change.

Percent of surface waters meet the Water Framework Directive ‘good’ status or better for water quality

Ecological Status percent length of main rivers*

Standard	2009	2010	2011	2012	2013	2014	2015	2016 **	2019 ***
High	0%	0%	0%	0%	0%	0%	0%	0%	0%
Good	7%	7%	10%	3%	6%	2%	2%	7%	0%
Moderate	72%	55%	50%	54%	50%	62%	84%	84%	89%
Poor	20%	36%	37%	41%	43%	34%	14%	10%	11%
Bad	0%	2%	3%	2%	2%	2%	0%	0%	0%

Table 80 – Ecological Status percent length of main rivers

Source: Environment Agency

*Note: in 2016, the EA took the decision to run WB classifications on tri-annually and no new data will be available until 2023.

**Note: some numbers previously rounded up/down incorrectly so figures have been amended

***Note: there has however been a change in the way the EA monitor PBDEs (Polybrominated diphenyl ethers). This Chemical status failure means that overall waterbody statuses are now limited to Moderate. This explains why the three waterbodies previously at Good status have seemingly deteriorated

Household waste collected per household per year

Household waste collected per household per year (Kilogram)

Period	South Cambridgeshire
2011 – 2012	419.9
2012 – 2013	435
2013 – 2014	401.2
2014 – 2015	397
2015 – 2016	398
2016 – 2017	449
2017 – 2018	449
2018 – 2019	420
2019 – 2020	408
2020 – 2021	425
2021 – 2022	418

Table 81 – Household waste collected per household per year (Kilogram)

Source: Greater Cambridge Shared Waste Service

Percent of household waste collected which is recycled in South Cambridgeshire*

Period	Composted	Recycled
2017 – 2018	28%	22%
2018 – 2019	28%	23%
2019 – 2020	27%	23%
2020 – 2021	27%	24%
2021 – 2022	29%	22%

Table 82 – Percent of household waste collected which is recycled

Source: Greater Cambridge Shared Waste Service

*Note: data from previous years has been updated after receiving new information from the Waste Service

Carbon Dioxide emissions (CO2e) per dwelling per year

Carbon Dioxide emissions from domestic sources (kiloton CO2e)*

Period	Cambridge	South Cambridgeshire
2011	207.2	324.1
2012	224	345.8
2013	220.5	338.3
2014	186.7	289.4
2015	183.6	280.2
2016	178.2	267.7
2017	165.2	249.4
2018	160.9	246.5
2019	154.5	234.9
2020	153.7	236.9

Table 83 – Carbon Dioxide emissions from domestic sources (kiloton CO2e)
Source: Department for Business, Energy & Industrial Strategy (June 2021) (figures rounded to nearest whole number)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change.

Carbon Dioxide emissions per capita from domestic sources (tonnes)

Period	Cambridge	South Cambridgeshire
2011	5.9	8.6
2012	6.4	9.0
2013	6.1	8.7
2014	5.3	8.1
2015	5.0	8.0
2016	4.7	7.7
2017	4.4	7.5
2018	4.3	7.4
2019	4.0	6.9
2020	3.6	6.4

Table 84- Carbon Dioxide emissions per capita from domestic sources (tonnes)
Source: Department for Business, Energy & Industrial Strategy (June 2021)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change.

Carbon Dioxide emissions by sector and per capita

Local Authority territorial carbon dioxide (CO₂) emissions estimates 2005-2020 (kiloton CO₂e) by sector and per capita for South Cambridgeshire

Sector	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Industry and Commercial Electricity	169.5	215.2	197.4	170.1	144.8	117.3	105.1	101.3	88.5	81.7
Industry and Commercial Gas	76.5	83.5	83	72.6	87	86.7	73.8	82.5	81.4	72.6
Large Industrial Installations	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.1	0.1	0.1
Industrial and Commercial Other Fuels	65.1	54.7	44.5	49.9	53.6	52.9	53.4	53.3	47.1	45.9
Agriculture	31.8	34.1	30.5	30.7	28.9	27.6	27	25.8	27.5	23.8
Industry and Commercial Total	311.2	353.4	324.9	292.8	285.6	256.9	232.4	237.2	217.1	200.3
Transport Total	513.3	507.3	505.8	507.8	533	552.2	565.7	553.6	528.9	479.6
Grand Total	1293.5	1361.3	1316.2	1231.9	1232.3	1206.3	1172.5	1161.2	1104.6	1035
Per Capita Emissions	8.6	9	8.7	8.1	8	7.7	7.5	7.4	6.9	6.4

Table 85a – Carbon Dioxide emissions by sector and per capita

Source: Department for Business, Energy & Industrial Strategy (June 2021)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change. The fall between the 2019 and 2020 figures in the latest dataset reflects the general fall in road traffic in 2020 due to the pandemic.

Local Authority territorial carbon dioxide (CO2) emissions estimates 2005-2020 (kilton CO2e) by sector and per capita for Cambridge

Sector	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Industry and Commercial Electricity	150	167.5	155.8	132.6	114.2	90.6	82.4	78.1	68.5	55
Industry and Commercial Gas	43.4	48.1	48.7	37.9	38.8	37.2	40.7	41.2	36.9	35.5
Large Industrial Installations	0.1	0.1	0.1	0.1	0.1	0.2	0.1	0.2	0.2	0.2
Industrial and Commercial Other Fuels	11.4	12.4	10.3	11.2	12.3	12.1	13.1	13.4	11.9	10.5
Agriculture	3.5	3.9	3.8	3.1	3	2.9	3.1	2.9	2.6	2.5
Industry and Commercial Total	204.8	228.1	214.9	181.7	165.5	140	136.4	132.9	117.4	101.2
Transport Total	127.7	124.8	123.5	122.9	126.7	125.8	126.3	120	114.6	89.8
Total All Sectors	724.3	780.9	754.8	653	625.8	581.8	553.6	538.4	500.7	444.6
Per Capita Emissions	5.9	6.4	6.1	5.3	5	4.7	4.4	4.3	4	3.6

Table 85b – Carbon Dioxide emissions by sector and per capita Source: Department for Business, Energy & Industrial Strategy (June 2021)

*Note: The BEIS data covers the period to 2020, there is no data for 2021. The figures for this table have substantially changed compared to the previous year. The BEIS have explained that they have incorporated new data into their methodology which has led to the change. The fall between the 2019 and 2020 figures in the latest dataset reflects the general fall in road traffic in 2020 due to the pandemic.

Biodiversity data

Total area designated as SSSIs (Hectares)

Period	South Cambridgeshire	Cambridge City
2011	952	15.03
2012	952	15.03
2013	952	15.03
2014	952	15.03
2015	952	15.03
2016	952	15.03
2017	948	15.03
2018	951.2	15.03
2019	951.2	15.03
2020	951.2	15.03
2021	951.2	15.03

Table 86 – Total area designated as SSSIs (hectares)

Source: CPERC

Percent of SSSIs in favourable or unfavourable recovering condition

Period	South Cambridgeshire	Cambridge	Greater Cambridgeshire
2011	83%	93.5%	72%
2012	88%	93.5%	79%
2013	88%	93.5%	78%
2014	89%	93.5%	76%
2015	86%	93.5%	80%
2016	96%	93.5%	80%
2017	96%	93.5%	81%
2018	92%	93.5%	80%
2019	92%	93.5%	78%
2020	95.8%	93.5%	77.8%
2021	95.8%	93.5%	77.8%

Table 87 – Percent of SSSIs in 'favourable' or 'unfavourable recovering' condition

Source: CPERC, data updated after receiving revised data

Change in area of sites of biodiversity importance (SPA, SAC, RAMSAR, SSSI, NNR, LNR, CWS)

Special Areas of Conservation (SAC) within South Cambridgeshire

Period	SAC area in South Cambridgeshire (hectares)
2018-19	67.1
2019-20	66.2
2020-21	66.2
2021-22	66.2

Table 88 – SAC within South Cambridgeshire

Source: CPERC

*Note: there was an error in the presentation of last year's data which has now been rectified. There are also no SACs within the city of Cambridge.

Local Nature Reserves (LNR) within Greater Cambridge

Period	LNR area in Cambridge City (hectares)	LNR area in South Cambridgeshire (hectares)
2011-12	77.1	N/A
2012-13	77.1	N/A
2013-14	77.1	N/A
2014-15	77.1	N/A
2015-16	77.06	N/A
2016-17	77.06	N/A
2017-18	77.06	N/A
2018-19	77.06	36.88
2019-20	77.06	36.88
2020-21	77.06	36.88
2021-22	77.06	36.88

Table 89 – Local Nature Reserves within Greater Cambridge

Source: CPERC County Wildlife

County Wildlife Sites (CWS) within Greater Cambridge

Period	South Cambridgeshire (hectares)	Cambridge (hectares)
2011-12	N/A	N/A
2012-13	N/A	95.31
2013-14	N/A	95.31
2014-15	N/A	95.31
2015-16	N/A	95.31
2016-17	N/A	96.91
2017-18	N/A	96.91
2018-19	1702.8	96.91
2019-20	1702.8	96.91
2020-21	1774.1	96.91
2021-22	1775.8	96.91

Table 90 – Total area of County Wildlife Sites (CWS) within Greater Cambridge (hectares)

Source: CPERC

*Note: the table has been revised after receiving new data from CPERC. The large increase in 2020/21 was due to Magog Down being designated as a CWS.

City Wildlife Sites (CiWS) within Cambridge

Period	Number of CiWS	Total Area of CiWSs (hectares)
2011-12	51	168.6
2012-13	51	168.6
2013-14	51	168.6
2014-15	50	164.74
2015-16	50	164.74
2016-17	49	163.14
2017-18	49	163.14
2018-19	49	163.14
2019-20	49	163.14
2020-21	49	163.14
2021-22	49	162.39

Table 91 – City Wildlife Sites (CiWS) within Cambridge

Source: CPERC

Note: there are no CiWS in South Cambridgeshire

Local Geological Sites (LGS) in Greater Cambridge

Period	Total Area of LGSs in South Cambridgeshire (hectares)	Total Area of LGSs in Cambridge (hectares)
2011-12	-	-
2012-13	-	-
2013-14	-	-
2014-15	-	-
2015-16	-	8.08
2016-17	1.18	8.08
2017-18	1.18	8.08
2018-19	1.18	8.08
2019-20	1.18	8.08
2020-21	1.18	8.08
2021-22	3.02	8.08

Table 92 – Local Geological Sites (LGS) in Greater Cambridge

Source: CPERC

Note: this includes three sites: Nine Wells, Orwell Clunch Pit (both in South Cambridgeshire) and East Pit (in the city of Cambridge)

Community and Leisure Facilities and Local Service

Delivery of community and leisure facilities (Gross completed floorspace) in Cambridge

Period	D1*	D2*
2011-2012	14,395	470
2012-2013	30,385	2,354
2013-2014	10,599	11,786
2014-2015	10,459	5,531
2015-2016	102,293	2,607
2016-2017	11,262	4,696
2017-2018	22,815	1,484
2018-2019	46,539	1,757
2019-2020	4,626	872
2020-2021	11,852	2,118
2021-2022	3,325	123
All Years Total	268,550	33,798

Table 93 – Delivery of community and leisure facilities (Gross completed floorspace in square metres) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Definitions from [The Planning Portal](#)

*D1 uses (Non-residential institutions) include 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 uses (Assembly and leisure) include 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).

Note: changes to the Use Classes Order came into effect on 1 September 2020.

Class D has been revoked:

- D1 is split out and replaced by the new Classes E(e-f) and F1
- D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

These changes will have implications for monitoring future years.

Delivery of community and leisure facilities (Net completed floorspace) in Cambridge

Period	D1*	D2*
2011-2012	12,049	351
2012-2013	29,238	2,054
2013-2014	-3,292	11,426
2014-2015	3,571	4,712
2015-2016	94,808	1,595
2016-2017	8,579	4,696
2017-2018	21,855	1,202
2018-2019	45,949	1,379
2019-2020	3,391	872
2020-2021	6,831	1,137
2021-2022	3,241	-463
All Years Total	226,219	28,962

Table 94 – Delivery of community and leisure facilities (Net completed floorspace in square metres) in Cambridge

Source: Research & Monitoring - Cambridgeshire County Council

Definitions from [The Planning Portal](#)

*D1 uses (Non-residential institutions) include 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 uses (Assembly and leisure) include 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).

Note: changes to the Use Classes Order came into effect on 1 September 2020.

Class D has been revoked:

- D1 is split out and replaced by the new Classes E(e-f) and F1
- D2 is split out and replaced by the new Classes E(d) and F2(c-d) as well as several newly defined 'Sui Generis' uses.

These changes will have implications for monitoring future years.

Open space in Cambridge City at May 2020

Area	Total Area (Hectares) *	Semi-Natural Woodland (Hectares)	No. of Play Areas
Clay Farm	10.37	3.54	2
Glebe Farm	2.61	0	4
Orchard Park	2.49	0	1
Trumpington Meadows	3.99	0	1
All Areas Total	19.45	3.54	8

Table 95 – Open Space in Cambridge City at May 2020

Source: this information is collected using aerial photography alone and has not been subject to a site visit so may be revised in future. The data provided will be used to provide a baseline to compare against future years and we will work to improve the data available in future years.

*Note: new areas identified since 2011 Open Space and Recreation Strategy. Some of these are existing sites that haven't previously been assessed. Some of these are new sites that have been provided as part of new development. Areas include amenity areas either side of pathways.

Aerial Photography for Eddington is too limited to identify the majority of new areas therefore no summary is provided. Similarly, there are parts of Clay Farm & Trumpington Meadows that can't be identified by the latest Aerial Photography.

Retail data

Completed (gross) retail floorspace

Cambridge

Period	Retail – convenience	Retail – durable	Retail – unknown	Annual Total-all Retail floorspace
2011-2012	265	1,695	0	1,960
2012-2013	346	1,673	0	2,019
2013-2014	73	2,987	350	3,410
2014-2015	332	1,499	457	2,288
2015-2016	1,985	871	474	3,330
2016-2017	4,268	0	730	4,998
2017-2018	2,936	209	268	3,413
2018-2019	661	441	0	1,102
2019-2020	40	228	75	343
2020-2021	398	0	175	573
2021-2022	603	204	977	1,784
All Years Total by type	11,907	9,807	3,506	25,250

Table 96 – Completed (gross) retail floorspace in Cambridge (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

South Cambridgeshire

Period	Retail – convenience	Retail – durable	Retail – unknown	Annual Total-all Retail floorspace
2011-2012	118	387	75	580
2012-2013	537	674	0	1,211
2013-2014	658	1,038	97	1,793
2014-2015	2,248	1,309	499	4,056
2015-2016	223	2,472	90	2,785
2016-2017	881	1,068	0	1,949
2017-2018	166	604	498	1,268
2018-2019	395	456	45	896
2019-2020	291	444	0	735
2020-2021	337	0	374	711
2021-2022	963	616	220	1,799
All Years Total by type	6,817	9,069	1,898	17,784

Table 97 – Completed (gross) retail floorspace in South Cambridgeshire (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

Completed (net) retail floorspace

Cambridge

Year	Retail – convenience	Retail – durable	Retail – unknown	Annual Total-all Retail floorspace
2011-2012	165	68	0	233
2012-2013	-412	-2,856	0	-3,268
2013-2014	-629	-613	209	-1,034
2014-2015	-3,681	462	457	-2,762
2015-2016	-85	-320	235	-170
2016-2017	3,589	-185	702	4,106
2017-2018	1,387	-112	-29	1,246
2018-2019	-1,684	-643	-717	-3,044
2019-2020	-230	36	-769	-963
2020-2021	197	-540	-2,946	-3,289
2021-2022	550	204	549	1,303
All Years Total by type	-833	-4,499	-2,308	-7,642

Table 98 – Completed (net) retail floorspace in Cambridge (square metres)
Source: Research & Monitoring – Cambridgeshire County Council

South Cambridgeshire

Year	Retail – convenience	Retail – durable	Retail – unknown	Annual Total-all Retail floorspace
2011-2012	-61	-938	75	-924
2012-2013	147	534	0	681
2013-2014	559	595	66	1,220
2014-2015	1,756	1,159	499	3,414
2015-2016	-247	2,472	81	2,306
2016-2017	-126	251	0	125
2017-2018	71	-582	235	-276
2018-2019	187	129	16	333
2019-2020	145	16	0	161
2020-2021	273	0	-5	268
2021-2022	909	616	27	1,552
All Years Total by type	3,614	4,253	994	8,861

Table 99 – Completed (net) retail floorspace in South Cambridgeshire (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

Gross committed retail floorspace

Cambridge

Permission type	Retail - convenience	Retail – durable	Retail – unknown	Permission type totals
Outline	506	0	14,922	15,428
Not started	1,005	350	1,934	3,289
Under construction	513	0	193	706
Allocated floorspace	0	0	0	0
Combined Total permissions by floorspace type	2,024	350	17,049	19,423

Table 100 – Gross committed retail floorspace in March 2022 – Cambridge (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

South Cambridgeshire

Permission type	Retail - convenience	Retail – durable	Retail – unknown	Permission type totals
Outline	13,190	25,000	7,742	45,932
Not started	662	1,272	1,055	2,989
Under construction	405	0	742	1,147
Allocated floorspace	0	0	2,850	2,850
Combined Total permissions by floorspace type	14,257	26,272	12,389	52,918

Table 101 – Gross committed retail floorspace in March 2022 – South Cambridgeshire (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

Net committed retail floorspace

Cambridge

Permission type	Retail - convenience	Retail – durable	Retail – unknown	Permission type totals
Outline	506	0	14,922	15,028
Not started	75	350	-1,185	-760
Under construction	472	0	-379	93
Allocated floorspace	0	0	0	0
Combined Total permissions by floorspace type	1,053	350	13,358	14,631

Table 102 – Net committed retail floorspace in March 2022 – Cambridge (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

South Cambridgeshire

Permission type	Retail - convenience	Retail – durable	Retail – unknown	Permission type totals
Outline	13,190	25,000	7,742	45,932
Not started	567	910	952	2,429
Under construction	240	0	742	982
Allocated floorspace	0	0	2,850	2,850
Combined Total permissions by floorspace type	13,997	25,910	12,286	52,193

Table 103 – Net committed retail floorspace in March 2022 – South Cambridgeshire (square metres)

Source: Research & Monitoring – Cambridgeshire County Council

Completed hotel floorspace in Cambridge

Period	Gross	Net
2011-2012	557	-175
2012-2013	1,134	-37
2013-2014	7,951	7,863
2014-2015	1,364	316
2015-2016	0	-4,328
2016-2017	16,450	16,450
2017-2018	2,982	2,816
2018-2019	2,313	1,110
2019-2020	10,965	10,965
2020-2021	301	-738
2021-2022	17,690	17,690
All Years Total	61,707	51,932

Table 104 – Increase in completed hotel floorspace in Cambridge (square metres)
Source: Research & Monitoring – Cambridgeshire County Council

Proportion of A1 uses within district centres in Cambridge

District Centre	2013	2019	2020	Spring 2021	Autumn 2021	Target
Arbury Court	50%	67%	67%	73%	73%	55%
Cherry Hinton High Street	39	52%	41%	47%	48%	55%
Histon Road	70%	60%	52%	63%	63%	55%
Mill Road East	42%	57%	57%	54%	60%	55%
Mill Road West	37%	49%	49%	54%	56%	55%
Mitchams Corner	36%	48%	48%	49%	49%	55%

Table 105 – percentage of units in A1 uses in District Centres in Cambridge
Source: Greater Cambridge Shared Planning team surveys and Cambridge Retail and Leisure Study Update (2013)

Design and Conservation data

Number of Buildings of Local Interest (BLIs) in Cambridge

Period	Cambridge
2012	1,032
2013	1,032
2014	1,032
2015	1,043
2016	455
2017	452
2018	460
2019	467
2020	465
2021	465
2022	465

Table 106 – Number of Buildings of Local Interest (BLIs) in Cambridge
Source: Conservation Team - Greater Cambridge Shared Planning Service

Note: in some cases a single entry is used to cover more than one building. The significant reduction in the number of BLIs between 2014/15 and 2015/16 was as a result of consolidating entries meaning that a single entry is sometimes used to cover more than one building.

Number of listed buildings and number that are at risk in South Cambridgeshire

Period	Number of listed buildings	Number at risk	% of listed buildings at risk
2011	N/A	3	N/A
2012	2,672	3	0.1%
2013	2,672	3	0.1%
2014	2,660	6	0.2%
2015	2,675	7	0.3%
2016	N/A	7	N/A
2017	2,682	7	0.3%
2018	2,687	5	0.2%
2019	2,692	7	0.3%
2020	2,693	9	0.3%
2021	2,695	7	0.3%
2022	2,696	5	0.2%

Table 107a – Number of listed buildings and number that are at risk in South Cambridgeshire

Source: Conservation Team – Greater Cambridge Shared Planning Service and 'Heritage at Risk: East of England Register' by Historic England

Number of listed buildings and number that are at risk in Cambridge

Period	Number of listed buildings	Number at risk	% of listed buildings at risk
2011	N/A	0	N/A
2012	N/A	0	N/A
2013	N/A	1	N/A
2014	N/A	2	N/A
2015	N/A	2	N/A
2016	823	2	0.2%
2017	825	2	0.2%
2018	826	3	0.4%
2019	827	3	0.4%
2020	829	2	0.2%
2021	830	2	0.2%
2022	831	2	0.2%

Table 107b – Number of listed buildings and number that are at risk in Cambridge
 Source: Conservation Team – Greater Cambridge Shared Planning Service and
 ‘Heritage at Risk: East of England Register’ by Historic England

Other heritage assets at risk in South Cambridgeshire

Period	Buildings and Structure	Place of Worship	Archaeology / Scheduled Monuments	Registered Parks and Garden	Registered Battlefield	Wreck Site	Conservation Area
2011	2	1	26	0	0	0	8
2012	2	1	25	0	0	0	10
2013	2	1	24	0	0	0	11
2014	2	4	24	0	0	0	5
2015	2	5	22	0	0	0	5
2016	2	5	21	0	0	0	5
2017	2	5	20	0	0	0	6
2018	2	3	20	0	0	0	5
2019	1	6	18	0	0	0	5
2020	1	8	14	0	0	0	5
2021	1	6	13	0	0	0	5
2022	1	4	13	0	0	0	5

Table 108a – Other heritage assets at risk in South Cambridgeshire
 Source: 'Heritage at Risk: East of England Register' by Historic England

Other heritage assets at risk in Cambridge

Period	Buildings and Structure	Place of Worship	Archaeology / Scheduled Monuments	Registered Parks and Garden	Registered Battlefield	Wreck Site	Conservation Area
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	0	1	0	0	0	0	0
2014	0	2	0	0	0	0	0
2015	0	2	0	0	0	0	0
2016	0	2	1	0	0	0	0
2017	1	1	0	0	0	0	0
2018	1	2	0	0	0	0	0
2019	1	2	0	0	0	0	0
2020	1	1	0	0	0	0	0
2021	1	1	0	0	0	0	0
2022	1	1	0	0	0	0	0

Table 108b – Other heritage assets at risk in Cambridge

Source: 'Heritage at Risk: East of England Register' by Historic England

Transport data

Vehicles crossing the Cam

Vehicle type	April 2021 – 12 Hr flow	April 2021 – Modal split	October 2021 – 12 hr flow	October 2021 – Modal Split
Motorcycles	1,825	2%	2,081	2%
Cars & Taxis	36,922	39%	40,485	36%
Light goods	7,374	8%	6,742	6%
Heavy goods	830	1%	800	1%
Bus & coach	1,311	1%	1,336	1%
All motor vehicles	48,262	51%	51,443	45%
Pedal cycles	21,837	23%	30,429	27%
Pedestrians	24,884	26%	31,441	28%
Total (all modes)	94,983	100%	113,312	100%

Table 109 – Vehicles crossing the Cam – April 2021 and October 2021
Source: Cambridgeshire County Council Traffic Monitoring Report 2021

Note: survey by Cambridgeshire County Council of all vehicles crossing the River Cam (all bridges into the city centre) in April and October 2021

Traffic growth on Urban River Cam screenline

Vehicle type	April 2011	April 2017	April 2018	April 2019	April 2020	October 2020	April 2021	October 2021	Change April 2021 – April 2020 (Later stages of Covid-19 vs. early stages)	Change April 2021 – April 2019 (Late stages of COVID-19 vs. pre-pandemic)
Motorcycle	100	78	116	150	89	158	205	233	+130%	+37%
Car & taxi	100	96	91	92	28	74	73	80	+161%	-21%
Light goods	100	106	103	95	50	96	107	98	+114%	+13%
Heavy goods	100	109	77	121	43	114	85	82	+98%	-30%
Bus & Coach	100	94	86	88	26	72	74	76	+185%	-16%
All motor vehicles	100	97	93	94	32	78	79	85	+147%	-16%
Pedal cycles	100	131	121	135	31	72	83	116	+168%	-39%

Table 110 – Traffic growth on urban River Cam screenline

Source: Cambridgeshire County Council Traffic Monitoring Report 2020

April 2011 = 100. Traffic is monitored comprehensively in Cambridge by Cambridgeshire County Council along 2 screenlines. The Urban River screenline runs along the river Cam. Vehicles, pedestrians and cyclists crossing all bridges in the city centre are counted every Spring.

Note: the figures for previous years of the AMR have been revised in-line with Cambridgeshire County Council's data

Percentage of residents aged 16-74 in employment and working within 5km of home or at home

Area	Percentage
South Cambridgeshire	35%
East of England	43%

Table 111 – % of residents aged 16-74 in employment and working within 5km of home or at home

Source: Census data – will be updated when more up to date information becomes available

Vehicle flows across the South Cambridgeshire – Cambridge City boundary over 12-hour period

Vehicle type	October 2021 12 hours	Modal split
Motorcycles	1,424	1%
Cars	145,038	78%
Light goods vehicles	22,561	12%
Heavy goods vehicles	3,533	2%
Bus & coach	1,627	1%
All motor vehicles	174,183	93%
Pedal cycles	8,840	5%
Pedestrians	3,881	2%
Total (all modes)	186,904	100%

Table 112 – Traffic Growth on the Cambridge Radial Cordon

Source: Cambridgeshire County Council Traffic Monitoring Report 2021

Traffic growth on the Cambridge Radial Cordon

Vehicle type	2011	2017	2018	2019	2020	2021	2020-2021 change
Motor-cycle	100	73	71	61	42	60	+43%
Car & taxi	100	109	108	111	85	93	+9%
Light Goods	100	110	110	96	96	103	+7%
Heavy goods	100	99	113	107	108	82	-24%
Bus & Coach	100	93	87	84	63	76	+21%
All motor vehicles	100	109	108	108	86	93	+8%
Pedal Cycles	100	117	128	128	93	101	+9%

Table 113 – Traffic growth on urban River Cam screenline
Source: Cambridgeshire County Council Traffic Monitoring Report 2021

2011 = index 100. Traffic is monitored comprehensively in Cambridge by Cambridgeshire County Council along 2 screenlines. The Cambridge Radial Cordon monitors vehicles, pedestrians and cyclists on every entry and exit route to Cambridge. Seven sites are also monitored to count cyclists and pedestrians on paths between the radial routes This is counted in the Autumn.

Congestion – average journey time per mile during the am peak environment

Sept 2011 - August 2012	Sept 2012 - August 2013	Sept 2013 - August 2014	Sept 2014 - August 2015	Sept 2015 - August 2016	Sept 2016 - August 2017
3.84 minutes	3.78 minutes	4.45 minutes	4.87 minutes	4.87 minutes	4.75 minutes

Table 114 – Congestion - average journey time per mile during the am peak environment
Source: Cambridgeshire County Council Traffic Monitoring Report 2018

Note: this data is no longer collected by Cambridgeshire County Council

People killed or seriously injured in road traffic accidents

South Cambridgeshire Casualty Trends

Period	Fatal	Serious	Slight
2011	7	80	483
2012	9	61	463
2013	5	70	428
2014	5	76	433
2015	9	63	426
2016	11	84	465
2017	10	95	386
2018	8	91	369
2019	6	81	350
2020	10	75	247
2021	10	71	283
All Years Total	90	847	4,333

Table 115a – People killed or seriously injured in road traffic accidents, South Cambridgeshire

Source: Cambridgeshire Insight

Note: the data in this table appears different to last year because a different data-set has been used

Cambridge Casualty Trends

Year	Fatal	Serious	Slight
2011	2	49	379
2012	1	60	362
2013	2	40	337
2014	0	61	376
2015	1	49	318
2016	0	63	330
2017	2	66	298
2018	0	70	282
2019	1	77	290
2020	1	50	170
2021	2	66	211
Total	12	651	3,353

Table 115b – People killed or seriously injured in road traffic accidents, Cambridge
Source: Cambridgeshire Insight

Note: the data in this table appears different to last year because a different data-set has been used

Health and Wellbeing data

Life expectancy at birth (years)

Period	Males South Cambs	Males Cambridge	Males England	Females South Cambs	Females Cambridge	Females England
2010-2012	82.8	79.8	79.2	85.9	84.4	83.0
2011-2013	83.0	79.9	79.4	85.9	84.3	83.1
2012-2014	82.7	79.8	79.3	85.6	84.0	83.0
2013-2015	82.1	80.2	79.5	85.2	84.0	83.1
2014-2016	82.3	80.5	79.5	85.2	84.0	83.1
2015-2017	82.3	80.9	79.6	85.5	83.6	83.1
2016-2018	82.8	91.0	79.6	85.7	83.6	83.2
2017-2019	83.5	80.9	79.8	85.8	84.3	83.4
2018-2020	83.1	80.9	79.4	85.9	84.5	83.1

Table 116 – Life expectancy at birth
Source: Public Health England

Exercise levels

Period	South Cambridgeshire	Cambridge	East of England
2017-2018	68.3%	80.1%	74.9%
2018-2019	73.0%	75.2%	75.0%
2019-2020	74.9%	75.0%	67.3%
2020-2021	73.4%	76.1%	65.7%

Table 117 – Percentage of physically active adults in Cambridge and South Cambridgeshire.
Source: Public Health England

Recorded Crimes per 1,000 people

Period	South Cambridgeshire	Cambridge City
2011-12	32.9	55.3
2012-13	31.2	48.9
2013-14	30.8	46.4
2014-15	31.1	47.8
2015-16	31.6	49.0
2016-17	36.8	69.5
2017-18	48.7	66.4
2018-19	47.2	122.0
2019-20	47.5	123.1
2020-21	41.0	92.9
2021-22	46.6	111.4

Table 118 – Recorded crimes per 1000 people

Source: Cambridgeshire Constabulary data from [Cambridgeshire Insight](#)

Percentage of residents with a long-term limiting illness

Area	Percentage in 2011
South Cambridgeshire	14%
Cambridge	14%

Table 119 – Percentage of residents with a long-term limiting illness

Source: Census of Population, 2011

English Indices of Deprivation

South Cambridgeshire

Period	Income Deprivation Rank	Employment Deprivation Rank	Overall Deprivation Rank	Average Deprivation Score
2000	298 th	275 th	342 nd	7.33
2004	294 th	286 th	345 th	6.39
2007	275 th	276 th	350 th	6.55
2010	254 th	260 th	322 nd	7.11
2013	249 th	250 th	316 th	8.05
2019	246 th	244 th	300 th	8.49

Table 120 – Indices of deprivation – South Cambridgeshire

Source: English Indices of Deprivation from the Ministry of Housing, Communities & Local Government (MHCLG)

Note: the most deprived Local Authority is ranked 1

Key Stage 4 attainment results

South Cambridgeshire

Period	% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	Ebacc Average Points Score	Attainment 8	Progress 8
2015-16	76.4	-	-	56.6	0.40
2016-17	77.6	59.9	-	54.4	0.41
2017-18	75.9	57.8	4.94	53.8	0.43
2018-19	76.1	58.2	5.05	55.0	0.42
2019-20	80.1	63.3	5.19	56.9	N/A
2020-21	81.3	64.7	5.19	57.1	N/A
2021-22	79.5	63.0	5.21	56.4	0.39

Table 121a – Key Stage 4 attainment results, South Cambridgeshire
Source: Department for Education (via Cambridgeshire County Council)

Cambridgeshire

Period	% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	Ebacc Average Points Score	Attainment 8	Progress 8
2015-16	67.7	-	-	51.5	0.11
2016-17	67.0	46.7	-	47.7	0.10
2017-18	66.2	46.1	4.26	48	0.13
2018-19	67.9	47.7	4.36	49.2	0.17
2019-20	72.8	51.2	4.54	51.3	N/A
2020-21	74.3	55.5	4.71	52.7	N/A
2021-22	72.4	53.7	4.64	51.6	0.22

Table 121b – Key Stage 4 attainment results, Cambridgeshire
Source: Department for Education (via Cambridgeshire County Council)

England

Period	% pupils achieving the standard pass (a grade 4 or above) in English and mathematics	% pupils achieving the strong pass (a grade 5 or above) in English and mathematics	Ebacc Average Points Score	Attainment 8	Progress 8
2015-16	63.3	-	-	50.1	-0.03
2016-17	63.9	42.6	-	46.3	-0.03
2017-18	64.2	43.3	4.04	46.5	-0.02
2018-19	64.6	43.2	4.07	46.7	-0.03
2019-20	71.8	50.1	4.41	50.3	N/A
2020-21	72.2	51.9	4.45	50.9	N/A
2021-22	68.8	49.8	4.28	48.8	-0.03

Table 121c – Key Stage 4 attainment results

Source: Department for Education (via Cambridgeshire County Council)

Covid-19 Caveats

All data released as part of the DfE's KS4 Performance 2022 Publication is publicly available for all on the DfE website:

[Key stage 4 performance \(revised\), Academic year 2021/22](#)

This release includes all characteristics and geographical breakdowns that are usually published in November's 'provisional' release. Data for South Cambridgeshire is based on the School District identified in the Get Information about Schools date available at:

[Get Information about Schools](#)

Year on Year Comparisons

Data from 2021/22 should not be directly compared to attainment data from other years for the purposes of measuring year on year changes in student performance.

- Although introduced for some GCSE subjects in 2015, the new 9 to 1 grading system (rather than A*-G) was not applied to all GCSE subjects until 2020. Year on year comparisons will be limited until these qualifications are consistently included from 2020 onwards.

Due to the impact of Covid-19 data from 2019/20 and 2020/21 should not be directly compared to attainment data from other years for the purposes of measuring year on year changes in student performance.

- In 2019/20 pupils were awarded either a centre assessment grade (known as CAGs, based on what the school or college believed the pupil would most likely have achieved had exams gone ahead) or their calculated grade using a model developed by Ofqual - whichever was the higher of the two.
- In 2020/21 pupils were only assessed on the content they had been taught for each course. Schools were given flexibility to decide how to assess their pupils' performance, for example, through mock exams, class tests, and non-exam assessment already completed. GCSE grades were then determined by teachers based on the range of evidence available and they are referred to as teacher-assessed grades, or TAGs.
- The increases seen in the headline statistics for 2019/20 and 2020/21 likely reflect the changed method for awarding grades rather than demonstrating a step change improvement in standards.

Data Not Available (n/a)

Progress 8 Data - this was not published in 2020 and 2021 because of the cancellation of GCSE exams (due to COVID-19). Calculating Progress 8 has an element of modelling (estimating the average Attainment 8 score for pupils with similar prior attainment) and with the lack of exam data, the Progress 8 measure is not meaningful as a measure of progress for these years.

Ebacc Average Points Score - this was not introduced in performance tables until the 2017/18 academic year so is not available for previous academic years.

[For further information, please click here to see the DfE's full publication, including a methodology paper.](#)

S106 data

Investment secured for infrastructure and community facilities through developer contributions

S106 contributions secured in Cambridge

Period	Amount secured by Cambridge City Council	Amount secured by Cambridgeshire County Council	Total amount secured in Cambridge
2014-2015	N/A	£4,850,668	£4,850,668
2015-2016	£389,561	£232,122	£621,683
2016-2017	£609,946	£1,169,524	£1,779,470
2017-2018	£984,813	£1,663,813	£2,648,626
2018-2019	£1,014,817	£1,990,544	£3,005,361
2019-2020	£3,169,190	£2,210,226	£5,379,416
2020-2021	£2,158,854	£15,039,555	£17,198,409
2021-2022	£1,780,145	£7,609,072	£9,389,217

Table 122 – S106 contributions secured in Cambridge.

Source: Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

S106 contributions received in Cambridge

Period	Amount received by Cambridge City Council	Amount received by Cambridgeshire County Council	Total amount received in Cambridge
2014-2015	£5,568,982	£20,823,607	£26,392,589
2015-2016	£3,748,873	£19,853,789	£23,602,662
2016-2017	£1,606,471	£6,753,430	£8,359,901
2017-2018	£2,782,309	£13,296,026	£16,078,335
2018-2019	£1,614,664	£5,350,950	£6,965,614
2019-2020	£2,029,300	£11,819,417	£13,848,717
2020-2021	£1,812,614	£1,819,896	£3,632,510
2021-2022	£1,118,130	£3,351,847	£4,469,977

Table 123 – S106 contributions received in Cambridge

Source: Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Investment secured for South Cambridgeshire

Period	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council	Total amount secured in South Cambridgeshire
2011-2012	£3,420,858	£12,283,691	unknown
2012-2013	£2,695,859	£1,834,895	£4,530,754
2013-2014	£2,064,069	£1,095,879	£3,159,948
2014-2015	£6,884,121	£28,931,394	£35,815,515
2015-2016	£1,500,653	£2,812,814	£4,313,467
2016-2017	£5,622,068	£3,453,030	£9,075,098
2017-2018	£6,461,238	£54,554,352	£61,015,590
2018-2019	£2,142,866	£1,042,232	£3,185,098
2019-2020	£4,027,031	£100,575,441	£104,602,472
2020-2021	£1,131,469	£13,740,332	£14,871,801
2021-2022	£597,185	£80,489,042	£81,086,227

Table 124 – S106 contributions secured in South Cambridgeshire for open space, community facilities and transport

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Money received for South Cambridgeshire

Period	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council	Total amount received in South Cambridgeshire
2011-2012	£505,461	£1,581,048	£2,086,509
2012-2013	£2,628,228	£586,509	£3,214,737
2013-2014	£3,179,086	£2,736,447	£5,915,533
2014-2015	£2,411,967	£7,286,983	£9,698,950
2015-2016	£2,980,441	£4,013,867	£6,994,308
2016-2017	£2,895,392	£1,368,210	£4,263,602
2017-2018	£1,287,849	£18,660,712	£19,948,561
2018-2019	£1,778,734	£12,301,571	£14,080,305
2019-2020	£18,456,568	£10,187,264	£28,643,832
2020-2021	£1,793,180	£6,833,427	£8,626,607
2021- 2022	£1,451,208	£30,766,229	£32,217,437

Table 125 – S106 money received by South Cambridgeshire District Council for open space, community facilities and transport

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Cambridge Southern Fringe

Investment secured from Cambridge Southern Fringe

Period	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A
2021-2022	N/A	N/A

Table 126 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council from Cambridge Southern Fringe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Note: Outline planning permission for Cambridge Southern Fringe - Trumpington Meadows was approved in 2009-2010, and therefore the investment secured was in that year.

Money received from Cambridge Southern Fringe

Period	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2011-2012	£0	£2,374,503
2012-2013	£3,585	£5,817,617
2013-2014	£0	£1,461,362
2014-2015	£45,952	£3,489,230
2015-2016	£46,525	£838,691
2016-2017	£16,102	£27,584
2017-2018	£8,301	£4,779,465
2018-2019	£0	£1,308,261
2019-2020	£0	£62,492
2020-2021	£0	£0

Period	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2021-2022	£0	£65,918

Table 127 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council from Cambridge Southern Fringe
Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Northstowe

Investment secured from Northstowe

Period	Amount secured by South Cambridgeshire District Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	A total of £30 million has been secured for the development of Northstowe Phase 1.	A total of £30 million has been secured for the development of Northstowe Phase 1.
2015-2016	N/A	N/A
2016-2017	A total of £70 million has been secured for the development of Northstowe Phase 2.	A total of £70 million has been secured for the development of Northstowe Phase 2.
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A
2021-2022	£8,163,980, for the development of Northstowe Phases 3a and 3b	£79,844,940, for the development of Northstowe 3a and 3b. This excludes monies secured for secondary education for Phase 3b as the actual amount will be determined through an education review.

Table 128 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council from Northstowe

Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

Money received from Northstowe

Period	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	£386,766	£123,149
2016-2017	£0	£0

Period	Amount received by South Cambridgeshire District Council	Amount received by Cambridgeshire County Council
2017-2018	£559,263 (£172,497 for Phase 1 and £386,766 for Phase 2)	£16,672,466 (£925,599 for Phase 1 and £15,746,867 for Phase 2)
2018-2019	£127,433	£10,270,621
2019-2020	£16,642,114	£6,590,444
2020-2021	£0	£2,798,947
2021-2022	£11,010 for Phase 2	£18,966,099 for Phases 1 and 2

Table 129 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council from Northstowe
Source: S106 Officer South Cambridgeshire District Council and Capital and Funding Manager at Cambridgeshire County Council

North West Cambridge

Investment secured from North West Cambridge

Period	Amount secured by South Cambridgeshire District Council & Cambridge City Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	£725,061 (does not include waste contribution, annual payments or bus stop maintenance payments)	£18,735,409
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	N/A	N/A
2021-2022	N/A	N/A

Table 130 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from North West Cambridge
 Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Money received from North West Cambridge

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	£36,238	£0
2014-2015	£18,105	£0
2015-2016	£72,293	£318,416
2016-2017	£20,230	£209,093
2017-2018	£265,639	£543,081
2018-2019	£134,741	£0
2019-2020	£84,372	£0
2020-2021	£0	£0

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2021-2022	£0	£0

Table 131 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from North West Cambridge
Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Cambridge East

Investment secured from Cambridge East

Period	Amount secured by South Cambridgeshire District Council & Cambridge City Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	£746,300	£17,644,837
2017-2018	N/A	N/A
2018-2019	N/A	N/A
2019-2020	N/A	N/A
2020-2021	£1,873,431	£14,706,075
2021-2022	N/A	N/A

Table 132 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East
 Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Money received from Cambridge East

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	N/A	N/A
2014-2015	N/A	N/A
2015-2016	N/A	N/A
2016-2017	N/A	N/A
2017-2018	£269,919	£0
2018-2019	£0	£0
2019-2020	£0	£1,011,484
2020-2021	£0	£83,956

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2021-2022	£0	£6,549,605

Table 133 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East
Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

West Cambridge and Darwin Green

Investment secured from Cambridge West and Darwin Green

Period	Amount secured by South Cambridgeshire District Council & Cambridge City Council	Amount secured by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	£0	£22,138,321
2014-2015	£0	£0
2015-2016	£0	£0
2016-2017	£0	£0
2017-2018	£0	£636,000
2018-2019	£0	£0
2019-2020	£0	£0
2020-2021	£0	£0
2021-2022	£0	£0

Table 132 – Investment secured by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East
 Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

Money received from Cambridge West and Darwin Green

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2011-2012	N/A	N/A
2012-2013	N/A	N/A
2013-2014	£0	£0
2014-2015	£0	£0
2015-2016	£0	£0
2016-2017	£0	£0
2017-2018	£0	£0
2018-2019	£0	£0
2019-2020	£0	£7,823,763

Period	Amount received by South Cambridgeshire District Council & Cambridge City Council	Amount received by Cambridgeshire County Council
2020-2021	£0	£639,129
2021-2022	£0	£1,972,444

Table 133 – Money received by Cambridgeshire County Council and South Cambridgeshire District Council/Cambridge City Council from Cambridge East
Source: S106 Officer South Cambridgeshire District Council, Development Contributions Monitoring Officer at Greater Cambridge Shared Planning Service and Capital and Funding Manager at Cambridgeshire County Council

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Cambridge City Council and South Cambridgeshire District Council

Authority Monitoring Report for Greater Cambridge

Covering the period 1 April 2021 – 31 March 2022

Published January 2023



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1. Introduction and Context

A. Greater Cambridge Today

- 1.1 The Greater Cambridge area covers the city of Cambridge and its largely rural hinterland of South Cambridgeshire. Hence, the areas' population spans a world-renowned city, emerging new towns and about 100 small towns, villages and hamlets. The initial Census 2021 results have been published and these estimate the population of Greater Cambridge to be 307,700. This was divided between 145,700 people in Cambridge and 162,000 people in South Cambridgeshire. However, the land take ratio is significantly different. Cambridge has an area of approximately 4,070 hectares compared with 90,163 hectares for South Cambridgeshire. Greater Cambridge is bordered by a number of market towns, which fall outside the area, including Ely, Newmarket, Haverhill, Royston, St Neots and Huntingdon, and is located around 60 miles north-east of London.
- 1.2 Cambridge has an iconic historic core, heritage assets, river and structural green corridors, with generous, accessible and biodiverse open spaces and well-designed architecture. South Cambridgeshire's villages vary greatly in size, with each having a unique character. Greater Cambridge has a reputation for design excellence and has focused on new development that is innovative and promotes the use of sustainable modes of transport. It is also a centre of excellence and world leader in the fields of higher education and research. It has fostered a dynamic and successful knowledge-based economy, while aiming to retain the high quality of life in the city and surrounding villages that underpins that economic success. Cambridge is also an important centre for a wide range of services.

B. The Authority Monitoring Report (AMR)

- 1.3 Local authorities have a statutory duty to publish an Authority Monitoring Report (AMR). The AMR provides an opportunity to monitor recent trends in land use, development, and other issues (such as transport, socio-economic changes and biodiversity), and to consider the effectiveness and appropriateness of current planning policies and targets.
- 1.4 The Planning and Compulsory Purchase Act 2004 and accompanying regulations introduced the requirement for local planning authorities to produce an AMR. The AMR sets out the Councils' progress in producing new planning policy documents against the timetable included in the approved Local Development Scheme and in implementing planning policies included in their Local Development Framework (or Local Plans).

- 1.5 The Localism Act 2011 and Town and Country Planning (Local Planning) (England) Regulations 2012 set out revised requirements for monitoring. Local planning authorities are still required to publish information monitoring progress on the implementation of their Local Development Scheme and planning policies included in their development plan documents at least on an annual basis, although the requirement to submit the AMR to the Secretary of State by 31 December has been removed.
- 1.6 The Localism Act 2011 also created the duty to co-operate which places a legal duty on local planning authorities and other specified organisations to co-operate with each other to address strategic issues relevant to their areas. The Town and Country Planning (Local Planning) (England) Regulations 2012 require the AMR to give details of what action the Council has taken relating to the duty to co-operate.
- 1.7 The Town and Country Planning (Local Planning) (England) Regulations 2012 also introduced the requirements that the AMR includes: (i) details of any neighbourhood development orders or neighbourhood development plans made; and (ii) if a Council has an adopted Community Infrastructure Levy (CIL) Charging Schedule, information relating to the collection and spending of CIL monies. Both Councils publish an annual Infrastructure Spending Statement showing information relating to section 106 contributions secured, allocated, used and retained by the Council.
- 1.8 This AMR covers the period from 1 April 2021 to 31 March 2022. It is a joint AMR for Cambridge City Council and South Cambridgeshire District Council and therefore the adopted planning policies for the period covered by this AMR are those contained in the:
- Cambridge Local Plan (2018) - adopted 18 October 2018;
 - South Cambridgeshire Local Plan (2018) – adopted on 27 September 2018;
 - Cambridge East Area Action Plan (AAP) – adopted in February 2008;
 - Cambridge Southern Fringe AAP – adopted in February 2008;
 - North West Cambridge AAP – adopted October 2009; and
 - Northstowe AAP – adopted in July 2007.

C. Monitoring in Greater Cambridge

- 1.9 Monitoring in Cambridgeshire is currently carried out through a partnership between the Business Intelligence (Research) Team at Cambridgeshire County Council and the planning departments at the five district councils. Greater Cambridge consists of the two local planning authorities of Cambridge City Council and South Cambridgeshire District Council. The

Business Intelligence (Research) Team maintains a database of planning permissions involving the creation or removal of residential, business, retail and leisure uses plus any planning permissions for renewable energy generators. A survey of all extant planning permissions included in the database takes place each year, involving officers from the County Council and district councils, to collect information on their status: built, under construction or not yet started.

- 1.10 The Business Intelligence (Research) Team provides the district councils with the necessary results for their AMR indicators and a site-by-site list of planning permissions and their status. The Business Intelligence (Research) Team also publish summary tables and topic reports on housing, business, retail and renewable energy completions and commitments on their [website](#). For some indicators the data for previous years has been revised from the data previously published; this is a result of the on-going assessment of data by the Business Intelligence (Research) Team to remove any inaccuracies.
- 1.11 Data required for other indicators is obtained from various teams at Cambridgeshire County Council, Cambridge City Council, South Cambridgeshire District Council (SCDC), and other external organisations such as Natural England and the Environment Agency. A number of data series published by the Office for National Statistics are used as contextual indicators. These are usually sourced from [Nomis](#), a service provided by the Office for National Statistics.

D. Structure of the document

- 1.12 Chapter 2 of the document provides a commentary on the progress against the Local Development Scheme, actions on duty to co-operate, updates on neighbourhood planning, the Community Infrastructure Levy and on the Statement of Community Involvement. Chapter 3 is broken into several topics, such as Housing and Employment. It provides textual updates and the headline findings in relation to the monitored indicators. Appendix 1 lists all of the indicators by document. A Red, Amber, and Green (RAG) column is included in the table for each indicator and where the indicator includes a target a colour is assigned to indicate whether the target is on track. Appendix 2 contains tables and charts with data which relate to the indicators listed in Appendix 1 and the commentary in the main report.

2. Commentary

A. Progress against the Local Development Scheme

- 2.1 The Councils adopted their current Local Plans in Autumn 2018. The South Cambridgeshire Local Plan was adopted on 27 September 2018 and the Cambridge Local Plan on 18 October 2018.
- 2.2 The Councils' current adopted Local Plans both include a policy which makes a commitment to an early review of those Plans. The policies are for a new Local Plan to be prepared jointly by Cambridge City and South Cambridgeshire District Councils for their combined districts (Greater Cambridge).
- 2.3 The Councils are also jointly preparing the North East Cambridge Area Action Plan (NECAAP). Significant government Housing Infrastructure Funding has been secured to facilitate the relocation of the Milton Waste Water Treatment Plant which will enable the development of a major brownfield site and comprehensive planning of the North East Cambridge area. A Development Consent Order (DCO) process will be undertaken to enable the relocation.
- 2.4 A Local Development Scheme (LDS) was agreed in October 2018 setting out a timetable for the preparation of a Greater Cambridge Local Plan and the NECAAP, and a revised LDS was agreed in July 2020.
- 2.5 The July 2020 LDS added in a Preferred Options stage in Autumn 2021 for the Local Plan to enable public consultation on the emerging preferred approach to key strategic issues, and time for those views to be considered before detailed policies are drafted. It also set out that the future timetable for the Local Plan would be influenced by the decision on whether the Local Plan should progress ahead of or in parallel with the NECAAP.
- 2.6 The latest [LDS](#) became effective on 1 August 2022. This makes additional changes to the Local Plan and NECAAP timetables to account in particular for changes in circumstances in relation to:
- evidence to demonstrate an appropriate water supply;
 - a change to the timetable of the Cambridge Waste Water Treatment Plant (CWWTP) Development Consent Order (DCO); and,
 - allowing for an appropriate time in the process to deal with the stages following each consultation, noting the complexity of issues and the volume of comments raised by the Local Plan First Proposals (Preferred Options) consultation.

- 2.7 The changes are as follows:
- An additional stage is proposed to bring a report to members in January 2023 to confirm the Preferred Options for the Greater Cambridge Local Plan strategy and sites.
 - Draft Greater Cambridge Local Plan (Regulation 18) consultation will take place in Autumn 2023 (rather than Summer 2022).
 - If the CWWTP DCO is approved in Winter (early) 2024 (rather than Autumn 2023), it is anticipated that the Proposed Submission Local Plan and the Proposed Submission NECAAP will be published for consultation in Autumn 2024.
 - Both plans could be submitted for Examination in Summer/Autumn 2025 assuming no new issues are raised in representations that would require material changes to be made.
 - Following submission of the plans, the timing of the remainder of the plan-making processes are in the hands of the Inspectors, including how the examinations for the separate plans would be sequenced.
- 2.8 The [Greater Cambridge Local Plan - First Proposals](#) was subject to six weeks of public consultation from 1 November 2021 to 13 December 2021. A [report](#) on the consultation responses was published in June 2022. The consultation also generated a number of new site submissions and further information on previously submitted sites. The consultation responses are being shared with councillors and discussed at a series of meetings of the Joint Local Plan Advisory Group.
- 2.9 Public consultation on the draft NECAAP ran from 27 July to 5 October 2020. The comments received are [published](#) and the Council's responses to them are set out in the [Statement of Consultation](#). The comments received were considered, and along with additional evidence base studies, informed the Proposed Submission version of the NECAAP. The [Proposed Submission NECAAP](#) was considered by councillors through a series of meetings at both Councils between November 2021 and January 2022.

B. Action taken on Duty to Co-operate

- 2.10 For the joint Greater Cambridge Local Plan and the North East Cambridge Area Action Plan which have been in preparation during the monitoring year, the two authorities have continued to work together as one, and continue to engage constructively, actively and on an ongoing basis with the other Duty to Cooperate bodies to address strategic cross-boundary matters. The authorities continue to address the Duty to Cooperate in all relevant aspects of the plans, including governance, consultation, and evidence gathering.

- 2.11 In terms of governance, to support constructive and ongoing engagement for both plans, a non-statutory Joint Local Planning Advisory Group meets to discuss each plan at key plan-making stages to provide efficient and effective coordination of spatial planning for the Cambridge City and South Cambridgeshire districts. The group includes members of Cambridge City Council, South Cambridgeshire District Council, and Cambridgeshire County Council (which is also under the duty to cooperate).
- 2.12 Supporting member engagement for the Local Plan, a Greater Cambridge Local Plan transport sub group - comprising the Councils, County Council, Combined Authority, Greater Cambridge Partnership, National Highways and Network Rail - meets to facilitate the preparation of a robust Transport Evidence Base supporting the Greater Cambridge Local Plan. This group has also addressed transport matters relating to North East Cambridge Area Action Plan. Supporting member engagement for the North East Cambridge Area Action Plan, a Public Partners Stakeholder Group – comprising the Councils, County Council, Combined Authority and Greater Cambridge Partnership - has met regularly throughout preparation of the plan to discuss relevant planning issues, including cross-boundary matters.
- 2.13 In terms of consultation and engagement for the Greater Cambridge Local Plan, officers have engaged with a wide range of relevant bodies to explore substantive issues via Duty to Cooperate roundtable meetings, and via bilateral meetings, which also addressed duty to cooperate matters relevant to North East Cambridge Area Action Plan. To support the [Greater Cambridge Local Plan First Proposals consultation](#) in autumn 2021 the Councils published a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#), and offered the opportunity for further meetings with relevant bodies. Ahead of publishing the [Proposed Submission North East Cambridge Area Action Plan](#), the Councils worked with relevant bodies to resolve strategic cross-boundary matters, as documented in a [draft Statement of Common Ground](#) and [Duty to Cooperate Statement of Compliance](#).
- 2.14 In terms of evidence, the Councils have continued to engage with neighbouring authorities and relevant prescribed Duty to Cooperate bodies on an ongoing basis across relevant functional geographies. Examples for the Greater Cambridge Local Plan include working with the County Council and Combined Authority on the development of the Local Plan transport evidence base, as well as engaging with the relevant prescribed bodies on the development of environmental evidence. An example for the North East Cambridge Area Action Plan was engaging with Historic England on the scope and outputs of the North East Cambridge Heritage Impact Assessment.

C. Details of Neighbourhood Development Orders or Neighbourhood Development Plans Made

2.15 Neighbourhood planning was introduced by the Localism Act in 2011. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Policies within Neighbourhood Plans can be used to protect green spaces, influence the tenures of new homes provided, identify sites for development, and guide the design of new buildings. Once 'made' (adopted), Neighbourhood Plans form part of the development plan, and are an important consideration when determining planning applications in the area.

2.16 Before a Neighbourhood Plan can be prepared a neighbourhood area must be designated. Two new neighbourhood areas were designated in June 2022. At November 2022 there are 21 designated neighbourhood areas in South Cambridgeshire:

- Babraham;
- Bassingbourn-cum-Kneesworth;
- Cottenham;
- Foxton;
- Fulbourn;
- Gamlingay;
- Great Abington Former Land Settlement Association (LSA) Estate – this covers the former Land Settlement Association estate, which only forms part of the parish of Great Abington;
- Histon & Impington – this covers the area of the parish to the north of the A14;
- Harston – new designation 17 June 2022;
- Horseheath;
- Linton and Hildersham – these two parishes have joined together to form a single neighbourhood area;
- Melbourn;
- Orwell – new designation 17 June 2022;
- Pampisford;
- Sawston;
- Stapleford and Great Shelford – these two parishes have joined together to form a single neighbourhood area;
- Swavesey;
- Thriplow;
- Waterbeach – South Cambridgeshire District Council and Waterbeach Parish Council have agreed a framework as to how they will work together;

- West Wickham; and
- Whittlesford.

2.17 There is one designated neighbourhood area in Cambridge:

- South Newnham.

2.18 The Neighbourhood Forum for South Newnham was originally designated on 22 March 2017 and was re-designated on 21 July 2022 so that it can continue to prepare the plan.

2.19 A total of seven Neighbourhood Plans have been 'made' (adopted) in South Cambridgeshire, following successful referendums. Four Neighbourhood Plans were made in 2021-2022, and two Neighbourhood Plans have been made since the end of the monitoring year (in Autumn 2022). The full list of Neighbourhood Plans made in South Cambridgeshire are:

- **Great Abington Former LSA Estate** Neighbourhood Plan – 21 February 2019
- **Cottenham** Neighbourhood Plan – 20 May 2021
- **Histon & Impington** Neighbourhood Plan – 20 May 2021
- **Foxton** Neighbourhood Plan – 5 August 2021
- **Waterbeach** Neighbourhood Plan – 23 March 2022
- **West Wickham** Neighbourhood Plan – 23 September 2022
- **Gamlingay** Neighbourhood Plan – 24 November 2022

2.20 Neighbourhood Plans in South Cambridgeshire, prepared by the Parish Councils and agreed by referendum, include guidance on the design of future developments. Looking at the three most recently made plans:

- The **Waterbeach** Neighbourhood Plan seeks to ensure that the area will continue to be a suitable place to live and work, by ensuring that: the identity and character of the existing communities are respected and protected; any new development provides sustainable infrastructure; there is an improvement of the overall quality of life for every resident; and new development is not overbearing or overwhelming and complements the rural vistas and existing Fen Edge landscape.

- The **West Wickham** Neighbourhood Plan aims to help secure new smaller and affordable homes and supports bringing forward new community facilities. It also includes a unique policy that protects nocturnal wildlife and the night sky from light pollution by restricting external lighting in new developments.
- The **Gamlingay** Neighbourhood Plan aims to: meet the needs of the local community by supporting new housing that is of an appropriate size and new buildings that are built to high environmental standards; protect and enhance its open countryside, landscape setting, natural environment and biodiversity; nurture and grow local businesses to sustain and development new employment opportunities; protect valued local amenities; and improve the existing network of paths to promote walking, cycling and riding.

2.21 One further Neighbourhood Plan has reached formal stages in the preparation of a Neighbourhood Plan:

- **Fulbourn:** The Neighbourhood Plan was submitted to SCDC in October 2021. SCDC carried out a public consultation on the plan between November 2021 and January 2022, and this was followed by a formal examination. As part of the examination, a hearing was held in July 2022. The examiner's report was published in September 2022. The Parish Council and SCDC have worked together to prepare a referendum version of the neighbourhood plan, and the referendum will take place on 9 February 2023.

2.22 Initial discussions have taken place with a number of other Parish Councils about neighbourhood planning and whether a Neighbourhood Plan would be the right tool for them to achieve the aspirations they have for the future in their villages. There is growing interest from parish councils to prepare neighbourhood plans.

2.23 Further information and guidance material for those thinking about preparing a Neighbourhood Plan can be found on the Neighbourhood Planning pages of the [Greater Cambridge Planning website](#).

D. Information relating to the Collection and Spending of Community Infrastructure Levy Monies

2.24 The Community Infrastructure Levy (CIL) is a charge on new development, which helps fund a wide range of strategic infrastructure, such as public transport, parks and community facilities, needed to support growth. Both councils had previously sought to introduce a CIL and had submitted draft

charging schedules for Examination in 2014. The intention was for these to be examined following the conclusion of the Examinations into the Local Plans. The councils each agreed to withdraw their CIL draft charging schedules in 2017 reflecting a number of changes in circumstances and to jointly reassess the position.

- 2.25 The position will be kept under review. The Councils will update the Local Development Scheme if they intend to commence preparation of a CIL scheme. The Councils continue to use the Section 106 mechanism, where planning obligations are secured on an application by application basis to fund or deliver infrastructure improvements needed to make development sustainable.
- 2.26 [Cambridge City Council](#), [South Cambridgeshire District Council](#), and [Cambridgeshire County Council](#), publish individual Infrastructure Funding Statements to comply with the 2019 CIL Regulation amendments.

E. Greater Cambridge Statement of Community Involvement

- 2.27 The Statement of Community Involvement sets out how and when the councils will involve the community and key stakeholders in preparing, altering and reviewing our plans and guidance to guide future development in Greater Cambridge. It also explains how the councils will involve the community in planning applications. Both councils have jointly prepared a [Statement of Community Involvement](#). This was adopted by SCDC in July 2019 and by Cambridge City Council in June 2019.
- 2.28 In June 2020 both councils jointly issued an [Addendum to the Statement of Community Involvement](#). This addendum was superseded by an [Updated Addendum](#) published in December 2020. The Addendum sets out elements impacted by restrictions related to the coronavirus pandemic, and how the Councils will continue to enable full involvement of people in planning matters. It includes guidance on Neighbourhood Plans. The need for these amended measures is being kept under review.

3. Topics

A. Housing Monitoring

- 3.1 The development strategy for Greater Cambridge supports the economic success of the Cambridge area through continued jobs growth, with housing provision at a level, and of a quality, to meet objectively assessed needs. The South Cambridgeshire Local Plan (2018) requires (in Policy S/5) that provision is made for 19,500 dwellings in the district during the period 2011 to 2031 to meet the objectively assessed need. The Cambridge Local Plan (2018) requires (in Policy 3) that provision is made for 14,000 dwellings in the city during the same plan period 2011-2031.
- 3.2 Therefore, together the Local Plans set a housing requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge. This results in an average delivery rate of 1,675 dwellings a year for Greater Cambridge. The latest housing trajectory for Greater Cambridge is set out in the [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report published in April 2022. This shows that 38,716 dwellings are expected to be delivered between 2011 and 2031 (14,087 in Cambridge and 24,629 in South Cambridgeshire), which is 16% (5,216 dwellings) more than the housing requirement and allows flexibility to respond to changing conditions, and remains a similar buffer to that included in the adopted plans.
- 3.3 Both Local Plans set out that “the housing trajectories for Cambridge and South Cambridgeshire, as updated each year in the Authority Monitoring Report, will be considered together for the purposes of phasing of housing delivery, including for calculating 5-year housing land supply in development management decisions that concern housing development” (Policy S/12 of the South Cambridgeshire Local Plan and Policy 3 of the Cambridge Local Plan). Both Local Plan Inspectors’ Reports recognised that given the nature of the development strategy for Greater Cambridge as a whole, delivery would be higher in Cambridge in the early years of the plan period and higher in South Cambridgeshire later in the plan period, and therefore that housing supply and delivery should be considered jointly.
- 3.4 The [Greater Cambridge Housing Trajectory and Five Year Housing Land Supply](#) report (published in April 2022) shows that the Councils jointly have 6.5 years of housing land supply for the 2022-2027 five year period, using the Liverpool methodology and applying a 5% buffer (the Liverpool methodology, which has been determined as appropriate for Cambridge and South Cambridgeshire, spreads any shortfall in supply at the point of calculation

over the remainder of the plan period). Collectively this means that for Greater Cambridge, the Councils can demonstrate a five year housing land supply.

- 3.5 The most up to date housing trajectory and five year land supply calculations are published on the [Greater Cambridge Shared Planning website](#).
- 3.6 **Housing completions:** Between 2011 and 2022 (the first eleven years of the plan period for both adopted Local Plans), 17,947 net additional dwellings were completed (8,497 dwellings in Cambridge and 9,450 dwellings in South Cambridgeshire). Nearly 80% of the dwellings completed were within Cambridge urban area, the Cambridge fringe sites, new settlements, Rural Centres or Minor Rural Centres, which is consistent with the development strategy for Greater Cambridge. Nearly 10% of dwellings completed were on five year housing land supply sites, on the edges of villages but outside their development framework where development would not normally be permitted. These five year housing land supply sites were permitted as a departure to the development plan, prior to the adoption of the Local Plans in autumn 2018, while South Cambridgeshire District Council was unable to demonstrate a five year housing land supply.
- 3.7 In the 2021-2022 monitoring year, 1,828 net additional dwellings were completed in Greater Cambridge, with 1,213 net additional dwellings in South Cambridgeshire and 615 net additional dwellings in Cambridge. The largest contributions were in the Cambridge Urban area (495 dwellings), including 132 dwellings at the Mill Road Depot and 94 dwellings at the Ridgeons site in Cromwell Road, and in the rural area (472 dwellings), including 387 dwellings across a number of five year housing land supply sites. There were also significant contributions at Northstowe (219 dwellings) and on the edge of Cambridge (267 dwellings) where the largest contributor was Marleigh (99 dwellings).
- 3.8 The combined annual completions in 2021-2022 for Greater Cambridge (1,828 dwellings) is higher than the average annual delivery rate required of 1,675 dwellings a year. This means that delivery has exceeded the required rate in five of the last six years. The low delivery in 2019-2020 can at least partially be explained by the impacts of the Covid-19 pandemic on the construction industry.
- 3.9 South Cambridgeshire achieved a slightly lower level of completions than the previous year (1,325 dwellings were completed in 2020-2021). However, completions were still at their second highest level since the start of the plan period. In Cambridge there was a sharp increase in completions compared with the previous year (397 dwellings were completed in 2020-2021). This was due to an increase in completions within the urban area with the two

schemes in Mill Road and Cromwell Road (see paragraph 3.7) accounting for almost half of these.

- 3.10 Actual net completions in 2021-2022 (1,828 dwellings) were above the anticipated net completions included in the April 2022 housing trajectory (1,235 dwellings), with delivery above the housing trajectory estimations in both local authorities. In Cambridge this was largely due to the schemes in Mill Road and Cromwell Road (see paragraph 3.7 again) progressing ahead of schedule. This means that the anticipated strong growth in completions in 2022-2023 may be less marked than anticipated in the current housing trajectory. The higher number of completions in South Cambridgeshire was more the result of many schemes being slightly ahead of schedule resulting in a significant cumulative impact. Again, some of the completions are recorded in the housing trajectory as being due to complete in 2022-2023. This will be reviewed when the housing trajectory is updated.
- 3.11 The difference between housing trajectory projections and reported completions is partly down to differences in the definition of a completion. There are a number of alternative definitions of a completed dwelling used by the Councils for monitoring, Building Control or Council Tax purposes, and also by the housebuilding industry and in conveyancing, which are all slightly different and vary from being build complete to ready for occupation to being occupied. The housing trajectory is based on information from developers who tend to count a dwelling as completed when it is ready for occupation whereas our survey of completions is based on a dwelling being build complete.
- 3.12 The **Housing Delivery Test (HDT)** is an annual assessment of actual housing delivery over the previous three years against the housing requirement for the district for that same period. It is required by the National Planning Policy Framework (NPPF). HDT results are published by the Department for Levelling Up, Housing and Communities (DLUHC) each year. Where housing delivery is between 85% and 95% of the requirement, the authority should publish an action plan, and when it is between 75% and 85%, the authority is required to add a 20% buffer to their five year land supply and publish an action plan. When housing delivery is below 75% of the requirement, there is a presumption in favour of sustainable development alongside the requirement for an authority to add a 20% buffer to their five year land supply and publish an action plan.
- 3.13 The most recent results for 2018-2019 to 2020-2021 were published in January 2022 and are 133% for Cambridge and 145% for South Cambridgeshire. There are no consequences from the HDT results published in January 2022 for Cambridge or South Cambridgeshire.

- 3.14 A statement setting out the results and the implications for both Councils is published on the [Greater Cambridge Shared Planning website](#). The results for the period 2019-2020 to 2021-2022 have yet to be published but will be added to the website when available.
- 3.15 **Previously Developed Land:** Making efficient use of land, including through the reuse of Previously Developed Land (PDL), is central to the approach to delivering sustainable development. South Cambridgeshire has an indicator to monitor completions on PDL. The proportion of housing completed on PDL was slightly higher in 2021-2022 (15.7%) than in 2020-2021 (14.7%) but was still the second lowest figure recorded in the plan period and well below the average for the plan period of 24.6%. PDL completions are predominantly occurring, both in actual terms and proportionally, in the villages. In 2021-2022, almost six out of ten PDL completions were in Minor Rural Centres, Group Villages and Infill Villages. PDL completions accounted for 69% of all completions in these settlement categories. In contrast, PDL completions only accounted for 10% of all completions within ‘five year supply’ sites.
- 3.16 **Subdivision of existing dwelling plots:** Policy 52 of the Cambridge Local Plan (2018) sets out criteria by which new dwellings requiring the subdivision of existing dwelling plots should be considered. A review of all applications for subdivision of garden plots over the 2021-2022 monitoring year was carried out. There were a total of nine permissions granted on garden land. One permission was for a site where there was already a similar extant permission from prior to the Local Plan being adopted. Policy 52 was considered in the officer report for the remaining eight permissions and all were considered to be compliant.
- 3.17 **Housing density:** Over the plan period (2011-2022), the average net density of dwellings completed in South Cambridgeshire has fluctuated. In the last monitoring year, the average net density was 30.6 dwellings per hectare (DPH) on sites greater than nine dwellings. This is slightly lower than the average of 34.8 DPH over the plan period. The lower density in 2021-2022 was due to all the completed sites being in more rural settlements where densities are usually lower. The highest level of completions (on completed sites) was in Group Villages where 178 dwellings were completed at an average density of 25.4 DPH.
- 3.18 Density in the city has also fluctuated over the plan period. The average density achieved in 2021-2022 of 123.3 DPH was the second highest in the plan period and well above the average for 2011/12 – 2021/22 of 76.6 DPH. The largest completions were on the Clay Farm development where 270 dwellings were completed at a density of 118.4 DPH.

- 3.19 **Affordable Housing:** The availability of housing that is affordable and accessible to those in need in Greater Cambridge is a major issue. In Cambridge, the median house price has risen from 8.7 times the median income in 2011 to 12.2 times the median income in 2021 (although there has been a marginal fall in this ratio for each of the last five years). In South Cambridgeshire, the median house price has risen from 7.6 times the median income in 2011 to 9.8 times the median income in 2021. As in Cambridge, South Cambridgeshire has experienced a small fall in the ratio since its peak in 2017. However, house price to earnings ratios remain very high by historical standards in both local authorities.
- 3.20 The affordable housing policies in South Cambridgeshire Local Plan (2018) require the provision of 40% affordable housing on all developments of 11 dwellings or more, or on developments of 10 or less if the total floorspace exceeds 1,000 square metres (see Policy H/10 – although a lower threshold of 10 dwellings, in line with the NPPF was agreed by members at their November 2018 Planning Committee). Policy H/11 allows the provision of affordable housing on small sites adjoining villages as exception sites. Policy H/11 allows consideration to be given to exception sites providing a minimum amount of market housing if it can be demonstrated that a 100% affordable housing scheme is unviable.
- 3.21 Similarly, Policy 45 of the Cambridge Local Plan (2018) requires the provision of affordable housing on schemes for 11 units or more, or on developments of less than 11 units if the total floorspace exceeds 1,000 square metres. However, similar to South Cambridgeshire, a lower threshold of 10 dwellings in line with the NPPF was agreed by members at their November 2018 Planning Committee. The Cambridge Local Plan has two thresholds with 25% affordable housing required on developments of 11 (10) - 14 units and 40% affordable housing required on sites of 15 or more units.
- 3.22 In total, South Cambridgeshire delivered 359 affordable dwellings in 2021-2022. At 30% of all completions this was a little above the plan period average for the district (26%). The largest contribution to affordable housing came from a site known as 'H/1:b - Land North of Babraham Road, Sawston' which was allocated in the South Cambridgeshire Local Plan. The scheme has permission for 158 dwellings of which 63 (40%) are affordable (S/3729/18/FL). In 2021-2022 all 56 affordable flats were completed with the remaining seven affordable houses under construction. There were 147 affordable dwellings completed across three sites in Cambridge. In total affordable dwellings comprised 24% of all dwellings completed in 2021-2022 which is below the plan period average of 34% for Cambridge. This is due to a high proportion of dwellings being completed on small schemes that fell below the affordable

housing threshold. The three schemes that did deliver affordable housing were Mill Road Depot (18/1947/S73 and 19/0175/FUL), Ridgeons, Cromwell Road (19/0288/FUL) and Willowcroft, Histon Road (15/1369/FUL) and all met or exceeded the 40% affordable housing requirement.

- 3.23 A total of 6,893 dwellings were permitted in South Cambridgeshire during the 2021-2022 monitoring year. The majority were permitted through outline planning permissions for Northstowe phases 3A (S/02171/20) and 3B (S/02142/20) which permitted 4,000 and 1,000 dwellings respectively. Overall, permissions in 2021-2022 included 6,415 dwellings within schemes eligible to provide affordable dwellings (for example excluding schemes of less than 10 dwellings, student apartments, houses in multiple occupation, and prior notification approvals). Of these, 40% are to be affordable dwellings in line with the policy requirement. The only schemes to achieve less than 40% affordable housing were reserved matters permissions on strategic sites at Waterbeach, Marleigh and Cambourne where a lower level of affordable housing has been accepted at the outline application stage. There are viability review mechanisms in place for Waterbeach and Marleigh which could potentially result in higher levels of affordable housing being delivered. There were also two 100% affordable housing exceptions schemes permitted in Fowlmere (20/01209/FUL) and Great Shelford (S/4279/19/FL).
- 3.24 A total of 1,087 dwellings were permitted in Cambridge, evenly split between outline and full/ reserved matters permissions, during the same period. This included 851 dwellings within schemes eligible to provide 40% affordable dwellings (that is schemes of 15 dwellings or more). Of these, 41% are to be affordable dwellings, in line with the policy requirement. In fact, there were only four permissions with a requirement to deliver 40% affordable housing. These included three Local Plan allocations – Land North of Worts Causeway, Land South of Worts Causeway and Darwin Green. The fourth permission, 71-73 Fen Road, Cambridge, is a small Cambridge Investment Partnership scheme of 12 affordable dwellings. No permissions fell into the 10 - 14 dwelling threshold where a lower level of 25% affordable housing is required.
- 3.25 **Housing development by settlement category:** Over the plan period so far (2011/12 - 2021/22), the majority of completions across the whole plan area have been in the Cambridge Urban Area and Edge of Cambridge (4,214 and 5,385 respectively). In the rural area of South Cambridgeshire, Rural Centres account for the largest share of housing completions (1,895) followed by 'five year supply' sites (permitted in the period leading up to the adoption of the 2018 local plan) (1,698), Minor Rural Centres (1,280) and New Settlements (1,244).

- 3.26 **Student Accommodation:** Policy 46 of the Cambridge Local Plan (2018) relates to student accommodation. This requires that new student accommodation developments demonstrate there is a proven need for student accommodation to serve a particular institution and a formal agreement must be entered into with the institution to confirm the accommodation is suitable. Student accommodation is to serve students who are attending full-time courses of one academic year or more. The policy indicator requires a review of whether applications are built to meet the specific needs of a named institution or institutions.
- 3.27 There was only one student accommodation scheme permitted in 2021-2022. 'Land South of Wilberforce Road, Cambridge' will be developed for St John's College to provide 245 bedrooms across 39 dwellings (21/02052/FUL). Some of the accommodation may also be used for academic staff.
- 3.28 In the monitoring year 2020-2021 there were only two schemes that saw new student bedrooms completed or existing student bedrooms demolished. 'Land Between 21 And 29 Barton Road, Cambridge' (C/01993/18) will eventually contribute 60 graduate rooms and 24 (net 15) family apartments for St John's College. The first 48 bedrooms were completed in 2021-2022. A further scheme at Lucy Cavendish College will eventually deliver an additional 72 student bedrooms alongside a college café and social leaning space (20/03342/FUL). However, in the current monitoring year the progress made was to demolish an existing building with the loss of 11 bedrooms.
- 3.29 There has been a net increase of 4,576 student rooms over the first eleven years of the plan period (2011/12 – 2021/22). The trigger of 3,104 rooms set by the indicator in the plan relates to the findings of the Assessment of Student Housing Demand and Supply study (January 2017) for Cambridge City Council and is the demand for a 10 year period from 2016 to 2026. Since the 2016/2017 monitoring year an additional 2,063 (net) student rooms have been provided.
- 3.30 **Greater Cambridge Partnership (formerly City Deal) – 1,000 Additional New Homes on Rural Exception Sites:** The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and brings up to £500 million of grant funding to help deliver infrastructure to support growth in the area with its highly successful economy. Through the City Deal, the partners have committed to the delivery of 1,000 additional new homes on rural exception sites by 2031.
- 3.31 The Greater Cambridge City Deal Board agreed in September 2016 how the 1,000 additional dwellings on rural exception sites will be monitored, and their relationship to the housing requirement set out in the Local Plans. The

Cambridge and South Cambridgeshire Local Plans (subsequently adopted 2018) set a requirement of 33,500 homes between 2011 and 2031 for Greater Cambridge, and it was agreed that only once delivery exceeds the level needed to meet the Local Plans requirements can any eligible homes be counted towards the 1,000 additional new homes on rural exception sites. Eligible homes to assess the City Deal commitment are defined as “all affordable homes (as defined by the NPPF) constructed on rural exception sites, and on sites not allocated for development in the local plans and outside of a defined settlement boundary”.

- 3.32 The latest Greater Cambridge housing trajectory (published in April 2022) anticipates that delivery will exceed the housing requirement in the Local Plans in 2023-2024, and therefore until that point affordable homes completed on eligible sites are contributing towards delivering the Greater Cambridge housing requirement of 33,500 dwellings. On the basis of known sites at this stage in the 2018 plan period and their anticipated delivery, as set out in the Greater Cambridge housing trajectory (April 2022) or based on officer assumptions for build out of sites (if not a site included in the housing trajectory), known eligible sites with planning permission or a resolution to grant planning permission at October 2022 are anticipated to deliver approximately 569 eligible affordable homes between 2023 and 2031.
- 3.33 There are still a further nine years until 2031 during which affordable homes on other eligible sites will continue to come forward as part of the additional supply, providing additional affordable homes that will count towards this target. Quarterly updates on anticipated delivery towards this City Deal commitment are provided to the [Greater Cambridge Partnership Board and Assembly](#).
- 3.34 Although anticipated delivery is currently below the target of 1,000 affordable dwellings by 2031, based specifically on currently known sites, the latest housing trajectory shows that 38,716 dwellings are anticipated in Greater Cambridge between 2011 and 2031, which is 5,216 dwellings more than the housing requirement of 33,500 dwellings. By 2023 it is projected that there will have been 1,279 affordable housing completions on rural exception sites and other schemes outside of village boundaries. Adding these to the 569 affordable dwellings in the pipeline post-2023 gives a total of 1,848 affordable dwellings anticipated by 2031, exceeding the 1,000 dwellings identified in the City Deal.
- 3.35 **Gypsy & Traveller Sites:** Local planning authorities are required to make provision for Gypsy & Traveller pitches and Travelling Showpeople plots to meet identified needs. The [Cambridgeshire, King's Lynn & West Norfolk, Peterborough and West Suffolk Gypsy and Traveller Accommodation](#)

[Assessment](#) (GTANA) was completed in October 2016 and was used to inform the pitch and plot requirements included in the adopted Local Plans. The GTANA (2016) concluded for South Cambridgeshire that the overall level of additional need for those households who meet the planning definition of a Gypsy or Traveller could be met through existing available sites and it identified a need for nine additional Travelling Showpeople plots in South Cambridgeshire over the period 2016-2021 and 12 plots over the period 2016-2036. Although no Travelling Showpeople plots were delivered in the 2021-2022 monitoring year, four plots were delivered in 2016-2017. No gypsy & traveller pitches were completed in 2021-2022 leaving the total at ten since 2016. A new GTANA is being developed as part of the evidence base for the new Greater Cambridge Local Plan.

3.36 **Accessible Homes:** An accessible home supports the changing needs of residents from raising children through to mobility issues faced in old age or through disability. Both Local Plans make provision for accessible dwellings. Policy 51 of the Cambridge Local Plan (2018) requires that:

- a) all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met unless it has been demonstrated that it would be unviable to do so and,
- b) that 5% of affordable housing on sites capable of providing 20 or more self-contained affordable homes, meet M4(3) of Building Regulations.

There is no indicator which monitors the use of Policy 51 in the Cambridge Local Plan, however a review of part b) of the policy has been undertaken. This found only one reserved matters or full planning permission which included more than 20 affordable dwellings. This scheme, 'Darwin Green One' met the policy requirement (21/03619/REM). There were also two outline permissions granted which meet the threshold and these will be required to meet the policy requirement at the reserved matters stage.

3.37 Policy H/9 of the South Cambridgeshire Local Plan (2018) requires that 5% of new dwellings meet M4(2) of Building Regulations. All developments of 20 or more houses are therefore required to provide an element of accessible dwellings. An evaluation of all of the developments of 20 or more dwellings approved in the 2021-2022 monitoring year was undertaken. Twelve permissions were reviewed; nine reserved matters and full permissions and three outline permissions. Of the reserved matters and full permissions, six met or exceeded the standard whilst three had a previous outline permission in place from before the adoption of the South Cambridgeshire Local Plan in 2018. All three of the outline permissions have conditions in place to ensure they will meet the standard at the reserved matters stage. Overall, the impact

of the policy will continue to grow as fewer reserved matters applications are approved where there is an outline permission granted before Policy H/9 came into effect. The permissions approved in 2021-2022 should result in at least 850 dwellings built to M4(2) standard in South Cambridgeshire.

B. Employment Monitoring

- 3.38 Cambridge 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 and the clustering of hi tech, biotech and research and development industries around Cambridge University and Addenbrooke's Hospital is termed the "Cambridge Phenomenon". Both Local Plans identify targets for jobs to be provided over the period between 2011 and 2031. In South Cambridgeshire the target is 22,000 jobs and in Cambridge the target is 22,100 jobs. Data from the ONS Jobs Density data series via NOMIS identifies that in 2011-2020 there have been 52,000 additional jobs created across Greater Cambridge: 17,000 in South Cambridgeshire and 35,000 in Cambridge. It is a workplace-based measure and comprises employees, self-employed, government-supported trainees and HM Forces. It should be noted that this data set has a significant time lag and the most recent data does not cover the full Coronavirus pandemic period. The Greater Cambridge Employment Land and Economic Needs Study November 2021, and the update in January 2023, identify issues with individual data sources like this, and explore a greater range of data sources to consider past and future jobs growth.
- 3.39 Employment sites within villages are a scarce resource that should be retained to provide local employment. Policies therefore resist the re-use of employment sites for non-employment uses, unless there is proven limited or no market demand for the site within its existing use; the community benefit of the new proposal outweighs the adverse effects of the loss of employment; or the existing use is generating environmental problems that will remain similar with any other alternative employment use (see Policy E/14 of the South Cambridgeshire Local Plan (2018)).
- 3.40 The Cambridge Local Plan supports a forecast growth of 8,800 jobs in the B use classes. Growth of this scale is expected to generate demand for around 70,200 square metres of additional B use floorspace. Policy 40 of the Cambridge Local Plan (2018) supports new office and research facilities in the city centre, eastern gateway, around both train stations, in the Biomedical Campus and West Cambridge Site, and on suitable windfall sites around the city. The loss of B use floorspace (or sui generis research floorspace), both within and outside of Protected Industrial Sites, is protected by Policy 41

which only permits loss of this floorspace where it facilitates modernisation or redevelopment to allow continued employment use (within the B use class) or if the loss has been justified through a marketing exercise.

- 3.41 In the 2021-2022 monitoring year, there was a net loss in business completions of -2,119 square metres/ -0.97 hectares in Cambridge and a net gain of 10,152 square metres/ 29.85 hectares in South Cambridgeshire. The largest completion was a 7,106 square metre six storey office block on Station Road, Cambridge (15/0864). The biggest loss was 10,467 square metres of industrial units at Norman Park Industrial Estate, Bar Hill (20/02381/FUL). However, this is a redevelopment scheme which will ultimately see the buildings replaced with a similar amount of modern employment space across four units. One unit was completed in 2021-2022, with two further units under construction, and the final unit yet to start. For the whole of the plan period (2011-2022), business completions (net) were 156,272 square metres/-11.72 hectares in Cambridge and 227,602 square metres/111.68 hectares for South Cambridgeshire. In Cambridge 0.80 hectares of employment land was lost in 2021-2022 to other uses on unallocated sites. In South Cambridgeshire 0.99 hectares of employment land was lost to other uses in 2021-2022.
- 3.42 By the end of the monitoring year, March 2022, there were 2,145 people claiming unemployment related benefits in Cambridge (2.5% of residents aged 16-64). There were 1,835 people claiming unemployment related benefits in South Cambridgeshire (1.9% of residents aged 16-64). Unemployment has fallen significantly post-Covid (and has continued to fall since the end of the monitoring year) but remains higher in both Districts than it was over the previous ten years prior to the Covid outbreak.
- 3.43 The business population in South Cambridgeshire was stable in 2021 after experiencing a decline in 2020 (presumably due to covid-19) for the first time since 2011. However, the number of active enterprises remains below pre-covid levels. The Cambridge business population appears to have been less vulnerable to covid-19: the number of active enterprises did not fall in 2020 and therefore remains above pre-covid levels.

C. Allocations Monitoring

- 3.44 For the purposes of the AMR, the Councils monitor progress on the delivery of allocations within both Local Plans.
- 3.45 Indicator M34 of the South Cambridge Local Plan (2018) monitors progress on employment sites. The updates are as follows:

- Cambridge Science Park (Policy E/1):** This site has played an important role in supporting the research and development and high tech sectors since the 1970's. Its accessibility has been significantly enhanced by the Guided Bus and Cambridge North Station. Early parts of the site were built at low densities and were built forty years ago. The South Cambridgeshire Local Plan identifies the opportunity for their redevelopment and densification, to make better use of the site. It should be noted that the policy does not allocate a specific amount of floorspace. This area is also included within the Area Action Plan being prepared for North East Cambridge. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that intensification of employment uses should be sought through the Area Action Plan. Details of completions and commitments in the Science Park are included in tables 58 and 59 of Appendix 2. A planning application (20/03444/FUL) submitted for 4,600 square metres of commercial office floorspace at 127-136 Cambridge Science Park was withdrawn.
- Land south of Cambridge Biomedical Campus (Edge of Cambridge) (Policy E/2):** an extension of 8.9 hectares to the Cambridge Biomedical Campus is identified for biomedical/ biotechnology research and development uses, and related higher education and sui-generis medical research institute uses. To date there have been no planning applications for the allocation.
- Fulbourn Road East (Fulbourn / Edge of Cambridge) (Policy E/3):** a site adjoining the Peterhouse Technology Park of 6.9 hectares is allocated for employment uses. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. A hybrid planning application for a total of 56,473 square metres of commercial floorspace for Use Classes E(g) i (offices), ii (research and development), iii (light industrial) and B8 (storage and distribution - limited to data centres) uses covering the whole allocation was refused at Joint Development Control Committee on 27 October 2021 (21/00772/OUT). It was refused due to concerns about traffic, green belt and landscape impacts. An appeal was subsequently successful with decision letter issued on 28 November 2022.
- Papworth Hospital:** The hospital closed in May 2019 and relocated to the Addenbrooke's Biomedical Campus. No planning application(s) has yet been received for the redevelopment of the existing Papworth Hospital site but pre-application discussions are underway.

- Histon and Impington Station Area: The Bishops Site, Cambridge Road, Impington:** the site has full planning permission (21/02902/FUL) for the demolition of existing buildings and the erection of 38 dwellings. At December 2020 the site had been cleared. However, the most recent permission was only approved in June 2022 so there has been no further progress in completing the dwellings. **Former station site including derelict Histon & Impington Railway Station, 94-96 Station Road, Impington:** the site has full planning permission (S/0783/17/FL) for the restoration and redevelopment of the former station building with a ground floor commercial unit and two dwellings and the erection of 10 dwellings. At March 2021 all 12 dwellings and the commercial unit had been completed. **Station Road Garage, Station Yard, Station Road, Histon:** the site has outline planning permission (S/2010/17/OL) for 32 dwellings and amenity space, which was approved in September 2019. A condition on the planning permission allows the landowner three years for the submission of reserved matters planning application(s); therefore, a reserved matters planning application would need to have been submitted by September 2022. As no reserved matters application was submitted the permission must be considered lapsed.
- Bayer CropScience Site (Hauxton):** The site is allocated for housing and B1 employment uses. Outline planning permission was granted for a scheme including up to 380 dwellings, up to 4,000 square metres of B1a use and up to 250 square metres of retail use in February 2010 (which has now lapsed). Detailed masterplanning of the site resulted in the site being anticipated to provide 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. At February 2020, all 285 dwellings had been completed. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the site should be retained for employment use. An application has not yet been submitted for the non-residential element of the allocation.
- Papworth Everard West Central: Land south of Church Lane:** the site has outline planning permission for the erection of up to 58 dwellings and open space, and full planning permission for 8 units for either housing or business use, a brewhouse, a bakery, and community rooms (S/0623/13/FL). A detailed planning permission for 53 dwellings was granted in August 2017 (S/0307/17/RM). At March 2022, all 53 dwellings had been completed and the live-work units and other uses were all under construction. **Catholic Church site:** the site has planning permission for the demolition of the existing dilapidated church and

erection of four new apartments (21/01191/AEA). At November 2021, the church had been demolished and the new dwellings had been completed.

- **Dales Manor Business Park, Sawston (Policy H/1a):** The site is allocated for residential development and B1 employment uses. The allocation envisages that an area of 1.5 hectares bound by East Way, Middle Way and Grove Road will be developed for B1 uses, and that the remainder of site, 9 hectares of B2/B8 uses and vacant land, will be lost to residential uses. However, the landowners of the north-western part of the site are implementing a detailed planning permission for 27 units for B1c, B2 and B8 uses and the erection of 14m high wind turbine, and therefore this part of the allocation is no longer available for residential development (S/1962/10). About half of the site was completed by March 2019 but the remainder is unimplemented. The Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that “given the active commercial interest in the site and recent completions, the residential component is unlikely to be brought forward in full if not in entirety. A removal of the mixed use allocation should be considered and employment otherwise retained under the wider existing policy framework”.
- **Green End Industrial Estate, Gamlingay (Policy H/1f):** the site is 4.09 hectares of mixed B1/B2/B8, which is proposed for residential led development. The South Cambridgeshire Local Plan requires redevelopment to provide 25% employment land, therefore resulting in a loss of around 3 hectares. Outline planning permission for the demolition of 5 dwellings and industrial and office units, and the erection of up to 90 dwellings was granted in December 2016 and reserved matters planning permission was approved in June 2020. The planning permission covers approximately 75% of the site. The site is currently under construction and, as at March 2022, 23 dwellings had been completed.

3.46 Indicator M7 of the South Cambridgeshire Local Plan monitors progress on the delivery of new mixed-use developments or redevelopment at a number of sites. The updates are as follows:

- **Orchard Park** is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. Outline planning permission for the whole site was approved in June 2005, and has largely been implemented, but that planning permission has now lapsed.

- **Parcel L2:** the site has full planning permission for 75 dwellings (20/03802/FUL). The site is being brought forward by Cambridge Investment Partnership (CIP - Hill Investment Partnerships and Cambridge City Council) and construction commenced in December 2021.
 - **Parcel Com4:** The site has full planning permission (S/4191/19/FL) for 80 dwellings, which was approved in August 2020. The agent anticipates that construction will start on the first dwelling(s) in December 2022, subject to the discharge of conditions.
- **Land between Huntingdon Road and Histon Road / Progress towards housing provision as identified in Policy 20 and allocation R43 for up to 1,780 dwellings (Cambridge indicator):**
 - **NIAB frontage site:** the site has detailed planning permission for 187 dwellings. 153 of these dwellings have been completed and a planning permission for a non-residential development on the site of the remaining 34 dwellings has now been completed, such that the remaining 34 dwellings can no longer be delivered.
 - **NIAB Main (Darwin Green 1):** The site has outline planning permission for up to 1,593 dwellings, a primary school, community facilities, and retail units (use classes A1, A2, A3, A4 and A5), which was approved in December 2013 (07/0003/OUT).
 - Parcel **BDW1** (16/0208/REM, 173 dwellings) has been completed.
 - **The Local Centre** (15/1670/REM) has detailed planning permission for 114 dwellings, library, community rooms, health centres and retail units. At March 2022, 55 dwellings had been completed with the remainder of the scheme, including the non residential aspects, under construction. By October 2022, the remaining 59 dwellings within the retail block and library block were still under construction.
 - Parcels **BDW5 & BDW6** have detailed planning permission for 410 dwellings, allotments and public open space, which was approved in December 2021 (21/03619/REM). Pre-commencement conditions are being discharged and construction commenced in Autumn 2022.
 - Parcel **BDW2** has full planning permission for 323 dwellings and public open space and pre-commencement conditions have been discharged (21/04431/REM). Construction commenced in Autumn 2022.
 - Parcel **BDW3** has outline planning permission. A detailed planning application for 210 dwellings and public open space was submitted in December 2021 and is being considered by the

- Council (21/05434/REM). Amendments to the scheme are expected to be submitted shortly.
- Parcel **BDW4** has outline planning permission. A detailed planning application for 342 dwellings and public open space was submitted in December 2021 and is being considered by the Council (21/05433/REM). The Council is working with the housebuilder to review amendments to the scheme.
 - **NIAB 2 & 3 (Darwin Green 2 & 3):** The Site Specific Policies DPD (adopted in January 2010) originally allocated the site as a sustainable housing-led urban extension to Cambridge, and this allocation has been carried forward into the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/2). The site is allocated for approximately 1,000 dwellings and a secondary school. Pre-application discussions have been undertaken and an outline planning application for up to 1,000 residential dwellings, secondary school, primary school, community facilities, retail uses, open space and landscaped areas, associated engineering, demolition and infrastructure works was submitted in May 2022.
- **Cambridge East – Land north of Newmarket Road (also referred to as WING or Marleigh)/ Progress towards housing provision as identified in Policy SS/3 (1a) for 1,300 dwellings:** Outline permission was granted in November 2016 for 1,300 homes, a primary school, a food store and community facilities (S/2682/13/OL).
 - **Phase 1:** Reserved matters application (S/1096/19/RM) has been permitted for 239 dwellings and is under construction with 163 dwellings completed by May 2022. A second reserved matters application (20/02569/REM) for 308 dwellings has also been permitted with construction more recently started. By May 2022, 3 dwellings had been completed with a further 84 underway. The first phase of development includes a mix of non-residential uses including a local centre/community building with offices above and sports facilities and buildings. As at May 2022, about 1,500 square metres of retail and community space had been completed with the remainder not yet started.
 - **Phase 2:** A reserved matters application (21/02450/REM) for 421 dwellings was approved in October 2021. Pre-commencement conditions are being submitted and reviewed for Phase 2. Pre-application discussions have commenced in respect of the consolidation of the Northworks part of the site (B2 land).
 - **Phase 3:** a Planning Performance Agreement was signed with Hill/Marshall in August 2022 for the last parcel. Pre-application

workshops commenced September/October 2022 with an intention to submit a planning application by March 2023.

- **Cambridge East / Delivery of allocation R47 as specified by the Cambridge East - Land North of Cherry Hinton SPD for approximately 780 residential units** (this is also monitored by the indicator associated with Policy 13 of the Cambridge Local Plan 2018): This land is allocated in the Cambridge Local Plan 2018 (Policy 13 / Site R47) and in the South Cambridgeshire Local Plan 2018 (Policy SS/3) for 1,200 dwellings. It is anticipated that approximately 780 dwellings will be in Cambridge and approximately 420 dwellings will be in South Cambridgeshire. The Cambridge East – North of Cherry Hinton SPD was adopted by both Councils in November 2018.
 - An outline planning application (18/0481/OUT & S/1231/18/OL) for a maximum of 1,200 homes, retirement living facility, a local centre, primary and secondary schools, community facilities, open spaces, and allotments was granted in December 2020. Enabling works are currently taking place on the site including the movement of the gas main (expected to be completed in January 2023) and an extensive archaeological dig. A Section 73 variation to the outline planning permission was approved in September 2022 to make minor material amendments to the outline parameter plans. The design code (Condition 9) and the phasing plan (Condition 8) of the outline consent were both approved in October 2022.
 - Reserved matters applications (22/03137/REM & 22/03140/REM) for phase 1 site-wide infrastructure including details of internal roads, footpaths, cycle paths, market square, village green, other key public open spaces, landscaping and associated infrastructure have been submitted to both Councils but determination has been delayed by technical highway concerns. These are currently being addressed with Bellway with the aim of the applications being considered at committee in January 2023.
 - A second pair of reserved matters applications (22/04102/REM & 22/04037/REM) for the sales and marketing village have been submitted and are planned to be determined under delegated matters ahead of the first reserved matters applications.
 - A third reserved matters application for the first residential parcel of about 350 dwellings was submitted on 16 November 2022 and is currently being validated.

- **Cambridge Northern Fringe East:** The Councils are preparing an Area Action Plan (AAP) for development of the area west of the new Cambridge North Station, together with Cambridge Science Park. The

Proposed Submission AAP was considered by Cambridge City and South Cambridgeshire District councillors through their respective committee processes in late 2021/early 2022. Prior to formal public consultation on the [Proposed Submission AAP](#), the Councils have now paused the AAP process until a decision has been made on the separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant. This is because the AAP is being prepared on the basis that the existing Waste Water Treatment Plant will be relocated off-site, which will enable this new district to come forward, and the Development Consent Order is an important part of showing that the AAP can be delivered. Therefore, it is currently expected that the consultation period on the Proposed Submission AAP will take place around 2024. The comments received at this stage would be submitted to the Secretary of State alongside the AAP for consideration by the independent Planning Inspector as part of the examination of the AAP.

- A hybrid planning application was submitted for proposed development on part of the Chesterton Sidings parcel (to the north of Cambridge North Station) in June 2022 for up to 425 residential units (Build To Rent and market housing) and commercial development (22/02771/OUT). The application is due to go to Joint Development Control Committee in the near future
- **Northstowe:** Northstowe is a new settlement to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The new town was originally planned in the Northstowe Area Action Plan (adopted in July 2007) with an area of reserve land to the west of the town. The reserve land is allocated in the South Cambridgeshire Local Plan 2018 (adopted in September 2018, Policy SS/5) to provide flexibility for the phasing and delivery of the new town. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan (Development Framework Document) as a material consideration for all subsequent planning applications.
 - **Phase 1:** Outline planning permission for up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures was granted in April 2014. The dwellings on phase 1 are being delivered by five housebuilders. As at March 2022, 1,108 dwellings had been completed. All residential parcels have received reserved matters consent. The primary school is completed and occupied.

- **Phase 2:** Outline planning permission for up to 3,500 dwellings, a secondary school, two primary schools, a town centre including employment uses, and sports hub was approved in January 2017. The first phase (2a) including 406 dwellings, non-residential floorspace and open space was granted reserved matters approval in February 2020. At March 2022, 43 dwellings had been completed. A S73 application (21/02585/S73) to make design amendments to the age restricted accommodation (60 dwellings) was permitted in November 2021. A reserved matters application for the sports pavilion (21/03350/REM) was also permitted in November 2021. The first phase of the education campus within Phase 2 has been completed – a new secondary school and an area special school.
- **Phase 3:** Outline planning applications for phase 3a (4,000 dwellings / 20/02171/OUT) and phase 3b (1,000 dwellings / 20/02142/OUT) were permitted in March 2022. Some of the infrastructure relevant to phase 3a was consented as part of the infrastructure related to phase 2, and this includes the central primary access road, dedicated bus only route, and southern access road west that connects Northstowe to the B1050. These works are almost complete. Campaigners were granted a judicial review of the permission for Phase 3a. They argued that previous development phases were responsible for environmental changes in neighbouring areas including impacting upon water levels. The review was scheduled to be held in late November 2022. However, the claimant discontinued the claim the day before the case was due to be heard in court.
- **Other parcels:** A further two planning applications were submitted by Endurance Estates and Digital Park in mid-2020:
 - **Land west of Station Road:** An outline planning application (20/03598/OUT) for the demolition of an existing dwelling and the erection of up to 107 dwellings and employment and community uses was granted in July 2022.
 - **Digital Park:** An outline planning application (S/3854/19/OL) for up to 80 dwellings following the demolition of existing buildings was approved by planning committee subject to conditions in June 2022.
- **Waterbeach New Town (Policy SS/6):** The site is allocated for a sustainable new town of approximately 8,000 to 9,000 dwellings. The policy for the new town requires appropriate employment provision to meet the needs of the town, provision of access to local jobs, and support for continued development of the economy of the Cambridge

area. The Waterbeach New Town SPD (adopted in 2019) states that the New Town will provide a significant amount of employment land, including an appropriate mix of offices, light industrial and research and development uses. These will be in an appropriate location focused upon the new town centre, the rail station district and other local centres. The development will be expected to provide serviced and safeguarded employment land at appropriate phased timescales during the life of the development.

- **Urban & Civic (the western part of the site):** Outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business, retail, community, leisure and sports uses, a hotel, schools, and open spaces was granted in September 2019 (S/0559/17/OL). The first phase Design Code was approved at Planning Committee in June 2020 and the first reserved matters infrastructure application has also been approved. Reserved matters applications for Parcel 1 Northern Woods (21/02400/REM / 89 dwellings) and Parcel 2.1 Eastern Woods (21/03866/REM /111 dwellings) were granted in July and December 2021 respectively and infrastructure works started on site in November 2021.
- **RLW Estates (the eastern part of the site):** An outline planning application (S/2075/18/OL) for up to 4,500 dwellings, business, retail, community, leisure and sports uses, new primary and secondary schools and sixth form centre, and public open spaces went to planning committee in January 2021 where it was resolved to grant planning permission subject to completion of a s106. The draft planning conditions include a Grampian condition requiring connection to/from the A10 and the opening of the relocated railway station prior to any residential occupations. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020.
- **Bourn Airfield New Village (Policy SS/7):** in addition to employment opportunities from the redevelopment of the 9 hectare former Thyssen Krupp site which adjoins the new village site, the new village will incorporate employment opportunities which are outlined in the Bourn Airfield New Village SPD (adopted in 2019). An outline planning application (S/3440/18/OL) for approximately 3,500 dwellings, employment, retail, hotel and leisure uses, residential institutions, education and community facilities, and open space went to planning committee in February 2021 where it was resolved to grant planning permission subject to completion of a s106 agreement. This is still to be signed. An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment of the former Gestamp

Factory site for up to 26,757 square metres of light industry, research and development, and warehouse and distribution, with supplementary restaurant and cafe, day nursery/creche, and gym was granted in January 2021 (20/02568/FUL). Phase 1 has been completed. A full application for phase 2 was submitted in August 2022 (22/03561/FUL). This will increase the initial proposed commercial floorspace from 26,757 square metres to 31,130 square metres and will include use classes E(g)(ii) Research and Development, E(g)(iii) Industrial processes and B8 Warehouse and Distribution.

- **Cambourne West (Policy SS/8):** the policy for a fourth linked village at Cambourne seeks to relocate the amount of employment land currently remaining undeveloped on the southern side of the business park within the new Cambourne West site.
 - **Land north west of Lower Cambourne (West Cambourne):** Outline planning permission for Cambourne West was granted in December 2017 (S/2903/14/OL). Reserved matters applications (S/4537/19/RM, 20/01536/REM, 20/01640/REM and 20/02543/REM) have subsequently been permitted and include 826 dwellings. The first two permissions are under construction and had completed 93 dwellings at June 2022. The latter two permissions were also under construction at June 2022 although there had been no completions. In total, 255 dwellings were under construction across the four permissions. No planning application(s) have yet been submitted for the non residential uses.
 - **Land within the Business Park:** The South Cambridgeshire Investment Partnership undertook a consultation exercise in Summer 2022 concerning their proposals for a sustainable neighbourhood including up to 260 dwellings.

3.47 Indicator M28 of the South Cambridgeshire Local Plan monitors progress on residential allocations. Many of these have been covered in the above updates on employment and mixed use allocations. The remaining updates are as follows:

- **Fulbourn and Ida Darwin Hospitals:** Prior approval permission for the demolition of 18 buildings including the water tower was given in December 2018, and the first phase of demolition has been completed (S/4469/18/PN). Outline planning permission for up to 203 dwellings, land for community provision, and open space following the demolition of existing buildings on site was approved in November 2019 (S/0670/17/OL). A reserved matters application for 203 dwellings and

land for community provision was permitted in April 2022.
(20/05199/REM).

- **Land North of Babraham Road (Sawston):** The site has full planning permission for 158 dwellings and landscaping (S/3729/18/FL). At March 2022, 128 dwellings had been completed with the remainder under construction.
- **Land South of Babraham Road (Sawston):** A full application (21/03955/FUL) was approved in August 2022.
- **Land North of Impington Road, Histon & Impington:** The site has full planning permission for 26 dwellings and open space. All dwellings were completed in 2020-2021.
- **Land off New Road, Land rear of Victoria Way, Melbourn:** The allocation has been developed in two parts, with 69 dwellings completed on land south west of Victoria Way and 22 dwellings and open space following the demolition of an existing dwelling completed on land at 36 New Road. At March 2022, the whole allocation had been completed.
- **Land East of Rockmill End, Willingham:** The site has detailed planning permission for 72 dwellings, public open space, local equipped area of play and a pumping station (S/0122/18/RM). The planning permission covers a larger site than the allocation. At January 2022 the development had been completed.
- **Land at Bennell Farm, Comberton:** The site has detailed planning permission for 90 dwellings and open space (S/4552/17/RM). At March 2022, 75 dwellings had been completed and the remaining 15 dwellings were under construction.

3.48 The indicators associated with Policies 13, 16, 17, 19, 20, 21, 22, 25 and 27 of the Cambridge Local Plan (2018) monitor the progress of allocations within the plan. A number of these indicators crossover with those in the South Cambridge Local Plan (2018) and are therefore reported above. The remaining updates are as follows:

- **Delivery of an urban country park and other appropriate development at land South of Coldhams Lane:** There was engagement from the Anderson Group in the first quarter of 2021 to enter into a Planning Performance Agreement to come forward with an

employment led application and Urban Country Park. Subsequently a hybrid planning application comprising:

- a) outline planning application for commercial development comprising B8 floorspace, including ancillary E(g)i floorspace, and flexible B8/E(g) floorspace, car and cycle parking, landscaping and associated infrastructure with all matters reserved except for access on Parcel A;
- b) full planning application for ecological enhancements on Parcel B; and,
- c) full planning application for recreation and ecological enhancements, including landscaping, public open space and pedestrian and cycle access on Parcel C

was submitted but later withdrawn (21/02326/FUL). A revised application (21/05476/FUL) was submitted in December 2021 and is awaiting a decision. The proposals differ from the previously withdrawn application in some areas including:

- changes to red line boundary, access;
- a change to the mix of uses proposed, to provide a reduction in B8 (storage and distribution) floorspace and an increase in E(g) (business) floorspace;
- A Land Use Parameter Plan to control the location of permitted uses, including increased separation distances between some adjacent residential properties;
- introduction of two possible locations for a food / drink kiosk;
- additional information with regard to management of the lakes (parcel C) and,
- omission of floating islands within the eastern lake).

Officers are anticipating further revisions to the scheme.

- Delivery of allocation **M15** for the **Cambridge Biomedical Campus**. Development of the Phase 1 outline consent (06/0796/OUT) is underway. Submission of reserved matters under the Phase 1 outline consent has now expired. Further development will need to come forward as full planning applications. An application by AstraZeneca (19/1070/REM - Phase 1b) for a R&D Enabling Building of 13,197 square metres, an Amenities Hub of 3,261 square metres, associated car, motorbike and cycle parking including a Multi Storey Car Park, a temporary Multi Use Games Area, hard and soft landscaping, and internal roads, supporting facilities and ancillary infrastructure was approved in January 2020. A further application was approved in June 2021 (20/05027/REM) which included an office building of 13,502 square metres; a Hive of 3,593 square metres; associated car, motorbike and cycle parking including a Travel Hub of 2,970 square metres; a

temporary Multi Use Games Area; hard and soft landscaping; and internal roads, supporting facilities and ancillary infrastructure. At October 2022, the Travel Hub was under construction and commencement of the Amenities Hub was expected in November 2022. A new reserved matters application for the proposed Cambridge Children's Hospital was permitted in March 2021 (21/04336/REM). Pre-application discussions are ongoing on the Cambridge Cancer Research Hospital with submission of a full planning application expected in December 2022. **Phase 2** outline permission (16/0176/OUT) has been granted (covering 7 parcels). Full permission has been granted for the Abcam building (parcel 1) and is now (largely) built and occupied (16/0165/FUL). Reserved matters have been granted for 1000 Discovery Drive (parcel 2) including the erection of a five-storey mixed use laboratory and office building and associated plant, internal roads, car parking, cycle parking, landscaping and public open space (20/03950/REM).

- Delivery of progress towards housing provision as identified in **Policy 18 (Southern Fringe Area of Major Change)** and allocations **R42 a, b, c and d** (which includes up to 2,250 dwellings at Clay Farm, up to 600 at Trumpington Meadows, 286 at Glebe Farm, and up to 347 at the Bell School Site):
 - The **R42a** allocation covers Clay Farm. The site has detailed planning permission for 2,188 dwellings and is being delivered by multiple housebuilders (Countryside Properties, Skanska, Bovis Homes, Hill Residential and Cambridge City Council, Crest Nicholson and CALA Homes). The final 52 dwellings had been completed by March 2022. All non-residential development (schools, community buildings and a local centre) has also been completed.
 - The Trumpington Meadows housing development makes up allocation **R42b**. Outline planning permission for approximately 1,200 dwellings, a primary school, recreation / leisure uses, and community and other local facilities was granted in October 2009, with the dwellings split equally between Cambridge and South Cambridgeshire. By March 2022, there were only 126 dwellings still to be built and 87 of these were under construction. 53 of these dwellings were in South Cambridgeshire, all of which were under construction.
 - The Glebe Farm housing development is built on allocation **R42c**.
 - The Bell School housing development makes up site **R42d**. The residential development on this site was completed in the 2019-

2020 monitoring year. The remainder of the site has extant detailed planning permission for student accommodation.

- Delivery of the **M13 allocation at West Cambridge**: An application (19/1763/FUL) for the extension of the Whittle Laboratory, including new National Centre for Propulsion and Power (4,251 square metres of Academic (D1) Floorspace), demolition of 1,149 square metres of D1 floorspace and all associated Infrastructure including landscaping, drainage, substation and car and cycle parking was permitted in July 2021. All pre-commencement conditions have now been discharged. A larger outline application for the site (16/1134/OUT) which seeks outline permission for up to 383,300 square metres of academic floorspace, commercial / research institute floorspace, nursery use, retail / food and drink uses, assembly and leisure uses, and sui generis uses (including Energy Centre and Data Centre) following demolition of existing buildings) was considered by the Planning Committee in July 2021 where they resolved to grant planning permission subject to conditions and a Section 106 agreement. The S106 is currently being negotiated.
- Delivery of progress on mixed use developments at **Station Area West (1) and (2) (allocations M14 and M44) and Clifton Road Area (allocation M2)**:
 - At **M14**, planning application (08/0266/OUT) provided for a comprehensive redevelopment of the Station Road area, comprising up to 331 residential units, 1,250 student units, Class B1a (Office) floorspace, Classes A1/A3/A4 and/or A5 (retail) floorspace, a polyclinic, Class D1 (art workshop) floorspace, Class D1 (community room) floorspace, Class D1 and/or D2 (gym, nursery, student/community facilities) floorspace, use of block G2 as either student accommodation or doctors surgery, and a hotel, along with a new transport interchange and station square, a new multi storey cycle and car park. It was granted permission in April 2010 but is now lapsed. However, much of the scheme has been completed.

The following blocks were completed in 2021-2022:

- K1 - retail/ cafe/ restaurant floorspace and 24 residential units (15/1759/FUL)
- I2 - office space, retail space and café space (15/0906/FUL)
- J1 - office space (15/1522/FUL)

The current status of outstanding blocks is:

- Block I1 – under construction (office floorspace, retail / cafe/ restaurant floorspace and 65 residential units) (15/1759/FUL)
 - J4 - under construction (office space) (15/2271/FUL).
 - J3 - two permissions for alternate schemes (office space) both granted in January 2020 (15/0864/FUL and 15/0865/FUL). Neither have started.
 - full planning application for B2 (aparthotel) & F2 (office space) permitted in April 2022 (21/00264/FUL).
 - G1 & G2 do not have detailed planning permission.
- At **M44**, a planning application (20/03429/FUL) proposing 26,674 square metres of commercial office floorspace as well as 1,566 square metres of flexible use on the ground floor for retail/restaurant/café use was permitted on appeal in March 2022. There also remains an extant permission for a mixed use scheme including 156 dwellings which is only partially completed.
 - At **M2**, the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) concludes that the local planning authority should seek to retain the allocation including maximising the amount of B1 employment floorspace given the city centre location and requirements for office space. However, to date there have been no planning applications for the redevelopment of the site.
- To deliver progress on allocation **R4** (48 dwellings) at **Mitchams Corner**: Full planning permission (20/03843/FUL) was granted in April 2021 for extensions to Carlyle House to provide additional office space. However, in the planning statement submitted with the planning application for extensions to the building it refers to the site being allocated for residential development, and highlights that the proposed extensions do not preclude the site from coming forward for residential development in the future. No planning application(s) has been submitted for the redevelopment of the site as proposed through its allocation.
 - To deliver progress on **R10** (167 dwellings), **R21** (128 dwellings and 1 hectare of employment land) and **R9** (49 dwellings) in the Mill Road opportunity area:
 - **R9 (Travis Perkins, Devonshire Road)**: The site is currently occupied by Travis Perkins. An application for the demolition of existing depot building and redevelopment of site to provide three new buildings comprising Class E (g) (i) / E (g) (ii) floorspace with

associated plant and cycle parking, two new residential buildings comprising 70 residential units with associated plant and cycle parking, one new building comprising flexible commercial space (Class E) to include a creche with associated cycle parking, flexible community space (Class F.1 / F.2), hard and soft landscaping and associated access was approved by planning committee in August 2022 (22/01982/FUL).

- **R10 (Mill Road Depot, Mill Road):** Following the grant of permissions (17/2245/FUL, 18/1947/S73 and 19/0175/FUL), the site now has approved plans for 236 dwellings. By May 2022 there had been 191 completions and the remaining 45 dwellings were under construction.
- **R21 (315-349 Mill Road and Brookfields):** Part of the site has been developed for a scheme of 270 student rooms (14/1496/FUL) which was approved at appeal. No planning application(s) has been submitted for the redevelopment of the remainder of the site as proposed through its allocation.
- To deliver progress on **M5** (20 dwellings and 0.5 hectares of employment land) and **E5** (1.4 hectares of employment land) at Cambridge Station, Hills Road Corridor and City Centre opportunity area:
 - **M5 (82-88 Hills Road and 57-63 Bateman Street):** No planning application(s) has been submitted for the redevelopment of the site as proposed through its allocation.
 - **E5 (1 and 7-11 Hills Road):** No planning application(s) has been submitted for the redevelopment of the site as proposed through its allocation. However, there is a permission for a change of use of the first floor from A2 to B1(a).
- To deliver **Old Press/Mill Lane** as defined in the masterplan/outline planning permission and SPD: A planning application for redevelopment to include 94 student rooms, 1,478 square metres of college offices, 1,773 square metres of teaching space, 1,004 square metres college leisure and community space, and 363 square metres of A1/A2/A3/A4 uses) was granted in March 2021 (18/1930/FUL). As at June 2022 demolition works had begun. This application relates to the southern part of the allocation. No planning application(s) has been submitted for the redevelopment of the northern part of the allocation.
- To deliver progress on **GB3 & 4** (25,193 square metres employment land): a planning application on GB3 for the erection of a new building comprising 9,976 square metres of E(g) floorspace was permitted in August 2022 (20/05040/FUL). The redevelopment of GB4 was completed in 2017-2018.

- Progress of allocations **GB1 & GB2**: These allocations are land north and south of Wort's Causeway:
 - **GB1 (north of Wort's Causeway)**: Outline planning permission for up to 200 dwellings and public open space was approved in January 2022 (20/01972/OUT).
 - **GB2 (south of Wort's Causeway)**: An outline planning application for up to 230 dwellings, community facilities, other infrastructure, and the demolition of all existing buildings was approved in May 2021. Non-material amendments (19/1168/NMA1) to conditions on the outline planning permission were approved in August 2021. Demolition of the existing buildings is underway. A reserved matters application for phase 1 – infrastructure delivery - (21/04186/REM) was permitted in October 2022. A second reserved matters application for 80 dwellings – phase 2 – is under consideration (22/0266/REM).
- Indicator M29 of the South Cambridgeshire Local Plan and the indicator associated with **Policy 54** of the Cambridge Local Plan monitor the delivery of residential moorings on the allocation associated with **Policy H/7** (SCDC) and allocation RM1 (Cambridge): No relevant planning application(s) have been submitted.

3.49 **The North West Cambridge Area Action Plan** allocates land within both Cambridge and South Cambridgeshire to meet the development needs of Cambridge University. The area is now known as Eddington.

- Indicator NWC01 within the Area Action Plan monitors a target to provide an adequate supply of land for housing for development including (1) for 2,000 University students, and (2) for 3,000 open market and affordable dwellings.
- Indicator NWC04 within the Area Action Plan monitors a target to provide (1) 100,000 square metres of employment and academic development; and (2) approximately 60,000 metres squared of higher education uses, including academic faculty development and a University Conference Centre, within Use Class D1.
- Outline planning permission for 3,000 dwellings, 2,000 student bedspaces, up to 40,000 square metres of commercial floorspace, 60,000 square metres of academic floorspace, 5,300 square metres of retail floorspace, 6,500 square metres of senior living floorspaces, and other uses was approved in February 2013 (S/1886/11 & 11/1114/OUT). These permissions were amended by applications S/2036/13/VC & 13/1402/S73 which were approved in November 2013.
- Construction of Lots M1/M2 (15/1663/REM & S/2219/15/RM) for 249 dwellings is nearing completion – 206 dwellings had been completed with

a further 29 under construction by March 2022. Lot S3 (18/1195/REM) for 186 dwellings is under construction. Lot M3 (17/0285/REM) for 106 dwellings had stalled, however, the developer is now moving to discharge planning conditions ahead of recommencing work on site. Approval has been given for 461 dwellings on Lots S1/S2 (21/04036/REM) and Lot 4 (22/01168/REM) in October and June 2022 respectively. In total, as of March 2022 there had been 819 dwellings completed across the Area Action Plan.

- There had also been 325 student bedrooms completed by March 2022. Through discussions with the University of Cambridge to inform the preparation of the Local Plan, the Councils understand that they are developing a ten year plan for the provision of purpose built student accommodation at Eddington and that they would expect that planning applications for the remaining up to 1,675 student bedspaces will be submitted by 2033.
- At March 2022, 200 square metres of B1(a) offices and 2,410 square metres of D1 community facilities had been completed.
- There has also been other development as part of the Area Action Plan:
 - o Within 2021-2022, a 150 room hotel and 180 room aparthotel was completed.
 - o 3,472 square metres of retail space had been completed by March 2022.

D. Supplementary Planning Documents (SPDs) and other policy documents Monitoring

3.50 For the purposes of the AMR, the Councils monitor progress on the delivery of Supplementary Planning Documents (SPDs) and other policy documents. The indicators associated with Policies 10, 12, 13, 15, 16, 22, 24, 26 and 28 of the Cambridge Local Plan (2018) monitor the progress on the production of SPDs, AAPs, masterplans associated with allocations within the plan, and other policy documents. The updates are as follows:

- Production of **Spaces and Movement Strategy**: The Making Space for People: Vision and Principles consultation took place in September and October 2019. This document set out a high level vision for Central Cambridge and identified a number of key aims, objectives and strategies that would help deliver the vision. The preparation of the document and wider Making Space for People project is on-going to take into account the representations received from the consultation, the coronavirus recovery measures that have since been introduced across the City and feedback from the Planning and Transportation Scrutiny Committee on 12 January 2021. The ideas and approaches identified in the Making Space for People work have been fed into wider GCP City Centre Access workstreams (now

called 'Making Connections') which includes on-going GCP and Cambridgeshire County Council consultation on the Cambridge Sustainable Travel Zone and Road Network Hierarchy Review and Bus Strategy. The Councils will continue to work with key partners, such as the GCP and Cambridgeshire County Council, on embedding place making, pedestrian priority and high-quality public realm into their workstreams and will review whether a spatially specific 'Making Space for People' SPD is needed to support the delivery of GCP partner projects.

- Production of the Grafton Area Supplementary Planning Document: **The Grafton Area Masterplan and Guidance SPD** covers the area referred to in Policy 12 of the Cambridge Local Plan 2018 (Fitzroy Street/Burleigh Street/ Grafton Area of Major Change). The SPD was adopted in October 2018.
- Adoption of Cambridge East – Land North of Cherry Hinton Supplementary Planning Document by 31 March 2019: Cambridge City Council and South Cambridgeshire District Council produced the **Land North of Cherry Hinton SPD** in partnership with local stakeholders. The Land North of Cherry Hinton SPD was adopted by South Cambridgeshire District Council in November 2018 and by Cambridge City Council in December 2018.
- Adoption of Mitcham's Corner Development Framework SPD before a planning application is submitted: **The Mitcham's Corner Development Framework** was adopted in January 2017.
- Adoption of Mill Road Depot Planning and Development Brief SPD before a planning application is submitted. The **Mill Road Depot Development Framework SPD** was adopted in December 2018. The first planning application on the site was submitted in December 2017 and determined on 11 June 2018.
- Approval of **Old Press/Mill Lane masterplan/outline planning permission** by 31 March 2021: An application for the redevelopment of the Mill Lane area was submitted in January 2019 (18/1930/FUL). This was considered by planning committee on 11 June 2019 where members resolved to approve the application in accordance with the officer recommendation. S106 discussions delayed the permission but a decision notice was issued on 19 March 2021. The permission allows for the redevelopment of the site to form an expansion of Pembroke College comprising repurposing of existing buildings, demolition and erection of new buildings for a mix of uses comprising: 94 student residential units;

1478 square metres B1 College office floorspace; 1773 square metres D1 teaching space; 1004 square metres D2 College leisure and community floorspace; 363 square metres commercial A1, A2, A3, A4 retail, food and drink floorspace; and ancillary uses comprising landscaping and hard surfacing, formation of new courtesy crossing at Trumpington Street, highways, vehicular and cycle parking, and associated works and infrastructure.

- The adoption of a Flooding and Water SPD: The [Cambridgeshire Flood and Water SPD](#) was adopted by South Cambridgeshire District Council in November 2018 and adopted by Cambridge City Council in December 2018.
- Production of Sustainable Design and Construction SPD including water efficiency guidance: The [Greater Cambridge Sustainable Design and Construction SPD](#) was adopted by both councils in January 2020.
- The [Biodiversity SPD](#) was adopted by South Cambridgeshire District Council on 7 February 2022 and by Cambridge City Council on 11 January 2022. The adopted SPD takes into consideration comments received during public consultation, which took place between 23 July and 17 September 2021. The [Statement of Consultation](#) includes a summary of representations and the councils' response.
- The [Little Shelford Village Design Guide Supplementary Planning Document](#) was adopted on 1 January 2022. The adopted SPD takes into consideration comments received during public consultation, which took place between 27 September and 25 October 2021. The [Statement of Consultation](#) includes a summary of comments and the councils' response.

E. Climate Change, Sustainability Measures and Pollution

- 3.51 In 2019 both Councils declared a Climate Change Emergency. The Councils are committed to encouraging and enabling a reduction in the use of fossil fuels and increasing the proportion of energy used that is generated from renewable sources.
- 3.52 From 2011-2022 the average level of household consumption of gas and electricity in Greater Cambridge has fallen, while the generating potential of renewable energy sources in the district has increased. The South Cambridgeshire Local Plan (2018) requires all developments to embed the principles of climate change adaptation and mitigation measures within their

design (Policy CC/1). The South Cambridgeshire Local Plan (2018) also includes Policy CC/2 that sets out guidance for proposals to generate energy from renewable sources and Policy CC/3 that requires all development proposals for new dwellings or 1,000 square metres of floorspace to include renewable or low carbon energy technologies that will reduce carbon emissions by a minimum of 10% compared to Building Regulations. Policy CC/4 requires that all residential developments achieve a minimum water efficiency of 110 litres per person per day and that non-residential schemes be accompanied by a water conservation strategy to demonstrate a minimum water efficiency equivalent to 2 credits in the BREEAM standard. The Cambridge Local Plan (2018) includes Policy 28 which states that all development should take the available opportunities to integrate the principles of sustainable design and construction into the design of proposals. All new developments are required to achieve a 44% reduction in carbon emissions relative to Part L of 2006 Building Regulations and water efficiency rate of 110 litres per person per day. Non-residential developments are expected to meet BREEAM 'Excellent'.

- 3.53 The most recent data release relating to energy consumption covers the period up to 2020 and shows there was an increase in the average level of gas consumption between 2019-2020 in South Cambridgeshire and Cambridge and the number of sales also increased both areas. Between 2019-2020, there was an increase in the average level of electricity consumption in Cambridge and South Cambridgeshire and the number of sales of electricity also increased in both areas. In Cambridge between 2020-21, there was an increase in the generating potential of renewable energy sources in Cambridge, but there was no change in South Cambridgeshire.
- 3.54 A review of all relevant permissions granted in the monitoring year was undertaken to understand whether water efficiency measures were being conditioned in line with the requirements of Policies 28 and CC/4 of the adopted Local Plans 2018 and the Greater Cambridge Sustainable Design and Construction SPD (adopted in January 2020). This involved reviewing whether a condition relating to water efficiency measures had been included on the decision notice of the eligible permissions as required by the policies in each plan. The review found that in South Cambridgeshire 91% of eligible residential permissions included a condition relating to water efficiency and in Cambridge 75% of eligible residential permissions included a condition relating to water efficiency. Cambridge is meeting the indicator trigger with an increase of 7% up from last year in the use of a condition to secure water efficiency measures. Although the percentage of eligible permissions without water conditions appears relatively high, the applications which don't include a condition are generally small applications for single dwellings. In Cambridge,

there were 4 single dwellings permitted without the requisite condition limiting water consumption; that means that 86% of dwellings permitted included a water efficiency condition. In South Cambridgeshire, 7 dwellings were permitted without the water condition meaning that 95% of dwellings permitted included a water efficiency condition.

- 3.55 The review of non-residential permissions found that in South Cambridgeshire 80% of eligible permissions included a condition relating to BREEAM and water efficiency and in Cambridge 60% of eligible permissions included a condition. Although for Cambridge this is low, there were only a very small number of schemes eligible for the condition. For some non-residential schemes, different bespoke approaches are allowed as an alternative to BREEAM, including Passivhaus, approaches using RIBA 2030 climate challenge or LETI targets. One scheme that was non-compliant proposed only one toilet and had a target of 2 Wat01 credits, which equates to a 25% reduction in water use. Given the low water requirement of the scheme, the approach was considered acceptable and not a reasonable reason to refuse the application.
- 3.56 Using the same methodology as the review of water conditions, eligible permissions were reviewed to check for a condition requiring carbon reduction, low carbon technologies or renewable energy in line with Policy CC/3 and Policy 28. In Cambridge 82% of residential permissions and 71% on non-residential permissions included a condition requiring carbon reduction measures. As with water conditions, the applications which don't include a condition are small applications. 96% of eligible dwellings permitted included a carbon reduction condition. In South Cambridgeshire 91% of eligible residential permissions and 80% of non-residential permissions included a condition requiring renewable or low carbon technologies.
- 3.57 Officers are reviewing the way these policies are monitored as the current methodology is imperfect as some of the schemes may have dealt with water efficiency or carbon reduction measures as part of the application process but this may not have been conditioned. For example, for non-residential schemes different approaches to BREEAM were used via the bespoke route allowed for in the policy. Officers are also reviewing the application process to ensure that the policy requirements are considered on all eligible applications.
- 3.58 **Flood risk:** The NPPF requires a risk based sequential approach to flood risk that avoids development being permitted in high risk areas and steers development to areas with a lower risk from flooding. Policy CC/9 of the South Cambridgeshire Local Plan (2018) and Policy 32 of the Cambridge Local Plan (2018) state that development will only be permitted where: the sequential

and exception tests established by the NPPF demonstrate that the development is acceptable; suitable flood protection, mitigation and discharge measures are included into the proposal; and there would be no increase in flood risk elsewhere. Measures to address flooding could mean avoiding development within the area at flood risk within the site boundary, taking a sequential approach within the site such as putting uses that are not sensitive to flooding (like open space) in these areas, or taking measures to insure development was safe. Policy 31 of the Cambridge Local Plan (2018) requires an integrated approach to Water Management including a requirement for all flat roofs to be green or brown and all surfaces to be permeable. In 2021-2022 there were 34 developments completed where the site outline included land within Flood Zone 2 or 3 in Greater Cambridge: 20 in South Cambridgeshire and 14 in Cambridge. In total, 22 were residential developments and 12 were business or mixed use schemes. For all of these developments, flood risk was considered in detail as part of the determination of the planning application, with Flood Risk Assessments submitted, consultation undertaken with Environment Agency and Lead Local Flood Authority, and conditions applied to the planning permissions where necessary.

- 3.59 **Carbon dioxide emissions and air quality:** A key factor affecting climate change is carbon dioxide emissions and the aim nationally, and indeed internationally, is to reduce levels of emissions of this greenhouse gas. The rate of carbon dioxide emissions per person from domestic sources, for example through the use of gas and electricity, has shown a reduction over the Local Plan period. The rate of carbon dioxide from industrial and commercial emissions has also decreased during the Local Plan period.
- 3.60 Air quality is an issue alongside the A14, and South Cambridgeshire District Council has designated an Air Quality Management Area (AQMA) with the objective of improving conditions in terms of levels of nitrogen dioxide and the particulate PM₁₀. In the 2021-2022 monitoring year, the objectives for nitrogen dioxide and the particulate PM₁₀ were met at all the monitoring locations. Concentrations of nitrogen dioxide levels stayed the same as previous years at all monitoring locations.
- 3.61 Air quality varies within Cambridge and tends to be better in the suburbs away from busy roads. The centre of Cambridge has been in an AQMA since 2004. The main source of air pollution in Cambridge is nitrogen dioxide from vehicles. Previous recorded levels of air pollution in 2020 indicated that levels of nitrogen dioxide in Cambridge were considerably lower than in 2019; this was in line with the national trend which is attributed to a reduction in traffic as a possible contributing factor from the Coronavirus pandemic. 2021-2022 data shows that traffic increased, along with nitrogen dioxide levels at some

monitoring locations. At other monitoring stations levels decreased. Recorded levels of particulate matter in 2021 decreased at two of the monitoring stations, but increased at one. Levels of all measured pollutants are currently below their respective national air quality objectives levels.

F. Biodiversity Monitoring

- 3.62 In 2019 both Councils declared biodiversity emergencies. Both Councils are committed to the protection and enhancement of biodiversity in the district and any new development should aim to maintain, enhance, restore, or add to biodiversity. Policy NH/4 of the South Cambridgeshire Local Plan (2018) states that planning permission for development which would adversely impact on the population or conservation status of protected species, priority species or habitat, unless the impact could be adequately mitigated or compensated for, should be refused. Policy 70 of the Cambridge Local Plan (2018) seeks to protect and enhance priority species and habitat and states that development which will cause significant harm to a protected species, priority species or priority habitat, without adequate mitigation, should be refused.
- 3.63 The Greater Cambridge Shared Planning service consulted on a draft Biodiversity Supplementary Planning Document in summer 2021. The aim of the document is to provide accessible, accurate and up-to-date guidance on the planning regulations surrounding biodiversity. The SPD was adopted by South Cambridgeshire District Council on 7 February 2022 and by Cambridge City Council on 11 January 2022 and is a material planning consideration in determining planning applications in both Council areas.
- 3.64 The protection and enhancement of sites of internationally and nationally important nature conservation areas must be balanced with the need for development and in some instances the Councils may allow sensitively located and carefully designed developments (see South Cambridgeshire Local Plan (2018) Policy NH/5 and Cambridge Local Plan (2018) Policy 69). National planning policy also provides tiered protection for sites of biodiversity or geological importance.
- 3.65 In Cambridge during the monitoring year of 2021-2022, the size and number of Local Geological Sites (LGS), Local Nature Reserves (LNR) and County Wildlife Sites (CWS) has remained the same level as the previous year, however there was a slight decrease in the overall size of the City Wildlife Sites (CiWS). The size and quality of Special Sites of Scientific Interest (SSSI) has also remained at the same level.

- 3.66 In South Cambridgeshire during the monitoring year of 2021-2022, the size and number of LNR's remained the same. The number and size of LGS's increased due to the designation of Orwell Clunch Pit. The overall size of CWS's also slightly increased during the monitoring period. The size and quality of SSSI's and Special Areas of Conservation (SAC) have remained at the same level compared to last year.
- 3.67 **Development in locations of environmental importance:** As in previous years, the northern end of Barnwell Pit CiWS was significantly affected by the Chisholm Trail Newmarket Road underpass compound and preparatory works for a new cycle themed café in 2021-2022. The majority of terrestrial habitat within Barnwell Pit CiWS has been lost. The Chisholm Trail development has now been completed, but a large part of the site remains cleared and reptile fenced awaiting build of the approved cycle café and associated ecological mitigation. Teversham Drift Hedgerow CiWS was affected by preparatory works for the new 'Land north of Cherry Hinton' housing development. Minor gaps were created for the laying of site services. These exploited existing gaps and will be replanted with appropriate hedging stock. Therefore, the impact on the site overall is not thought to be significant.
- 3.68 In 2021-2022 in South Cambridgeshire no designated sites have been highlighted as being significantly affected by new development.

G. Community, Leisure, Open Space and Green Belt Monitoring

(i) Recreational facilities, Open Space and Green Belt

- 3.69 Recreational facilities, including outdoor play space, informal open space and supporting built recreation facilities are important to local communities for their recreational amenity but also for their impact on the quality of the environment. In high density new housing developments where gardens are smaller, open space and recreation facilities are particularly important. Both Councils therefore require developers to contribute towards providing new open space within their development or contributions towards enhancing existing facilities for the benefit of the new occupants. Policy SC/7 of the South Cambridgeshire Local Plan (2018) and Policy 68 of the Cambridge Local Plan (2018) set requirements for open space in new developments.
- 3.70 The Recreation and Open Space Study was published by South Cambridgeshire District Council in July 2013. It investigates the current quantity and quality of recreation and open space provision in the district, how this is meeting local need, and reviews the standards for open space necessary to ensure that new spaces are provided to meet the needs generated by new development. The South Cambridgeshire Local Plan (2018)

carries forward the majority of the open space allocations from the superseded Site Specific Policies DPD and identifies two new sites at Histon and Great Shelford (Policy SC/1). The Open Space and Recreation Strategy was published by Cambridge City Council in October 2011. The strategy covers most open spaces in the city including both public and private land. The strategy sets out to ensure that there is adequate open space to meet the needs of those who live, work, visit and study in Cambridge. A joint updated open space strategy will be prepared by both Councils in the future.

- 3.71 The Greater Cambridge Playing Pitch Strategy 2015-2031 and Cambridge and South Cambridgeshire Indoor Sports Facility Strategy 2015-2031 were both published in 2016. The Playing Pitch Strategy assesses the provision of existing facilities and considers the need and location for both the provision of grass and artificial pitches in future, and includes action plans for each sport to ensure sufficient provision is available to 2031. The Indoor Sports Facility Strategy assesses the need for future provision of facilities to serve existing and new communities, and includes an action list of where new provision should be provided onsite and how offsite contributions should be used to support new and improved provision. The Councils have begun the process of updating the Playing Pitch and Indoor Sports Facility Strategies along with an Outdoor Courts and Rink Strategy. These will support the Councils' adopted and emerging Local Plans.
- 3.72 The main purpose of the Cambridge Green Belt is to preserve the unique character of Cambridge as a compact dynamic city, and to prevent surrounding communities from merging with each other and with Cambridge. There is therefore a presumption against inappropriate development (as defined in the NPPF) in the Cambridge Green Belt (see South Cambridgeshire Local Plan (2018) Policy S/4 and Cambridge Local Plan (2018) Policy 4). During 2021-2022, there were no developments granted permission within the Green Belt, in either Cambridge or South Cambridgeshire, that were considered to be inappropriate.
- 3.73 Alongside this, South Cambridgeshire District Council is also committed to protecting Important Countryside Frontages, Protected Village Amenity Areas and Local Green Spaces. Policy NH/13 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will be refused if it would compromise the purpose of an Important Countryside Frontage (ICF), which is to enhance the setting, character and appearance of the village by retaining a sense of connection between the village and its rural surroundings. In 2021-2022 one development was completed adjacent to an Important Countryside Frontage. The development at Hauxton (residential dwelling) was

considered to be acceptable as it does not compromise the ICF and is therefore in accordance with Policy NH/13.

- 3.74 Policy NH/11 of the South Cambridgeshire Local Plan (2018) states that planning permission for development will not be permitted in or adjacent to a Protected Village Amenity Area (PVAA) if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There were five developments completed within or partly within a designated PVAA during 2021-2022. Each of these developments were considered to be compatible with their locations and to accord with the requirements of Policy NH/11. Five developments were completed adjacent to a PVAA during the monitoring year. In all these cases, the impact of the new development on the character of the area, including the adjacent PVAA was considered to be acceptable, in accordance with adopted policies.
- 3.75 Policy NH/12 of the South Cambridgeshire Local Plan (2018) states that Local Green Spaces will be protected from development that would adversely impact on their character and particular local significance. In 2021-2022 there was one development completed adjoining and one development completed within a Local Green Space (LGS). For the scheme adjoining the LGS it was considered that the proposed development would not give rise to any harmful impacts on the character of the LGS. The development within the LGS was originally granted planning permission prior to the adoption of the South Cambridgeshire Local Plan (2018) for an extension and the current planning permission includes a re-build of the existing building including the extended footprint. The principle of development was therefore already in place from when the site was a PVAA prior to its designation as a LGS. As there is very minimal loss to the LGS's current extent, the planning permission is in accordance with the requirements of the policy.
- 3.76 Policy SC/8 of the South Cambridgeshire Local Plan (2018) seeks to protect recreation areas, allotments and community orchards from being lost through new developments. There were no developments completed in 2021-2022 that resulted in the loss of recreation areas, allotments, or community orchards.

(ii) Community and Leisure Facilities and Local Services

- 3.77 The Cambridge Local Plan (2018) supports proposals for new or enhanced community and leisure facilities (see Policy 73) where there is a local need and the range, quality and accessibility of the facilities are improved. New City-wide or sub-regional facilities are also supported subject to there being a need for the facilities and them being in a suitable location, in accordance with the sequential test as set out in the NPPF. The loss of community and leisure

facilities will be resisted unless the facilities can be replaced within a new development or relocated at least at their existing scale, range, quality and accessibility or if the facility is no longer needed (demonstrated by appropriate marketing). There has been a net increase of 3,241 square metres of D1 (community use) floorspace and a net decrease of 463 square metres of D2 (recreation and leisure use) floorspace in Cambridge in the 2021-2022 monitoring year. The largest site increase was 1,768 square metres of D1 floorspace through the erection of a library with associated archive and gallery space at Magdelene College (16/1579/FUL). There remain significant commitments, particularly for D1 uses, in the pipeline.

- 3.78 **Public Houses:** The Cambridge Local Plan (2018) (see Policy 76) seeks to protect the loss of Safeguarded Public Houses unless they have been demonstrated to be no longer needed within the community and that all reasonable efforts have been made to preserve the facility. Appendix C of the Cambridge Local Plan (2018) includes a list of Safeguarded Public Houses in Cambridge; there are a total of 102 public houses on the list. The current data held by the councils on Public Houses needs to be updated using a survey recently completed in Autumn 2022 of public houses as part of the Greater Cambridge Local Plan process. A number of public houses closed during the Coronavirus pandemic. However, some took advantage of the forced closures during the lockdowns to refurbish so it is difficult to know which have closed permanently without further monitoring. Completions in the 2021-2022 monitoring year were the new Cambridge Tap (19/1770/FUL) and extension to The Corner House (18/2047/FUL). The Tivoli re-opened in May 2022 having been closed for several years due to a fire (19/0046/FUL). There were no Public House losses.

H. Retail

- 3.79 South Cambridgeshire District Council seeks to encourage the provision and retention of village services and facilities within villages. The South Cambridgeshire Local Plan (2018) seeks to protect the loss of village services and facilities (see Policy SC/3) and through Policies E/21 and E/22 requires proposals for retail development to be considered against a hierarchy of preferred locations and be in scale with the proposed location's position in the hierarchy. An additional 1,552 square metres (net) of retail floorspace was completed in South Cambridgeshire in 2021-2022, with a further 52,193 square metres (net) committed at March 2022 through allocations and planning permissions, including provision within the new settlements. This includes 35,000 square metres of floorspace with outline permission at Northstowe Phase 2 (S/2011/14/OL).

- 3.80 Policy 6 of the Cambridge Local Plan (2018) sets a hierarchy of retail centres starting with the City Centre, working its way down to District Centre, Local Centre and Neighbourhood Centres. In accordance with the sequential approach set out in the NPPF, retail and other town centre uses are directed to these centres. Retail developments proposed outside of these centres must be subject to a Retail Impact Assessment where the proposed gross floorspace is greater than 2,500 square metres or at a lower threshold where the proposal could have a cumulative impact.
- 3.81 The Cambridge Local Plan (2018) identifies capacity to support 14,141 square metres net of comparison retail floorspace in Cambridge between 2011 and 2022. This will be through the redevelopment of the Grafton area and other appropriate redevelopment/infill development in the historic core. 25,250 square metres (gross) of retail floorspace has been completed in the city since 2011. Consultation on development plans for the Grafton Centre began in November 2022 by its owners Trinity Investment Management.
- 3.82 To date, due to loss of retail floorspace, overall there has been a net decrease of 7,642 square metres of retail in the city. However, there was a net increase of 1,303 square metres of retail in Cambridge in 2021-2022. The largest single development was 533 square metres of retail convenience completed as part of the Clay Farm development (15/0844/REM). However, there were also losses with five retail units being converted to restaurant and café uses. There is still a further 14,631 square metres (net) retail floorspace committed at March 2022 through allocations and planning permissions. Much of this is accounted for by the Cambridge University development at West Cambridge (C/97/0961).
- 3.83 District Centres are important in providing for the day-to-day needs close to where people live and work. The indicator associated with Policy 72 of the Cambridge Local Plan (2018) monitors the percentage of A1 uses in District Centres with a target of retaining at least 55% of units in A1 use. In 2013 only one of the six District Centres surveyed met the target of at least 55% of units in A1 use. This had risen to three centres in 2019 but fell back to two centres in 2020 due to an increase in vacant units from the previous year.
- 3.84 In 2021 two surveys were carried out to monitor the impacts on retail as a result of Covid-19. In Spring 2021, two of the six District Centres met the target of at least 55% of units in A1 use. Although the other centres did not meet the target of 55%, there was an increase in units in A1 use. The Spring 2021 survey also included a comparative analysis of the new Use Class Order that came into effect in 2020. The closest fit to A1 use is a combination of E (a) 'Display or retail sale of goods, other than hot food', and E (b) 'Sale of food and drink for consumption (mostly) on the premises'. Although this is not a

perfect fit to A1 use, two District Centres also comprised of over 55% E (a) and E (b) unit uses. For the benefit of continuity, the AMR will continue to monitor A1 uses.

- 3.85 In the Autumn 2021 survey, four of the District Centres met the target of at least 55% of units in A1 use, the greatest increase in A1 use since the 2013 baseline survey. However, due to mismatches between A1 and E (a) and E (b) only two of the District Centres comprised of at least 55% E (a) and E (b) unit use.
- 3.86 Cherry Hinton High Street (DC3) is not meeting the 55% A1 unit use as there is a higher proportion of sui generis units, comprising betting shops and a laundrette, A3 and A4 units, with a number of restaurants and public houses, and four A5 takeaway units in this District Centre. There was one vacant unit in Autumn 2021. Mitchams Corner (DC7) is also not meeting the target due to a dominance of A4 and A5 use with restaurants, bars and public houses making up 23% of the units in the District Centre. Three units remain vacant.
- 3.87 **Visitor Accommodation:** Policy 77 of the Cambridge Local Plan (2018) states that new hotels and expansions of existing hotels will be supported in a number of identified areas, in other city centre areas and on the frontage of main roads or in close proximity to mixed use areas or within walking distance of good public transport links. Policy E/20 of the South Cambridgeshire Local Plan (2018) does not allocate any specific sites for new hotel accommodation. However, it does support tourist accommodation within development frameworks where the scale and type of development is directly related to the role and function of the centre.
- 3.88 In Cambridge, one permission was completed in 2021-2022 which resulted in two hotels: a 180 room aparthotel (Turing Locke) and a 150 room hotel (Hyatt Centric) in Eddington (19/0156/FUL). There was also a 144 room Holiday Inn Express completed in Cambourne, South Cambridgeshire (S/0383/18/FL).
- 3.89 At 31 March 2022 there remained substantial commitments in Cambridge: 35,242 square metres (net) of hotel floorspace. There were 1,413 square metres under construction, which is the net impact of the new 56 bedroom Hobson boutique hotel which is nearing completion (18/1876/FUL) and the loss of rooms at the Regent Hotel which has secured permission for a change of use to serviced accommodation (21/01297/FUL).

I. Design and Conservation Monitoring

- 3.90 Cambridge's historic and natural environment defines the character and setting of the city and contributes significantly to quality of life. Policy 61 of the

Cambridge Local Plan (2018) outlines the standards by which proposals which impact on the historic environment will be assessed. Policy 62 actively seeks the retention of local heritage assets (such as Buildings of Local Interest – BLIs). The Council aims to ensure a balanced approach between protecting the heritage assets of Cambridge and ensuring that they contribute to tackling climate change and reducing the carbon emissions of the city. Policy 63 specifies how proposals to address climate change which impact on heritage assets will be considered.

- 3.91 Cambridge has six Scheduled Monuments and 12 Historic Parks and Gardens. There are now 17 Conservation Areas designated in the city. This represents 23.71% of the city's area. The total area has not changed in this monitoring year, and it totals 964.95 hectares.
- 3.92 The indicator associated with Policy 62 monitors the number of BLIs in Cambridge. 465 buildings are designated as being BLIs in Cambridge and this number has not changed from last year. This figure of 465 buildings, like the number of entries on the National Heritage List for England, in some cases uses a single entry to cover more than one building.
- 3.93 Cambridge has 831 listed building entries on the National Heritage List for England. There are 66 which are listed as Grade I. This is a reduction of 1 due to the regrading of Anstey Hall from I to II*, this has also increased the number of II* listed buildings from 53 to 54 when compared to the last monitoring year. We have had an additional 2 grade II listed buildings added to the national list. These are the Anstey Hall Lodge and Gate Piers, and 1 Silver Street & 71-72 Trumpington Street (all one building). This brings the total number of grade II listed buildings to 711. 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 the overall number of buildings is considerably higher. Cambridge has two entries on the Historic England Buildings at Risk register: the Old Cheddars Lane Pumping Station, and the Church of St Andrew the Less on Newmarket Road. This has not changed from the previous year's list.
- 3.94 Policy NH/14 of the South Cambridgeshire Local Plan (2018) supports development proposals when they sustain and enhance the significance of heritage assets. There are 2,696 Listed Buildings in South Cambridgeshire. This is an increase of one on the previous year's report with the new listed building being a grade II Listed Building rear of Bwthyn Bach. Of these 2,696, only 5 are on the Historic England Buildings at Risk register which is a reduction of 2 on last year's report. The Church of St Peter, High Street,

Coton and the Church of St Mary the Virgin, Church Street, Gamlingay have been removed from the list.

- 3.95 There are 108 Scheduled Monuments and 12 Historic Parks and Gardens in South Cambridgeshire. The district has a total of 85 Conservation Areas. These numbers have not changed over recent years.

J. Transport Monitoring

- 3.96 Cambridge City Council, South Cambridgeshire District Council and Cambridgeshire County Council worked together closely on transport issues as they prepared their adopted Local Plans and a transport strategy for the Greater Cambridge area. The [Cambridge City and South Cambridgeshire Transport Strategy](#) was adopted in March 2014. It is recognised that there is a close link between planning for growth and development and for transport and accessibility to 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. The Cambridgeshire and Peterborough Combined Authority are now the Local Transport Authority for the area, and they adopted a [new Local Transport Plan](#) in 2020. They have also commenced a refresh of the Local Transport and Connectivity Plan (LTCP).
- 3.97 The Ministry of Housing, Communities and Local Government published a [policy paper on the Oxford-Cambridge Arc](#) in February 2021. A 12 week digital consultation on the [vision for the Spatial Framework](#) was held over the summer of 2021. However a spatial framework is no longer anticipated.
- 3.98 Both Councils are partners of the [Greater Cambridge Partnership](#) (formerly known as the City Deal), which is a delivery body for the Greater Cambridge City Deal. The [Greater Cambridge City Deal](#) was signed with Government in June 2014 and is one of the largest of several city deal programmes taking place across the country. It brings together key partners to work with communities, businesses and industry leaders and up to £500 million of grant funding to help deliver infrastructure to support growth in one of the world's leading tourism and business destinations. As part of this, the Greater Cambridge Partnership is considering a range of transport projects to deliver a sustainable transport network for Cambridge and the surrounding network of towns and villages.
- 3.99 The Executive Board of the Greater Cambridge Partnership approved the next stage of the **Cambridge South East transport** project in July 2021. A Transport and Works Act Order application is planned to be submitted to the Secretary of State for Transport in winter 2021-2022. Work has begun on the

A1307 cycling and walking upgrades between the end of the A1307 dual carriageway at Magog Farm Barns to the junctions at Copley Hill Business Park.

- 3.100 The Greater Cambridge Partnership held further engagement on the proposed **Foxton Travel Hub** in September 2021. This explored providing in the region of 500 car parking spaces and 150 cycle parking spaces to encourage people to take the train into Cambridge.
- 3.101 Safety upgrades to the **Downing Street/St Andrew Street junction** were completed in April 2021.
- 3.102 **Histon Road** fully reopened to traffic in Autumn 2021 following the completion of significant upgrades to walking and cycling infrastructure.
- 3.103 The Greater Cambridge Partnership **Milton Road** project began in June 2022 and is set to be completed in April 2024. The Milton Road project was consulted on between 2018-2020 and aims to improve public transport, cycle and walking infrastructure.
- 3.104 The Greater Cambridge Partnership are progressing a proposal for an off-road busway route between **Cambourne and Cambridge**. At the July 2021 meeting the Executive Board approved the Outline Business Case and asked the project team to go ahead with the next stage of the application process: to undertake a full Environmental Impact Assessment.
- 3.105 The Greater Cambridge Partnership City Access project is working to improve public transport and offer people better choices for their journeys. Public consultation was held in Autumn 2021 to understand the public's view on changes to the bus network and reallocation of road space to public transport and active travel.
- 3.106 The Transport and Works Act Order submission for **Cambridge South Station** took place in June 2021. An inquiry was held in Autumn/Winter 2021. Subject to gaining consent, work could start on the station in 2023 with a target of the station opening in 2025.
- 3.107 **East West Rail** is a proposed scheme to re-establish a rail link between Cambridge and Oxford. A non-statutory consultation was held on the proposal in early 2019. In January 2020 the Preferred Route Option for the Cambridge to Bedford section was announced. This proposes a route from the south of Cambridge to a new station in Cambourne and then north to Bedford through St Neots/Sandy area with a new station proposed there. A number of

community events which were scheduled to happen in spring 2020 had to be cancelled due to the coronavirus pandemic. In October 2020 East West Rail Co launched a [Community Hub](#) to inform, discuss and consult with residents. A consultation on five preferred routes alignments for the Cambridge to Bedford route ran during Spring/Summer 2021.

3.108 In the [Road Investment Strategy](#) the Government announced funding for upgrading the **A428 between the Caxton Gibbet and A1 (Black Cat junction)** as part of an expressway standard link between Cambridge and Oxford. Both Councils are working closely with National Highways and the Department for Transport to develop the scheme. National Highways submitted a Development Consent Order Application to the Planning Inspectorate in February 2021 following 2 rounds of public consultation. Following an examination, the Secretary of State for Transport granted the application on 18 August 2022 and construction is expected to start in 2022-2023.

3.109 **England's Economic Heartland (EEH)** are the sub-national transport body for the region covering an area from Swindon to Cambridgeshire and from Northamptonshire to Hertfordshire. EEH published their [Transport Strategy](#) in July 2021.

K. Health, wellbeing, and inclusive communities monitoring

3.110 Good health both for individuals and communities is related to a wide range of planning issues, including good quality housing and developments, well designed street scenes, well laid out neighbourhoods, quality and efficiency in transport systems, access to appropriate employment, opportunities to experience leisure and cultural services and activities, and green and open space. The Sustainability Appraisal which accompanies the South Cambridgeshire Local Plan (2018) includes a number of general wellbeing monitoring indicators.

3.111 The latest Public Health data reveals that life expectancy rates for females have been broadly stable in recent years whilst there has been some marginal improvement for males. Life expectancy rates remain higher for females than males locally and nationally whilst life expectancy rates in South Cambridgeshire and Cambridge exceed national levels for both genders. Rates are higher in South Cambridgeshire than Cambridge for both genders. In South Cambridgeshire the life expectancy of a female born during the period 2018-2020 was 85.9 compared with 83.1 for a male. In Cambridge the life expectancy of a female born during the same period was 84.5 compared with 80.9 for a male. In England the equivalent life expectancy rates were

83.1 and 79.4. Note: The Office for National Statistics have not updated the life expectancy data since the last AMR was published.

- 3.112 The percentage of adults who are physically active in Cambridge and South Cambridgeshire is higher than in the East of England. For 2020-2021 the respective figures were 76.1% in Cambridge, 73.4% in South Cambridgeshire and 65.7% in East of England.
- 3.113 Crime rates rose in 2021-2022 compared with the previous year but remain lower than the peak year of 2019-2020. Rates in Cambridge remain well above rates in South Cambridgeshire. In 2021-2022 there were 111.4 recorded crimes per 1,000 people in Cambridge and 46.6 recorded crimes per 1,000 people in South Cambridgeshire.

L. S106/Infrastructure

- 3.114 **Developer Contributions:** New developments can create additional demands for physical infrastructure and social facilities and can have an adverse impact on the environment. Both Councils, in accordance with government guidance, therefore require developers to make schemes acceptable in planning terms by making a contribution towards any necessary improvements or new facilities, and also by providing mitigation for any loss or damage created by the proposed development (see South Cambridgeshire Local Plan (2018) Policy TI/8 and Cambridge Local Plan (2018) Policy 85).
- 3.115 Where infrastructure and community facilities cannot reasonably be provided on the development itself, it may be appropriate to secure a financial contribution for off-site provision. Developer contributions are secured through section 106 agreements, a legal agreement between the developer, the appropriate local authority, and other relevant parties, as a result of negotiations on a planning application.
- 3.116 In 2021-2022, for developments in Cambridge, a total of £9,389,217 was secured and £4,469,977 was received by both Cambridge City Council and Cambridgeshire County Council. In 2021-2022, for developments in South Cambridgeshire, a total of £81,086,227 was secured and £32,217,437 was received by both South Cambridgeshire District Council and Cambridgeshire County Council.
- 3.117 In 2021-2022, S106 contributions of £8,163,980 was secured by South Cambridgeshire District Council and £79,844,940 was secured by Cambridgeshire County Council for the development of Northstowe Phases 3a and 3b, but this figure excludes monies secured for secondary education for Phase 3b, as this amount will be determined through an education review.

£11,010 was received by South Cambridgeshire District Council for the development of Northstowe Phase 2 and £18,966,099 was received by Cambridgeshire County Council for the development of Northstowe Phases 1 and 2. During the same period, Cambridgeshire County Council received £6,549,605 for Cambridge East, £65,918 for Cambridge Southern Fringe, and £1,972,444 for West Cambridge and Darwin Green.

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Item

Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options)

Key Decision

To:

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Infrastructure

Planning & Transport Scrutiny Committee 17 January 2023

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development

Tel: 01223 457009 Email: stephen.kelly@greatercambridgeplanning.org

Wards affected:

All

1. Executive Summary

1.1. This report recommends that members confirm selected elements of the Greater Cambridge Local Plan development strategy via a Development Strategy Update (Regulation 18 Preferred Options) – see Appendix A. The Development Strategy Update draws on representations to the Local Plan First Proposals consultation held in 2021 and evidence completed since then regarding the following development strategy elements:

- Updated needs for jobs and homes
- Exploring provision of employment and housing – what is deliverable and how we will determine what is appropriate in terms of environmental, social and economic impacts – in particular water supply
- Confirming our development strategy
 - Confirming key strategic sites
 - Development strategy next steps

- 1.2 Confirming a position so far as is possible at this point on the above topics will enable the Councils to progress towards a confirmed full development strategy at the draft plan stage, and will give confidence to promoters of priority sites for development, and to providers of infrastructure on which those sites rely for effective delivery.

2. Recommendations

2.1. The Executive Councillor is recommended to:

- i. Agree the Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options) (Appendix A), and in particular the proposed policy directions in section 5 for the following proposed policies:
 - a) Policy S/JH: Jobs and homes
 - b) Policy S/DS: Development strategy (to confirm three key sites and development strategy principles to inform identification of any further sites)
 - c) Policy S/NEC: North East Cambridge
 - d) Policy S/CE: Cambridge East
 - e) Policy S/CBC: Cambridge Biomedical Campus
- ii. Note the findings of Appendix E: Sustainability Appraisal Update as a supporting document that has informed the decisions regarding the Greater Cambridge Local Plan development strategy update
- iii. Agree the following supporting documents that have informed the decisions regarding the Greater Cambridge Local Plan Development Strategy Update:
 - a) Appendix B: Strategy Topic Paper: Development Strategy Update (Regulation 18 Preferred Options),
 - b) Appendix C: Greater Cambridge Local Plan Consultation Statement: Development Strategy Update (Regulation 18 Preferred Options) which includes responses to representations relating to the content of this report,
 - c) Appendix D: Greater Cambridge Local Plan Consultation Statement: Equalities Impact Assessment: Development Strategy Update

- iv. Note the findings of the following new evidence documents that have informed the draft policy approaches set out in Appendix A: Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options) (see Background papers):
 - a) Greater Cambridge Economic Development, Employment Land and Housing Relationships Evidence Update (Iceni Projects), December 2022
 - b) Greater Cambridge Housing Delivery Study Addendum (AECOM), December 2022
- v. Agree that any subsequent material amendments be made by the Executive Member for Planning and Transport, in consultation with Chair and Spokes
- vi. Agree that any subsequent minor amendments and editing changes that do not materially affect the content be delegated to the Joint Director of Planning and Economic Development in consultation with the Executive Member for Planning and Transport, in consultation with Chair and Spokes.

3. Background

- 3.1 Cambridge City Council and South Cambridgeshire District Council (referred to as the Councils in this document), are working together to create a joint Local Plan for the two areas – which we are referring to as Greater Cambridge.
- 3.2 The Councils consulted on issues and options for the Plan in a First Conversation consultation in January and February 2020. Having considered comments received and prepared a wide range of supporting and evidence documents, the Councils then consulted on their First Proposals for the plan (the Preferred Options under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2021) in November and December 2021. Results of the consultation were published in June 2022 and reported to members.
- 3.3 The Greater Cambridge Local Development Scheme August 2022, which sets out the timetable for plan making, states that a report on the

development strategy would be considered by the councils in January 2023, followed by a full draft Local Plan to be considered by the councils in summer 2023 and subject to public consultation in autumn 2023.

- 3.4 Note that South Cambridgeshire District Council will be considering an aligned report at the meeting of Cabinet on 6th February, informed by comments from a meeting of Scrutiny and Overview Committee on 12th January.

4. Current stage

- 4.1 The Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options) – see Appendix A - updates the Councils' position in respect of the development strategy for the new Greater Cambridge Local Plan. This report is a stage towards the preparation of a draft Local Plan and is not itself to be subject to public consultation.

- 4.2 The Development Strategy Update considers representations to the Local Plan First Proposals consultation held in 2021 and evidence completed since then regarding the following development strategy elements:

- Updated needs for jobs and homes
- Exploring provision of employment and housing – what is deliverable and how we will determine what is appropriate in terms of environmental, social and economic impacts – including particular water supply
- Confirming our development strategy
 - Confirming key strategic sites
 - Development strategy next steps

- 4.3 The following sections summarise the position in relation to each of the elements listed above.

5. Updated needs for jobs and homes

- 5.1 Our First Proposals in 2021 was informed by evidence regarding the need for homes and jobs in Greater Cambridge. As part of that consultation we said we would update that evidence prior to the draft plan stage, including to take account of the impacts of the Covid-19 pandemic. In 2022 we updated our employment evidence and also the work translating employment growth into housing need (see Background papers: Greater Cambridge Economic Development, Employment Land and Housing Relationships Evidence Update). Key conclusions from this update are that Greater Cambridge’s key sectors have continued to see fast growth even accounting for COVID-19 impacts, and also that population growth in Cambridge in particular has been significantly higher than previously estimated, influencing a higher future forecast for the number of jobs that support the local population.
- 5.2 Continuing the principle of the approach to need for jobs and homes set out in the First Proposals, but taking account of the updated evidence, results in an increase in the objectively assessed need for jobs and homes. Table 1 below shows a summary of the conclusions of this work set alongside the figures included in the First Proposals.

Table 1: 2022 and First Proposals needs for homes and jobs

	First Proposals Jobs	2022 Update Jobs	First Proposals Homes	2022 Update Homes
Total in Greater Cambridge 2020-2041	58,400	66,600	44,400 (rounded up)	51,800 (rounded up)
Average annual rate	2,781	3,171	2,111	2,463

6. Exploring provision of employment and housing

- 6.1 The NPPF requires all Councils to have a clear understanding of their “objectively assessed” housing need for their area. This reflects the Government’s expectation that Councils plan to deliver sustainable development “...meeting the needs of the present without compromising the ability of future generations to meet their own needs.” (National Planning Policy Framework 2022 Para 7). Having identified our objectively assessed needs for jobs and homes, the Councils are required to confirm appropriate targets for jobs and homes to plan for in the new local plan, taking into account a range of potential constraints, as well as economic, social and environmental impacts, and if it does not prove possible to meet needs in full within Greater Cambridge to bring in Duty to Cooperate considerations – such as whether future needs can or should be met beyond the Councils’ areas.
- 6.2 Having objectively identified the “need” for new homes to support the forecast jobs and address the requirements of a growing population, and thereby reduce the pressures on existing housing (with consequent impacts upon house prices and rents and carbon emissions caused by long distance commuting) this section explores two key considerations; water supply and housing deliverability as important factors determining appropriate jobs and housing targets for Greater Cambridge.
- 6.3 In relation to water, the First Proposals was clear that it was contingent on evidence of adequate water supply without unacceptable environmental harm, which at that time awaited the publication of the Regional Water Resources Plan and also Cambridge Water’s Water Resource Management Plan (WRMP) anticipated in autumn 2022. Water Resources East published its draft Water Resources Plan for consultation in November 2022 (see Background papers), proposing additional supply including: a medium term water transfer from Anglian Water’s area expected to be operating from around 2030 (or potentially earlier), and in the longer term from the proposed Fens Reservoir expected to be operating from around 2035-37. Detail on the quantum of water supply and how that relates to housing and non-domestic growth will be provided in the Water Company WRMPs, but publication of Cambridge Water’s draft Water Resource Management Plan has been delayed. Therefore, while there is significant supply planned in the long term, we don’t know currently whether adequate water supply can

be provided without *unacceptable environmental harm* to accommodate in full our First Proposals strategy as proposed, or our updated needs as above, within the 2020-41 plan period. Recent engagement with the Environment Agency in particular, has prompted officers to take a cautious approach on this matter at this time. The Councils will need to continue to explore this issue further before confirming a position. However, it is clear that there will be capacity for some additional homes to be delivered during the plan period to 2041 above current supply contained in the adopted 2018 Local Plans. In particular, we can be confident that there will be considerable capacity in terms of water supply once the new reservoir becoming operational in around 2035-37 and the piping of water to the area from around 2030 may also provide additional capacity.

- 6.4 In relation to housing delivery, in the context of an increased need for jobs and homes and the consequential increase in the annual average delivery rate needed to meet those needs during the plan period, our consultants have completed a Housing Delivery Study Addendum (see Background papers) which identifies that it is not clear whether the housing market could actually deliver the higher number of homes that would be required each year to meet the updated assessment of housing needs. Given the step change in the annual delivery rate associated with the new housing needs, significant intervention in the housing market or a significant change to the development principles underpinning the spatial strategy would need to be explored, and even then it may not be possible to fully meet needs. This will require further consideration as the draft plan is prepared.
- 6.5 The consultants advise that a diverse housing supply - involving potentially a range in the size and tenure of sites, and also a significant dispersal of new homes across the two districts (with a consequent impact upon carbon footprint) might be more flexible to changing circumstances and less reliant on a smaller more concentrated basket of sites and be more able to maximise market absorption (the rate at new homes could be built). Such a shift would however require both Councils to revisit the balance of distribution set out in the First Proposals – which focused upon accessible brownfield sites and a

number of strategic growth locations connected together by a new public transport infrastructure network, drawing on our climate and transport evidence.

- 6.6 In addition, they advise that a stepped housing target is necessary to address the challenge that the increased annual housing rate associated with 2022 housing need can't be delivered until the Local Plan is adopted around 2027, and to respond to the expected timing of water supply infrastructure as above. The Councils will need to explore this issue further before confirming a position.
- 6.7 Drawing on the above, and having regard to the obligations upon the Council set out in the NPPF, the Councils' position is that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs, but *only* so far as this can be provided without unacceptable sustainability impacts. Once the water supply position is understood, the councils will need to consider the environmental, social and economic impacts of the alternatives of meeting or not meeting our objectively assessed needs for homes and potentially also jobs in full.
- 6.8 Informed by the Housing Delivery Study, it will also be necessary to consider the spatial distribution of additional growth both in terms of whether it provides a development strategy that is capable of being delivered by the market or by more interventionist means, and also whether it would represent genuinely sustainable development. This would be particularly important if it would need to involve a dispersed development strategy, at odds with the principles that informed the First Proposals that were strongly endorsed during consultation and are still considered to form a good basis to build on for any future strategy. We will need to revisit the view taken at the First Proposal stage that development levels set as targets for the Local Plan should not cause unacceptable environmental harm taking the full range of considerations into account.

7. Confirming our development strategy

- 7.1 Notwithstanding the challenges relating to water and housing delivery explored above, given the conclusion that whatever the outcome on those issues there will be capacity for some additional development beyond current commitments in the 2018 Local Plans, particularly later in the plan period once the reservoir is operating, it is appropriate to consider whether there are some parts of the development strategy that it is reasonable to confirm a position upon at this point in time having regard to the updated evidence base and the conclusions drawn from the 2021 public consultation on the First Proposals.
- 7.2 As such, we propose to confirm the inclusion of North East Cambridge, Cambridge East and the existing Cambridge Biomedical Campus site and allocation (with further work to confirm if Green Belt release is appropriate at this site). Confirming a position on these three key strategic sites that formed part of the First Proposals and being clear that they will form central building blocks of any future strategy for development will give confidence to promoters of these priority sites for development, and to providers of infrastructure on which those sites rely for effective delivery. It will also justify time spent working up proposals for these sites to be included in the draft plan, including working with promoters.
- 7.3 Beyond these key three sites, and noting we are not yet in a position to confirm the targets for the Local Plan for jobs and homes or confirm the overall preferred development strategy and sites, ahead of draft plan we will:
- Define appropriate housing and employment targets, having regard to all material factors including water supply and housing delivery
 - If needed, identify further sites beyond North East Cambridge, Cambridge East and Cambridge Biomedical Campus to meet our settled targets. Having reviewed First Proposals representations the report seeks to confirm that the First Proposals development strategy principles remain valid, and we

would build on these to inform the identification of any additional sites.

- Talk with our neighbouring authorities about the potential for them to provide for any part of our needs that cannot be met within Greater Cambridge.

7.4 Beyond the above tasks, we will also need to review the Local Plan timetable once the DCO for the relocation of the WWTP has been submitted.

8. Summary

8.1 In summary, we recommend that the Councils agree the draft policy positions set out in Appendix A: Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options), which address:

- The 2022 updated objectively assessed needs for jobs and homes
- The principle of seeking to meet the updated objectively assessed needs identified in 2022 if this was to be shown to be deliverable without causing unacceptable harm
- The inclusion and prioritisation of delivery of North East Cambridge and Cambridge Airport as the most sustainable strategic scale locations for development identified in the First Proposals strategy
- The inclusion of the existing Cambridge Biomedical Campus, and continuation of work exploring the case for the allocation of additional land to the south and its removal from the Green Belt
- Development strategy principles informing the allocation of additional sites beyond North East Cambridge and Cambridge East if this was to be shown to be deliverable without causing unacceptable harm.

9. Implications

a) Financial Implications

Local Plan costs are currently anticipated to be within planned budgets. This will be kept under review alongside other work priorities.

b) Staffing Implications

The Local Plan is currently anticipated to be delivered within our existing staffing establishment. This will be kept under review alongside other work priorities.

c) Equality and Poverty Implications

The Development Strategy Update has been subject to an Equalities Impact Assessment (see Appendix D).

d) Net Zero Carbon, Climate Change and Environmental Implications

The Climate Change Rating Tool has not been applied, as the plan is subject to a more detailed Sustainability Appraisal / Strategic Environmental Assessment Process. The First Proposals was also informed by a Net Zero Carbon Study. Transport is the biggest generator of carbon from new development, and the development strategy principles proposed, driven by this evidence therefore seek to focus development where there are opportunities for travel by active modes or public transport.

e) Procurement Implications

A number of evidence base studies have been procured to support plan preparation.

f) Community Safety Implications

The Local Plan provides an opportunity to address aspects of community safety that can be influenced by the physical environment.

However, community safety is not directly relevant to the decisions included in the Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options).

10. Consultation and communication considerations

10.1 The local plan is accompanied by a Statement of Consultation at each stage in its preparation to set out what consultation has taken place in preparing the next version of the plan. The Consultation Statement supporting the Greater Cambridge Local Plan Development Strategy Update (Regulation 18 Preferred Options) is Appendix C to this report. Members of the Joint Local Planning Advisory Group received and discussed consultation responses relating to the First Proposals development strategy on 24th October 2022 (see meeting papers in Background papers).

11. Background papers

Background papers used in the preparation of this report include:

Updated evidence documents supporting the Greater Cambridge Local Plan, available at [Greater Cambridge Local Plan: Development Strategy Update](#):

- Greater Cambridge Employment and Housing Evidence Update (Iceni Projects), December 2022
- Greater Cambridge Housing Delivery Study Addendum (AECOM), December 2022

Previously published evidence documents supporting the Greater Cambridge Local Plan:

- Responses to the First Proposals consultation can be viewed in full on the [First Proposals website](#). We also asked for comments using an anonymous quick questionnaire, results are in the form of a [spreadsheet](#), and drawn out some of the key results in our [report on the consultation](#). Call for sites submissions can be found on the [Call for Sites](#) page.

Selected documents as below, available at [Greater Cambridge Local Plan – First Proposals document library, November 2021](#)

- Greater Cambridge Local Plan: First Proposals (Preferred Options 2021)
- Supporting documents: all shown
- Topic paper: Strategy topic paper, September 2021
- Evidence base:
 - all documents listed under Strategy
 - Integrated Water Management Study - Outline Water Cycle Strategy (Stantec), August 2021

[Papers supporting the Joint Local Planning Advisory Group meeting held 24th October 2022 regarding First Proposals representations on the development strategy.](#) A recording of the meeting is also available to view.

Externally produced documents:

- [Water Resources East draft Regional Water Resources Plan](#)

12. Appendices

Appendix A	Greater Cambridge Local Plan: Development Strategy Update (Reg. 18 Preferred Options)
Appendix B	Strategy Topic Paper: Development Strategy Update (Reg. 18 Preferred Options)
Appendix C	Greater Cambridge Local Plan Consultation Statement: Development Strategy Update (Reg. 18 Preferred Options)
Appendix D	Equalities Impact Assessment: Greater Cambridge Local Plan Development Strategy Update
Appendix E	Greater Cambridge Local Plan SA Addendum

13. Inspection of papers

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

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Greater Cambridge Local Plan: Development Strategy Update (Regulation 18 Preferred Options)

January 2023

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1. Introduction

- 1.1 Cambridge City Council and South Cambridgeshire District Council (referred to as the Councils in this document), are working together to create a joint Local Plan for the two areas – which we are referring to as Greater Cambridge.
- 1.2 The Councils consulted on issues and options for the Plan in a First Conversation consultation in January and February 2020. Having considered comments received and prepared a wide range of supporting and evidence documents, the Councils then consulted on their First Proposals for the plan (the Preferred Options under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2021) in November and December 2021. The results of the First Proposals consultation were published in June 2022.
- 1.3 As set out in the Greater Cambridge Local Development Scheme August 2022, this interim stage updates the Councils' position in respect of the development strategy for the new Greater Cambridge Local Plan and, having regard to representations received to the First Proposals consultation in November 2021 and updated evidence including the need for jobs and homes, seeks to confirm the development strategy approach and sites to be included in a full draft Local Plan, in so far as is possible and appropriate given current knowledge on key constraints.
- 1.4 This report has been informed by updated evidence, an interim sustainability appraisal, and by consideration of and responses to relevant representations received to the First Proposal consultation in 2021. It addresses the following aspects of the development strategy:
 - Updated needs for jobs and homes
 - Exploring provision of employment and housing – what is deliverable and how we will determine what is appropriate in terms of environmental, social and economic impacts – in particular water supply
 - Confirming our development strategy
 - Confirming key strategic sites
 - Development strategy next steps
- 1.5 All of the issues are explored in greater detail in the Strategy Topic paper which supports this Development Strategy Update. This report is a stage towards the preparation of a draft Local Plan and is not itself to be subject to public consultation. The intention is for a full draft Local Plan to be considered by the councils in summer 2023 and subject to public consultation in autumn 2023.

2 Identifying updated objectively assessed needs for jobs and homes

- 2.1 The National Planning Policy Framework (NPPF) requires that plans be prepared positively, in a way that is aspirational but deliverable. The NPPF requires that, 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future'. With regard to homes it emphasises that it is 'important that a sufficient amount and variety of land can come forward where it is needed'. Plans should address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 2.2 The starting point for the plan should therefore be to identify objectively assessed development needs. This includes understanding what is happening in the nationally significant economy of Greater Cambridge. The First Proposals made clear that we would update our evidence ahead of preparing the draft Local Plan, in particular to ensure we understood the potential longer-term impacts of COVID-19 for the objectively assessed need for jobs and homes.
- 2.3 In 2022 we updated our employment evidence and also our housing and employment relationships evidence, taking into account latest employment and demographic data including exploring COVID-19 effects, and being informed by relevant representations made to the First Proposals consultation¹. Key findings from latest data include firstly that whilst COVID-19 led to a fall in employment in population related sectors such as construction, retail, food & accommodation and the arts & recreation, in terms of investment-led, knowledge intensive sectors such as life science and ICT they have generally remained resilient or seen growth. Secondly, Census 2021 showed that population growth in Cambridge in particular has been significantly higher than previously estimated.
- 2.4 Drawing on these findings, the updated evidence identifies:
- an updated calculation of the government's Standard Method minimum homes requirement and the jobs that this would support;
 - a 'central' most likely employment forecast - reflecting some continuation of exceptional rates of overall growth since 2011 before reverting gradually towards the longer term 2001-20 average, representing a longer term view allowing for future cycles and shocks - and the homes required to support this;

¹ Reported in the Greater Cambridge Economic Development, Employment Land and Housing Relationships 2022 report (EDELHR 2022)

- a 'higher' less likely outcome - relying on the continuation of exceptional rates of overall growth since 2011 with a much more gradual slow down than in the central scenario - and the homes required to support these.

2.5 For the central and higher employment scenarios, our consultants identified the homes required to support all jobs above those supported by standard method minimum homes, first assuming Census 2011 commuting patterns, and second incorporating a 1:1 commuting assumption (where all additional homes would be provided in Greater Cambridge).

2.6 Having considered this evidence and having regard to the obligation in the NPPF paragraph 81 to support economic growth and productivity, the 'central' forecast of the most likely level of new jobs represents our need for jobs in the plan period 2020-2041. This is an additional 66,600 jobs in Greater Cambridge over this 21 year period. In this context, and recognising that the Standard Method minimum housing number would fall well short of providing housing to support those jobs, our objectively assessed need for housing for the plan period is the number associated with the most likely future level of jobs. This is a figure of 2,463 homes per year, which would translate to 51,723 homes in the plan period 2020-41. This assumes that all the additional homes generated by forecast jobs above those supported by the Standard Method will be provided in full within Greater Cambridge.

2.7 This continues the principle of the approach to identifying the need for jobs and homes in the First Proposals, but the numbers are updated to take account of the latest forecasts that have been informed by several additional years of data. This results in an increase in the objectively assessed need for jobs and homes in Greater Cambridge in the plan period above those identified in the First Proposals.

	First Proposals Jobs	2022 Update Jobs	First Proposals Homes	2022 Update Homes
Total in Greater Cambridge 2020-2041	58,500	66,600	44,400 (rounded up)	51,723
Average annual rate	2,781	3,171	2,111	2,463

3 Employment and housing provision

- 3.1 Having identified our objectively assessed needs for jobs and homes, we then need to confirm appropriate targets for jobs and homes to plan for in the new local plan. As part of this process we must take account of any infrastructure constraints, and be able to demonstrate that our targets are capable of being delivered making reasonable assumptions, and take into account economic, social and environmental impacts and Duty to Cooperate considerations.
- 3.2 Our employment study explored the employment needs of different sectors including considering the employment forecasting referred to above, the existing supply of employment land, and drawing on a wider understanding of the Greater Cambridge economy including exploring the needs of individual sectors. Drawing on this information, the study concludes by identifying land use needs for office, R&D, and industrial employment use classes beyond our current commitments. This takes account of our overall high level of employment land supply, but reflects that some sectors have particular locational needs that are not currently met in full.
- 3.3 Reflecting national planning policy as outlined above, in principle we consider that we should plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This would reflect the NPPF's requirement that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy.
- 3.4 Also reflecting national policy, the councils' intention is to aim to meet the objectively assessed needs for housing identified within Greater Cambridge over the plan period, unless evidence identifies insurmountable problems with achieving that in a sustainable way that takes account of infrastructure capacity and can be demonstrated to be capable of being delivered. This means considering known issues including water resource availability without adversely impacting the environment, and other environmental, social and economic consequences, such as if adequate housing is not provided there is a risk of increasing affordability issues and equalities impacts.
- 3.5 The higher level of needs for jobs and homes will also mean considering what needs to be protected, including character, reflecting on the recent ministerial statement by the Secretary of State for Levelling Up, Housing and Communities. We must also consider whether the plan is deliverable, taking account of our

Housing Delivery Study, and whether they can be accompanied by the right infrastructure to make it sustainable.

- 3.6 Whilst there are a range of issues that will need further consideration as the draft Local Plan is prepared, two notable issues are water supply and housing delivery, which are considered further below.

Ensuring a deliverable plan: water supply and housing delivery

Water supply

- 3.7 In consulting on the First Proposals, the Councils were clear that the preferred options set out for the plan were contingent on there being evidence of an adequate supply of water without unacceptable environmental harm. We were awaiting the publication of the Regional Water Resources Plan and also Cambridge Water's Water Resource Management Plan (WRMP) anticipated in autumn 2022 to provide further information on available supply during the plan period.
- 3.8 The [Draft Regional Water Resources Plan](#) was published by Water Resources East in November 2022. The plan is clear that "Unless urgent action is taken by all sectors, the region will face severe water shortages. This will constrain agricultural production and curtail economic growth, impacting the region's prosperity and endangering the east's iconic chalk rivers, peatlands and wetlands."
- 3.9 The main proposals set out in the draft Regional Plan for Cambridge Water's area (which covers the area of Greater Cambridge and a small part of Huntingdonshire District Council's area) are set in the context of considerable reduction in abstraction licenses by the Environment Agency in two stages; first to prevent further deterioration; and then to move towards an 'environmental destination' where the water environment would potentially be restored, focusing first on protected sites. These reductions will require further demand management and considerable new supply side capacity.
- 3.10 The Regional Plan says that additional supply is proposed in the form of a medium term water transfer from Anglian Water's area expected to be operating from around 2030 (or potentially earlier) and in the longer term from the proposed Fens Reservoir expected to be operating from around 2035-37, which has started its process but has not yet progressed to the planning permission stage.
- 3.11 Further detail on the quantum of water supply and how that relates to housing and non-domestic growth will be provided in the Water Company WRMPs. These were due to be published around the same time as the Regional Plan but have

been delayed. Until such time as they are published and we are able to analyse the detailed proposals it is not clear how water supply will compare with current commitments, the First Proposals growth levels, or the new increased needs for jobs and homes.

- 3.12 We understand that Cambridge Water are working hard to explore how they meet the needs of existing and committed development and also emerging proposals for further growth in our First Proposals, and how they can do this in response to the licence reductions identified by the EA to protect the water environment. The Regional Plan advises that it is possible that water companies could look to seek a delay to licence cap reductions until later in the 2030s due to an overriding public interest case in providing secure water supplies. This is allowable under Regulation 19 of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. However, at this point it is not clear whether Cambridge Water will need to go down the route of seeking such a delay in reduction of abstraction, and if even if they did, whether it would be successful.
- 3.13 The local plan making process is a separate process under its own legislation. It will be for the Councils as plan makers to take a view, based on evidence, of the appropriate development strategy including considering all aspects of sustainable development. The councils' position to date has been that they would seek to meet the identified objectively assessed needs in full in Greater Cambridge but only contingent upon there being no unacceptable harm to the environment. It will be for the councils to determine how that is defined.
- 3.14 Only once Cambridge Water's draft Water Resource Management Plan is published, and we understand their proposals and water supply available at different stages during the plan period to 2041, will we be in a position to confidently know whether there is potential for there to be sufficient water supply available to meet our increased needs for homes and jobs. If this proves not to be the case, we will need to consider the economic and social impacts as well as the environmental impacts, before the councils reach an informed judgement of the appropriate housing and jobs targets for the local plan. Reduced development targets may be necessary to ensure no unacceptable environmental harm to the chalk aquifer and chalk streams.
- 3.15 However, what we do understand already is that once the reservoir is operational from around the mid-2030s there will be substantial water supply available. The process for bringing forward the new Fens Reservoir is already progressing and given the significance of the proposal to the future water security of the Region, there is considered to be a reasonable prospect that it will be delivered and therefore we can be confident that whatever decision is made for the plan period as a whole, we will be able to plan for further development being completed from the opening of the reservoir in 2035-37. It is the interim period that remains

uncertain at this point, although it is expected that the proposed water transfer measures will increase supply from around 2030. Once Cambridge Water's draft Water Resource Management Plan is published, an update to the Councils' Water Cycle Strategy will be prepared and will inform preparation of the draft Local Plan.

- 3.16 It is also clear from this narrative that investment in strategic infrastructure to address water supplies, to enable improvement of the water environment and to support meeting development needs, is a key issue for Greater Cambridge. It is hoped that there may still be further opportunities to speed up delivery of this infrastructure. The Councils will be responding to the water plan consultations, and have the opportunity to raise these issues.
- 3.17 The Greater Cambridge Local Plan includes policy proposals regarding water efficiency in the climate change section. The water environment highlights the need for robust policies in both domestic and non-domestic development. Strategic developments in particular provide opportunities for holistic approaches for water management, and developers must play a role in addressing the issues the region is facing. The water companies and environment agency are supportive of development of robust water efficiency policies, and we will continue to engage with them as the draft local plan is prepared.

Housing delivery

- 3.18 In the context of an increased need for jobs and homes, it becomes important to understand whether the consequential increase in the annual average housing delivery rate needed to meet those needs during the plan period would be deliverable. This is particularly relevant in the context that there could be pressure for even higher delivery rates over the later stages of the plan period once the reservoir is open to help make up any shortfall earlier in the plan period. Given the uplift in average annual housing delivery rates necessary to meet our identified needs in full, it is also important to recognise that this significantly exceeds the average annual rates assumed for the current 2018 Local Plans, but that it will not be possible for any new sites included in the new Local Plan, which are not also consistent with the adopted 2018 Local Plans, to come forward to add to those rates until the new plan is adopted.
- 3.19 Given this changing context, further work has been commissioned to supplement our existing housing delivery evidence. The Housing Delivery Study (2021) identified that the objectively assessed need included in the First Proposals (referred to when being assessed as the medium+ growth level) was considered to be deliverable. The assessment of the higher 2022 medium growth level (in the Housing Delivery Study – Addendum (2022)) concludes that this would be a material increase in annual housing completions from the previously assessed

medium growth levels, which will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. It also sets out that at this stage it is hard to quantify the tipping point at which delivery in excess of the objectively assessed need in the First Proposals becomes unachievable as this would require a more detailed analysis of the sites likely to form part of the spatial strategy. Therefore, it concludes that additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. In considering additional spatial options the Study highlights the benefits in housing delivery terms of identifying a diverse and geographically spread housing supply, less reliant on a smaller more concentrated basket of sites..

- 3.20 The Housing Delivery Study – Addendum (2022) also advises that a stepped housing target would be needed. This would address a number of considerations. First it would reflect the uplift in the average annual delivery rate required by the increased housing need and to acknowledge that it is not reasonable to expect that those higher annual rates can be achieved until the new plan is adopted and additional allocated sites, where they are not consistent with the 2018 Local Plans, can receive planning permission and start to deliver new homes. This has the effect of increasing the annual figure for the years remaining once the plan has been adopted. Second it could take account of timing of new water infrastructure becoming available and the opportunity that provides for increasing housing delivery at those points in the plan period, if that proves to be necessary.

Sustainability Appraisal Addendum

- 3.21 A Sustainability Appraisal Addendum has been prepared that provides a sustainability commentary on potential alternative options for responding to the new increased level of need for jobs and homes: to either meet the new higher needs in full, or to only provide a proportion of the new needs due to water supply and associated environmental constraints and housing deliverability constraints, particularly in the short to medium term. It recognises there is currently too much uncertainty to say which might be reasonable options but provides a short commentary on the likely direction of economic, social and environmental effects of the two emerging options, compared with the assessment of the preferred option contained in the First Proposals which met the earlier identified level of need.
- 3.22 An option that met need for jobs and homes in full would generate similar positive effects in terms of housing and employment to the First Proposals, and meeting demand would help with aspects including housing affordability and social inclusion. However, providing more development to meet the higher needs would increase likely negative effects on aspects including climate change and air, noise and light pollution, biodiversity, landscape, townscape and historic

environment. The greater the extent and scale of growth the greater the potential for negative impacts on the natural and historic environment at both the local and landscape scale. There are proposals to provide additional water supply but there remains uncertainty at this stage on the potential sustainability effects of this. If a spatial strategy for meeting increased needs maintained good access to services and facilities then impacts would remain similar to the First Proposals, but if housing delivery challenges led to a strategy with more smaller sites spread around villages that would have likely negative impacts on access to services and facilities.

- 3.23 Alternatively, an option that did not fully meet growth needs would have more limited impacts on the natural and built environment and help avoid unacceptable environmental harm to the chalk aquifer and chalk streams in Greater Cambridge. However, if fewer homes and jobs were provided in Greater Cambridge, people would likely have to travel greater distances to commute to and from workplaces and access local services and facilities, resulting in more negative effects on access to services and facilities, climate change and air pollution. The impacts would be exacerbated if jobs continue to grow given the strength of the economy and land supply, whilst new housing was limited. Impacts may be reduced but not eliminated if neighbours were willing and able to accommodate some or all of a shortfall in Greater Cambridge.

Approach to provision of jobs and homes

- 3.24 In the context of water supply and housing delivery considered above, and informed by the commentary on them provided by the Sustainability Appraisal Addendum, it is currently anticipated that either or both these factors could mean that it may not be possible or appropriate to meet the new objectively assessed housing need in full.
- 3.25 In principle the councils' position remains that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs. However, the councils are very clear that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. Once the water supply position is understood, the councils will need to revisit the view taken at the First Proposals stage that development levels set as targets for the Local Plan should not cause unacceptable environmental harm, taking account of available water supply during the plan period to 2041, weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full. Informed by the Housing Delivery Study, it will also be necessary to consider the spatial distribution of additional growth both in terms of whether it provides a development strategy that is capable of being delivered by the market or by more interventionist means, and also whether it would provide sustainable

development, particularly if that would need to involve a dispersed development strategy, which would not be consistent with the principles that informed the First Proposals and that we consider still to form a good basis to build on for any future strategy. In putting together a housing trajectory to inform the draft plan, we will draw on the recommendations from our Housing Delivery Study (2021) on build out rates and lead in times for sites and the windfall allowance.

- 3.26 The preparation of the draft Local Plan will also be made in the awareness of the Ministerial Statement referred to above. This focuses on forthcoming changes to the planning system. It states that, 'It will be up to local authorities, working with their communities, to determine how many homes can actually be built, taking into account what should be protected in each area - be that our precious Green Belt or national parks, the character of an area, or heritage assets. It will also be up to them to increase the proportion of affordable housing if they wish.'
- 3.27 It will be therefore be necessary for further work to be undertaken to understand the implications of both water supply and housing delivery on the draft local plan targets for jobs and homes to conclude the most appropriate targets for jobs and homes to include in the draft Local Plan, as well as consider site specific sustainability implications of potential solutions to the development needs.
- 3.28 However, it is clear that there will be capacity for some additional homes to be delivered during the plan period to 2041 above current supply contained in the adopted 2018 Local Plans. In particular, we can be confident that there will be considerable capacity in terms of water supply once the new reservoir becoming operational in around 2035-37 and the piping of water to the area from around 2030 may also provide additional capacity. The following section considers what we can confirm at this stage.
- 3.29 Notwithstanding the current uncertainties, given the current understanding, it would be prudent to explore the potential ways forward in the event that it is concluded, taking account of all the evidence, that it is not reasonable or realistic to plan to meet our needs in full. This includes asking our neighbouring authorities if they have potential to provide for any of the outstanding needs in their area. This has already been done as part of preparing the First Proposals as required by national planning policy in cases where there is Green Belt in the area even though we were planning to meet our needs in full at that time, and it did not result in any suggested sites coming from our neighbours. However, in light of the increased needs and potential constraints in terms of water supply and housing delivery, it is appropriate to repeat those consultations explaining the latest position and asking the question again. If that does not result in additional supply to meet our new needs in full, the councils would likely have to put forward a plan that does not demonstrate that needs will be met in full and argue through

the examination process that it can be found sound. This eventuality was highlighted in the First Proposals.

4 Confirming our development strategy

Confirming key strategic sites: North-East Cambridge, Cambridge East, and Cambridge Biomedical Campus.

- 4.1 Notwithstanding the challenges relating to water and housing delivery explored above, given the conclusion that whatever the outcome on those issues there will be capacity for some additional development beyond current commitments in the 2018 Local Plans, it is appropriate to consider whether there are some parts of the development strategy that it is reasonable to confirm a position about at this point. This is in the context that we can be confident there will be capacity in terms of water supply and housing delivery to see some additional development coming forward within the plan period to 2041 as set out above.
- 4.2 This is particularly relevant in respect of three strategic sites in and on the edge of Cambridge. North East Cambridge and Cambridge East are confirmed in our evidence as our most sustainable locations for development and at Cambridge Biomedical Campus there are site specific circumstances justifying further consideration. Confirmation of a position now will assist with working up proposals for those sites to be included in the draft plan, in particular to give confidence to the promoters of those sites to progress major infrastructure projects that will enable development of the sites to take place. This is also key to providing evidence that the sites are deliverable, and/or to enable continued working with promoters of those sites to help inform policy development for the draft Local Plan.
- 4.3 Drawing on the above, we propose that these three key strategic sites that formed part of the First Proposals will form central building blocks of any future strategy for development. The approach to each of the sites is set out below, having reviewed our evidence alongside relevant representations to the First Proposals consultation, noting that detailed policies including the quantum and nature of the proposed development as well as the timing and phasing of delivery will be addressed in preparing the draft Local Plan:
 - 4.3.1 **North East Cambridge** – this brownfield site within the urban area of Cambridge is identified in the First Proposals strategy as the most sustainable location for strategic scale development available within Greater Cambridge. The proposals are also consistent with the Proposed Submission North East Cambridge Area Action Plan (Regulation 19) as agreed by the councils in January 2022 for future public consultation, contingent upon the separate

Development Consent Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant (WWTP) being approved. As made clear in the Area Action Plan, the regeneration of North East Cambridge has been a long-held ambition for the councils. The securing of funding from central government's Housing Infrastructure Fund to relocate the Cambridge Waste Water Treatment Plant, creates a once-in-a-generation opportunity to comprehensively transform the area and create a new city district for Cambridge. As such the Greater Cambridge Local Plan should include and prioritise delivery of this site, with timing of delivery informed by the approach of the plan in respect of water supply and housing delivery. Whilst the local plan itself does not require the relocation of the WWTP to take place, the locational merits of the site are clear from the Local Plan evidence base. A decision at this point on the inclusion of the site in the draft Local Plan will provide further confirmation of the redevelopment potential of the site established in the Proposed Submission AAP and its inclusion as a key part of the development strategy of the new Local Plan. This will inform the Development Consent Order process being undertaken by Anglian Water, which in turn will form a critical part of the evidence supporting the Local Plan as it progresses to the proposed submission stage.

4.3.2 **Cambridge Airport** – this site's suitability for development was previously established through its inclusion in the Cambridge East Area Action Plan 2008, and then being identified as safeguarded land for future development in the adopted 2018 Local Plans. No new evidence has changed the Councils' position regarding its suitability for development; indeed it is identified in the First Proposals strategy for a major new eastern quarter for Cambridge, being the second most sustainable location for strategic scale development available within Greater Cambridge. The inclusion of the site in the Local Plan is contingent on the relocation of Cambridge Airport. Marshall of Cambridge (Holdings) Limited submitted an outline planning application to Central Bedfordshire Council in November 2022 for relocating the Airport operations to Cranfield Airport. A decision at this point on the inclusion of the site in the draft Local Plan will help give confidence to Marshall to continue to develop their relocation proposals, which in turn will form a critical part of the evidence supporting the Local Plan as it progresses to the proposed submission stage. Taking all these factors into account, the Greater Cambridge Local Plan should include and prioritise delivery of this site, with timing of delivery informed by the approach of the plan in respect of water supply and housing delivery.

4.3.3 **Cambridge Biomedical Campus** – the First Proposals said that the Local Plan will support the continued development and evolution of the Campus. It highlighted the potential benefits from an updated masterplan for the whole campus to improve the overall experience of the site for workers and visitors.

It also identified an additional area to the south where it may be possible to demonstrate a case for exceptional circumstances to release land from the Green Belt in this location, but this needs to be balanced with the existing supply of employment land in the area, and the impacts on the environment and how they can be mitigated. Ongoing engagement with the site promoters continues to indicate that it may be possible to demonstrate exceptional circumstances for release of further land from the Green Belt to meet the long-term needs of the campus, given the significance of this biomedical cluster for nationally and indeed internationally. It is appropriate at this stage to confirm the inclusion of the existing campus and 2018 Local Plan allocations in the draft Local Plan to realise the benefits of a comprehensive approach to this existing major site within the urban area of Cambridge and also to continue to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt, and if so to propose its inclusion in the draft Local Plan for consideration by the councils.

Overall development strategy

4.4 As discussed above, given the delay in publication of Cambridge Water's draft Water Resource Management Plan, we are not yet in a position to confirm the targets for the Local Plan for jobs and homes or confirm the overall preferred development strategy and sites, given uncertainties over available sustainable water supply. In terms of the overall development levels to be proposed in the Local Plan and the appropriate development to meet those needs, we will need to complete further assessments once the WRMP is published to confirm what levels of growth are deliverable. We will also need to complete an assessment of the impacts on all three aspects of sustainability: environment, economic and social. Having concluded that assessment, we will need to reach a view on the appropriate development levels to seek to plan for, that best contribute towards meeting our identified development needs. If we conclude we cannot meet our housing or jobs requirement in full, we will undertake the following tasks in preparing the draft Local Plan for consultation:

- Define an appropriate housing and employment targets, having regard to all material factors including water supply and housing delivery – this is expected to include a stepped housing target that accounts for the date of adoption of the plan, and as necessary the likely timing of planned future water supply infrastructure provision.
- Identify further sites beyond North East Cambridge, Cambridge East and Cambridge Biomedical Campus if needed to meet our identified targets – having reviewed First Proposals representations and our evidence we confirm that the development strategy principles that informed the First Proposals development strategy (set out in the Policy directions below) remain valid, and we would build on these to

inform the identification of any additional sites. As such we would expect to reach a view on the sites included in the First Proposals as a first step. This would include the other new strategic scale development identified as an expansion of Cambourne, and take account of recent announcement in the government's Autumn Statement confirming East West Rail. We would use the same principles to consider any additional sites that may be necessary to meet the housing and employment targets. As part of this process we will consider how we prepare a housing trajectory that fits with a stepped housing target.

- Talk with our neighbouring authorities about their providing for any part of our objectively assessed needs that cannot be met within Greater Cambridge.

4.5 In addition to the above tasks, the current Local Development Scheme 2022 (LDS) sets out the Local Plan and North East Area Action Plan timetables. For both plans the latter stages of plan making are dependent on the outcome of the forthcoming Development Consent Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant. The Local Development Scheme 2022 assumes submission of the DCO in autumn 2022. This is now expected in the first quarter of 2023. As such the councils will need to review the Local Plan timetable once the DCO for the relocation of the WWTP has been submitted.

5 Proposed policy directions

5.1 This section sets out proposed policy directions for the draft Greater Cambridge Local Plan drawing on the sections above. They are informed by updated evidence, an interim sustainability appraisal, and by consideration of and responses to relevant representations received to the First Proposal consultation in 2021.

Policy S/JH: Jobs and homes

5.2 The proposed policy direction remains, as in the First Proposals, that the level of homes associated with the central 'most likely' employment scenario, described as medium growth level, is considered to represent the objectively assessed need for homes in Greater Cambridge, assuming that all the additional homes generated by forecast jobs above those supported by the Standard Method will be provided in full within Greater Cambridge (1-1 commuting scenario as above). However, the actual numbers should be updated to reflect the conclusions of the updated assessment contained in the Councils' updated 2022 employment and housing evidence.

Our updated objectively assessed needs for development in the period 2020-41 are therefore:

- 66,600 jobs
- 51,723 homes, reflecting an annual objectively assessed need of 2,463 homes

Policy S/DS: Development strategy

- 5.3 In principle the Councils' position remains that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs. However, the councils are very clear that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. This includes understanding the water supply position and potential to cause unacceptable environmental harm. This will be weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full, including the social, environmental and economic impacts such as worsening housing affordability and climate impacts from increasing numbers of people travelling to work in Greater Cambridge from outside the area. Consideration will be given to consider the spatial distribution of additional growth both in terms of whether it provides a development strategy that is capable of being delivered by the market or by more interventionist means, and also whether it would provide a strategy that delivers sustainable development, including how it may impact on the character of the area.
- 5.4 The proposed policy direction in the First Proposals said "The proposed development strategy is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters".
- 5.5 Having reviewed First Proposals representations and our evidence we confirm that:
- The development strategy should include development at North East Cambridge, Cambridge East, and the existing Cambridge Biomedical Campus; and
 - the development strategy principles set out above, which informed the First Proposals development strategy, remain valid and we would build on these to inform the identification of any additional sites that may be necessary to meet, or go towards meeting, the 2022 housing and employment targets. As such

we would expect to reach a view on the sites included in the First Proposals as a first step.

Policy S/NEC: North-East Cambridge

- 5.6 The proposed policy direction is that the Greater Cambridge Local Plan should include and prioritise delivery of North East Cambridge as an important part of the development strategy, to deliver an inclusive, walkable, low-carbon new city district, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Policy S/CE: Cambridge East

- 5.7 The proposed policy direction is that Greater Cambridge Local Plan should include and prioritise delivery of Cambridge East, as an important part of the development strategy, to provide a major new eastern quarter for Cambridge, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Policy S/CBC: Cambridge Biomedical Campus

- 5.8 The proposed policy direction is that Greater Cambridge Local Plan should include the existing Cambridge Biomedical Campus, to meet local, regional or national health care needs or for biomedical and biotechnology research and development activities, related higher education and sui generis medical research institutes, associated support activities to meet the needs of employees and visitors, and residential uses where it would provide affordable and key worker homes for campus employees. The councils will continue to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt. Detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery will be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.



Greater Cambridge Local Plan Strategy topic paper

Development Strategy Update (Regulation 18 Preferred Options)

January 2023

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0 Introduction

- 0.1 This is the only topic paper produced to inform the Greater Cambridge Local Plan: Development Strategy Update (Regulation 18: Preferred Options).
- 0.2 The topic paper sets out how the preferred option for each relevant policy has been developed, and identifies the Councils' proposed position regarding the Greater Cambridge Local Plan development strategy as at December 2022. The position will be confirmed by committees in early 2023.
- 0.3 This Greater Cambridge Local Plan Strategy topic paper: Development Strategy Update provides an update to selected sections of the [Strategy Topic paper that was published in November 2021 supporting the First Proposals consultation](#). A full version of the Strategy topic paper will be prepared for the draft plan consultation, alongside topic papers for the other Local Plan 'Themes'.
- 0.4 This Strategy topic paper addresses the following policies:
- Part 1A: Overarching development strategy
 - S/JH: New jobs and homes
 - S/DS: Development Strategy
 - Part 2: Approach to site allocations supporting the preferred spatial strategy:
 - S/NEC North East Cambridge
 - S/CE Cambridge East
 - S/CBC Cambridge Biomedical Campus
- 0.5 For each policy, the sections are presented in a consistent format with sufficient information to provide a comprehensive appreciation of the background to and development of the preferred option. Each section builds upon relevant content set out in the Strategy topic paper 2021 which supported the First Proposals consultation.
- 0.6 This Strategy topic paper refers to summaries of and responses to issues arising from First Proposals representations. Greater detail on representations made can be read in the Consultation Statement published alongside this topic paper.
- 0.7 The section structure for each policy is as follows:
- Issue the Plan is seeking to respond to
 - Policy context update (identifying changes to the policy context that informed the First Proposals consultation)
 - Summary of issues arising from First Proposals responses
 - New or updated evidence

- Draft policy approach, reasons and alternatives considered (drawing on all previous sections including the policy context update, issues arising from First Proposals responses, and new or updated evidence)
- Response to issues raised in representations (N.B. While the responses to issues raised in representations are provided in a concise form, these responses draw on the detail set out in the sections referred to above)
- Further work and next steps

0.8 A Local Plan must be informed by consultation and engagement as well as statutory processes, such as Sustainability Appraisal and Habitats Regulations Assessment, and the requirements of national planning policy. Noting the limited scope of this Development Strategy Update:

- A Sustainability Appraisal Addendum has informed consideration of the relevant issues. This forms part of the overall Development Strategy Update and its key findings are summarised below.
- To assess the impacts of a plan in relation to Habitats Regulations Assessment, it is necessary to understand the broad locations of proposed growth. This Development Strategy Update does not identify any new locations for growth. As such, no new evidence has been generated relevant to the Development Strategy Update that would have an impact on conclusions made by the Habitat Regulations Assessment reports that supported previous stages of plan making.

0.9 Full Sustainability Appraisal and Habitat Regulations Assessment reports will be completed to inform preparation of the draft Local Plan.

Part 1A: Overarching development strategy

1 S/JH: New jobs and homes

Issue the Plan is seeking to respond to

- 1.1 This section explains the approach taken to confirming objectively assessed needs set out in Policy S/JH: New jobs and homes, building on the explanation provided within the [Development Strategy Topic Paper published alongside the First Proposals \(Regulation 18: The Preferred Options\) Consultation 2021](#).

Policy context update

- 1.2 There have been no changes to the National Planning Policy Framework and associated Planning Practice Guidance content relevant to identifying needs for jobs and homes that informed the 2021 First Proposals.
- 1.3 A [Ministerial Statement was issued by the Secretary of State for Levelling Up, Housing and Communities on 6 December 2022](#). This focuses on forthcoming changes to the planning system. It states that, 'I will retain a method for calculating local housing need figures, but consult on changes. I do believe that the plan-making process for housing has to start with a number. This number should, however, be an advisory starting point, a guide that is not mandatory.'

Summary of issues arising from First Proposals responses

- 1.4 Issues raised in representations included:
- **Arguments to consider higher jobs/homes figures:** comments welcomed the decision to exceed the housing target derived from the national 'standard method' for calculating the number of new homes; other comments stressed the economic strengths of Greater Cambridge and, therefore, wanted the higher jobs forecast to apply and for this to influence a higher housing target.
 - **Arguments to adopt Standard Method minimum homes:** the need for growth was questioned by a range of consultees concerned over impacts on climate change, water supply, water quality, transport and healthcare infrastructure, quality of life and local character. N.B. A significant number of comments were attributed to Policy S/DS: Development strategy questioning planning for more than government's Standard Method minimum.
 - **Jobs forecasts challenges:** reasons given to justify use of a higher forecast included: higher predictions in the Cambridgeshire & Peterborough Independent Economic Review, higher growth trends,

housing affordability, the need to reduce commuting and to maintain the area's economic success.

- **Methodology challenges:** detailed technical evidence challenged the methodology for and approach to calculating jobs and homes targets.
- **Need to account for COVID-19 and other changes:** challenges associated with forecasting jobs and homes over the plan period relating to Brexit and the COVID-19 pandemic.
- **Planning for industrial space:** the need to assess and reflect recent growth trends in the logistics sector and demand for manufacturing space.

New or updated evidence

- 1.5 The First Proposals made clear that we would update our evidence ahead of preparing the draft Local Plan, in particular to ensure we understood the potential longer-term impacts of COVID-19 for the objectively assessed need for jobs and homes. Following comments to the First Proposals regarding the plan period the Councils confirmed the plan period 2020-41 remains appropriate given the requirements to look ahead at least 15 years, balanced with the greater level of uncertainty associated with forecasting development needs over a longer period. This period has been used to inform the evidence base.
- 1.6 We commissioned the Greater Cambridge Economic Development, Employment Land and Housing Relationships 2022 report (EDELHR) to update our understanding of employment and housing needs. The EDELHR comprises a proportionate check of the published Employment Land and Economic Development Evidence Base 2020 (ELEDs) and the associated Housing and Employment Relationships Report 2020, drawing on up to date data and accounting for substantive representations on completed Local Plan consultations. Elements of the work comprise:
- A property market review and review of contextual economic evidence particularly reflecting latest information and impacts resulting from the COVID-19 pandemic.
 - Review of employment forecasting, drawing upon latest available data and completed in a way that is consistent with the approach taken in the published ELEDs, and assessing the employment floorspace implications for the Local Plan.
 - Review of the Housing and Employment Relationships Report 2020 (HERR), considering the employment implications of Government's Standard Method minimum Local Housing Need, and the housing implications of the employment forecasting referred to above.
- 1.7 Key findings from latest data include that:
- Whilst COVID-19 led to a fall in employment in population-related sectors such as construction, retail, food & accommodation and the arts & recreation, it is

notable that investment-led, knowledge intensive sectors such as life science and ICT have generally remained resilient or seen growth.

- The Census showed that Cambridge's population in 2021 in particular was 7,000 people higher than had previously been estimated by national or local sources. Accounting for this stronger than expected population growth influences a higher outlook for population-related sectors within the baseline future forecast for total employment.
- As per the ELEDs 2020, looking over a longer period (2011-20) and drawing on stakeholder engagement, key knowledge intensive sectors of health and care, ICT, professional services (including Research and Development, Head offices & management consultancies / Architectural & engineering services), and Other manufacturing & repair (relating to the manufacture of items supporting the life sciences sector) have seen exceptional rates of growth since 2011 and are expected to perform above the baseline forecasts. These sectors are expected in particular to drive economic performance in the Greater Cambridge economy.
- Stakeholders are broadly of the view that Greater Cambridge, notably life sciences, is in a fast growth cycle at present that will continue for a period but that a slow-down in the medium term can be expected. A key question is therefore the rate of return to a slower average. The alternative forecasts reported below reflect the uncertainty regarding this question.

1.8 Drawing on these findings, the updated evidence identifies:

- an updated calculation of the government's Standard Method minimum homes and the jobs that this would support (we describe this later in the Topic paper as the 2022 minimum growth level);
- a 'central' most likely employment forecast - reflecting some continuation of exceptional rates of overall growth since 2011 (this continuation is longer than assumed in the ELEDs 2020 noting that as above, employment data published subsequent to that report shows a continuation of previously seen fast growth) before reverting gradually towards the longer term 2001-20 average, representing a longer term view allowing for future cycles and shocks - and the homes required to support this (we describe this later in the Topic paper as the 2022 medium growth level);
- a 'higher' less likely outcome - relying on the continuation of exceptional rates of overall growth since 2011 with a much more gradual slow down than in the central scenario - and the homes required to support these (we describe this later in the Topic paper as the 2022 maximum growth level).
- As for the ELEDs 2020, for the central and higher employment scenarios our consultants identified the homes required assuming Census 2011 commuting patterns (noting that full Census 2021 commuting data will not be available for some time, and that even when published it will reflect COVID-19 conditions which may not be reflective of longer term trends), and also completed a further

sensitivity test incorporating a 1:1 commuting assumption for all jobs above those supported by standard method minimum homes. For the central scenario, the forecast total jobs in 2041 is similar to the forecast at the same date in the 2020 report. However, the 2020 report (based on 2017 data) was based on an estimate of the anticipated 2020 jobs total, which proved to be lower than had been anticipated, noting that the pandemic led to reduced growth for 2020. With this 2020 data now available, the change in total jobs 2020-41 is greater to reach a similar 2041 outcome.

- 1.9 The table below sets out adopted Local Plan and Greater Cambridge Local Plan First Proposals jobs and homes figures, alongside 2022 growth level options for homes and jobs including varying commuting scenarios for relevant growth levels.

Table 1: Previously identified and 2022 employment and housing growth levels

Growth scenario	Employment (jobs) 2020-41	Employment (jobs) per year	Housing (dwellings) 2020-41	Housing (dwellings) per year
Local Plans 2018 (2011-31)	44,100	2,205	33,500	1,675
2021 Greater Cambridge Local Plan First Proposals	58,500	2,786	44,400 (rounded up)	2,111
2022 Standard Method based “minimum” growth level	43,300	2,062	37,149	1,769
2022 Central “medium” growth level (1-1 commuting scenario)	66,600	3,171	51,723	2,463
2022 Central “medium” growth level (2011 Census commuting)	66,600	3,171	47,964	2,284
2022 Higher “maximum” growth level (1-1 commuting scenario)	76,700	3,652	58,023	2,763
2022 Higher “maximum” growth level (2011 commuting)	76,700	3,652	53,109	2,529

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 1.10 The proposed policy approach remains, as in the First Proposals, that the level of homes associated with the central ‘most likely’ employment scenario, described as medium growth level, is considered to represent the objectively assessed need for homes in Greater Cambridge, assuming that all the additional homes generated by forecast jobs above those supported by the Standard Method will be provided in full within Greater Cambridge (1-1 commuting scenario as above). However, the actual numbers should be updated to reflect the conclusions of the updated assessment contained in the Councils’ updated 2022 employment and housing evidence.
- 1.11 Our updated objectively assessed needs for development in the period 2020-41 are therefore:
- 66,600 jobs
 - 51,723 homes, reflecting an annual objectively assessed need of 2,463 homes

Reasons for draft policy approach

- 1.12 As noted above, the EDELHR considered the 2022 central employment scenario (also described as medium growth level) to be the most likely outcome, allowing for future cycles and shocks.
- 1.13 Greater Cambridge’s economy hosts internationally significant clusters of Life Science, ICT and Professional Services and Advanced Manufacturing businesses, which continue to show strong growth despite the impacts of the pandemic, as evidenced by the EDELHR. In the context of national planning policy requirements for local plans to support economic growth and productivity, the 2022 medium level of jobs is considered to represent the objectively assessed need for jobs in Greater Cambridge for the plan period to 2041. This is consistent with the approach taken to identifying our objectively assessed needs for the First Proposals 2021 consultation.
- 1.14 The EDELHR also identified that the medium level jobs would generate a need for 51,800 homes (reflecting an annual objectively assessed need of 2,463 homes per year, which is rounded for the plan period), assuming all the additional homes to support the additional jobs (being those above the jobs supported by the standard method homes) are located in Greater Cambridge. This would have the effect of providing opportunities for workers in those additional jobs to live close to where they work, thereby mitigating against additional longer distance commuting beyond that assumed by Standard Method, therefore contributing to the aim of the Local Plan of ensuring that development is sited in places that help to limit carbon emissions. The total homes associated with the medium jobs are considered to represent the

objectively assessed need for homes in Greater Cambridge. The approach taken, in terms of identifying a housing need that meets the central most likely expected jobs growth, is a very significant step that would help limit further affordability pressures associated with housing delivery lagging behind employment, in contrast to the alternative of identifying our need to be the Standard Method housing figure. The housing need methodology includes specific adjustments in line with the Standard Method approach to address any previous suppression of household formation, thereby further addressing affordability challenges.

- 1.15 The EDELHR Report also demonstrated that if existing commuting patterns were carried forward, the homes that would be provided in Greater Cambridge would be 48,000. However, this approach would not contribute to the Local Plan aim of ensuring that development is sited in places that help to limit carbon emissions. In addition, there is no certainty that neighbouring authorities would plan for the additional homes in their local plans in order to support the economy in Greater Cambridge. The approach to employment land and housing provision to meet the objectively assessed needs is considered under S/DS: Development Strategy.

Additional alternative approaches considered

2022 maximum level of homes, associated with higher employment scenario

- 1.16 As noted above, the EDELHR stated that the higher employment scenario is 'a less likely outcome as it overly relies on the continuation of recent high rates of overall growth'. As such, the 2022 maximum level of homes, associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge, and would therefore not be a reasonable alternative.

2022 Standard Method minimum homes and related jobs

- 1.17 The EDELHR 2022 found that planning for the standard method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. It would also be a substantially lower annual level of jobs provision than has been created over recent years. Planning for this housing figure would risk increasing the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion.
- 1.18 As such, 2022 Standard Method local housing need and the related number of jobs that that would support, are not considered to represent the objectively assessed need for homes and jobs in Greater Cambridge, and would therefore not be a reasonable alternative.

Response to issues raised in representations

1.19 Responses to issues raised in representations include:

- **Arguments to consider higher jobs/homes figures:** The EDELHR takes a robust approach to calculating the most likely employment outcome, allowing for future cycles and shocks. The EDELHR stated that the higher employment scenario is ‘a less likely outcome as it overly relies on the continuation of recent high rates of overall growth’. As such, the 2022 maximum level of homes, associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge, and would therefore not be a reasonable alternative.
- **Arguments to adopt Standard Method minimum homes:** Regarding comments questioning why we should plan for more than government’s Standard Method minimum, the EDELHR found that planning for the Standard Method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. It would also be a substantially lower annual level of jobs provision than has been created over recent years. Planning for this housing figure would risk increasing further the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion. As such, 2022 Standard Method local housing need and the related number of jobs that that would support, are not considered to represent the objectively assessed need for homes and jobs in Greater Cambridge, and would therefore not be a reasonable alternative. Responses to comments regarding the negative implications of growth are relevant to provision of homes and employment floorspace in response to identified needs. As such they are addressed in Policy S/DS: Development strategy.
- **Methodology and jobs forecasts challenges:** The EDELHR takes a robust approach to identifying the most likely jobs forecast, drawing upon latest available data in a way that is consistent with the approach taken in the published ELEDs. The approach to identifying the housing that would be needed to support this incorporates an assumption of providing opportunities for workers in those additional jobs to live close to where they work, thereby mitigating against additional longer distance commuting beyond that assumed by Standard Method. This approach would also help limit further affordability pressures associated with housing delivery lagging behind employment, in contrast to the alternative of identifying our need to be the Standard Method housing figure.
- **Need to account for COVID-19 and other changes:** The EDELHR approach takes account of latest jobs growth data, COVID-19 and home working trends and Census 2021 data and interviews with stakeholders.

- **Planning for industrial space:** The EDELHR considers updated property market data, supply trends and market signals as part of its recommended approach to identifying industrial/warehousing sector needs.

Further work and next steps

- 1.20 Ahead of the draft plan we will explore the evidence of needs for other elements of policy S/JH: New jobs and homes, including:
- Accommodation needs for pitches, plots, moorings and other forms of specialist housing
 - Neighbourhood plan housing targets
- 1.21 We will consider the need to update our evidence regarding jobs and homes needs further at later stages of plan-making.

2 S/DS: Development strategy

Issue the Plan is seeking to respond to

- 2.1 Having regard to the objectively assessed needs for homes and jobs identified in the previous section, this section explains the approach taken to:
- Confirming employment provision and housing targets for the plan so far as we are able at this point, including exploring the environmental, social and economic impacts of meeting the identified objectively assessed needs. Any issues arising from the Duty to Cooperate are also taken into account.
 - Confirming the distribution of development so far as we are able at this point.

Policy context update

- 2.2 There have been no substantive changes to the National Planning Policy Framework and associated Planning Practice Guidance content relevant to determining a development strategy, that informed the 2021 First Proposals.
- 2.3 As for the First Proposals, the overarching policy requirement is set out at [National Planning Policy Framework paragraph 35b](#), which states that plans are sound if they are “Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence”. The discussion below includes consideration of reasonable alternatives and evidence findings informing the process being followed to arrive at “an appropriate strategy”.
- 2.4 A Ministerial Statement was issued by the Secretary of State for Levelling Up, Housing and Communities on 6 December 2022. This focuses on forthcoming changes to the planning system. It states that, ‘It will be up to local authorities, working with their communities, to determine how many homes can actually be built, taking into account what should be protected in each area - be that our precious Green Belt or national parks, the character or an area, or heritage assets. It will also be up to them to increase the proportion of affordable housing if they wish.’

Summary of issues arising from First Proposals responses

- 2.5 Issues raised in representations included:
- **Arguments for more development:** proposals for more employment and housing, in order to support economic growth, reduce in-commuting, deliver more affordable housing, and to provide a more flexible supply of homes.
 - **Arguments for less development:** comments seeking less development noted: the circular nature of planning for more and more growth, climate and nature impacts, harm to quality of life and the character of the area, that development

will compound affordable housing challenges and existing inequality, or that the proposal is higher than government's standard minimum housing need.

- **Providing flexibility:** requests to build flexibility into housing and employment land supply.
- **Housing delivery challenges:** comments seeking further evidence to support the Councils' assumptions on lead-in times and build out rates for strategic sites and in particular the site specific housing trajectories for North East Cambridge, Cambridge East, North West Cambridge, Northstowe, Waterbeach New Town, Cambourne, and Bourn Airfield New Village. Requests for the windfall allowance to be reconsidered, as developers/promoters highlight that future supply from windfall sites is unlikely to match historic delivery.
- **Need for supporting infrastructure:** recognition that the higher growth level option will require infrastructure funding, including for transport, water and electricity infrastructure.
- **Need to consider water supply:** Environment Agency and Natural England stated concern whether the growth proposed can be sustainable without causing further deterioration to the water environment. Expressed intention, with Cambridge Water and Anglian Water, to work collaboratively with the Councils to explore the issue further.
- **Need to account for COVID-19:** comments suggested reconsidering the strategy in light of COVID-19.
- **Overarching development strategy challenges:** wide ranging in-principle support for climate focused development strategy. Conversely, ~100 individuals supported the Friends of the River Cam letter objecting to the plan on the grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining the Levelling Up agenda, democratic deficit in process and evidence base.
- **Scale of development challenges:** Landowners/developers argued that that the strategy relied too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, and proposed that the plan should include a greater number of smaller sites, particularly at villages; concern about the accelerated delivery rates assumed at strategic sites.
- **Need to consider transport and other infrastructure provision, including East West Rail:** Limited concern at reliance on East West Rail and/or objection to East West Rail project. Limited concern whether transport and other infrastructure would cope with the pressure generated by the development proposed in the plan.
- **Spatial directions/broad locations challenges:** Limited comments proposed more development in Rural Southern Cluster to rebalance distribution. Limited support and objection to densification of Cambridge urban area as a broad location; for Edge of Cambridge – Green Belt: support for specific releases;

affected parish councils urged greater separation. For the Rural area, individuals and parish councils supported the limits on rural development proposed in the plan.

New or updated evidence

Employment and housing provision

In principle approach to employment provision

- 2.6 Having regard to the objectively assessed needs for homes and jobs identified in the section above, this section explains the EDELHR's recommendations regarding planning for employment land to support economic growth.
- 2.7 To identify the forecast need/requirement for office, Research and Development (R&D) and industrial/warehouse floorspace up to 2041, the EDELHR draws on:
- 2.8 The labour demand (amount of employment employers will seek to hire) and labour supply (number of people seeking work) model forecasts,
- recent trends in the amount of floorspace completed and available for occupation (completions), and
 - market signals.
- 2.9 Within these forecasts margins are added to provide a flexible supply and choice of sites, and a percentage allowance to reflect the expectation that a level of vacancy is necessary in stock to allow for choice and churn.
- 2.10 The identified floorspace requirements are as follows:
- For offices all labour demand and supply models result in higher needs than identified in the 2020 ELEDs largely due to positive changes in the outlook for the professional services sector and improved integration with market signals. Taking these market signals into account, and planning positively for growth, a future need of 289,700 square metres (sqm) of office floorspace is considered appropriate. For R&D premises, the completions trend sits above the central and high labour models, however the completions are heavily influenced by a single development. A centred position of planning for a need of around 600,000 sqm of R&D floorspace is considered to be appropriate. This figure balances a range of factors including the need to provide a good choice of sites.
 - For industrial and warehouse needs the labour demand scenarios report a circa 40-60,000 sqm floorspace requirement. It is considered appropriate to factor in some replacement of losses in the future to reduce market pressure. Between 25% and 50% of past losses are recommended for

replacement, after considering market signals, which results in a preferred need of around 200,000 sqm.

- 2.11 The EDELHR report notes that, given the identified committed future supply and with the proposed additional supply at North East Cambridge, Cambridge East and West Cambridge, emerging Local Plan allocations are likely to be able to fulfil the shortfall in office and R&D needs. However, it suggests that the industrial and warehousing space may need further provision which should include a combination of traditional industrial units with wholesaling / servicing, manufacturing, mid-tech units and more warehouse and distribution focused units.
- 2.12 In principle we consider that we should plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This would reflect the NPPF's requirement at paragraph 81 that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy.
- 2.13 We will continue to review anticipated supply from existing commitments and potential allocations as we move towards the draft plan stage.

[In principle approach to housing provision](#)

- 2.14 As with employment, the Councils' intention is also to meet the objectively assessed needs for housing identified within Greater Cambridge over the plan period, unless evidence identifies an insurmountable problem with achieving that in a sustainable way that takes account of infrastructure capacity and can be demonstrated to be capable of being delivered.
- 2.15 We have not prepared an updated housing trajectory of anticipated supply from existing commitments for this Development Strategy Update due to it being an interim stage in the plan making process. However, having compared the [Greater Cambridge Housing Trajectory \(1 April 2022\)](#) and the housing trajectory included within First Proposals, we consider that if we were to have updated the housing trajectory to calculate the current amount of committed supply it would show a similar number of dwellings to that set out in the First Proposals. Using the committed supply position set out in the First Proposals of 37,200 dwellings, under the 2022 medium growth level the balance to find for the period 2020-41 would be around 14,600 homes excluding a 10% buffer (19,800 homes including a 10% buffer). This compares to First Proposals 2021 figures of 7,200 excluding a 10% buffer (11,640 including a 10% buffer). This means that if all the sites and delivery assumptions

identified in the First Proposals were included in the draft plan, additional sites to deliver around a further 7,400 homes excluding a 10% buffer (8,160 homes including a 10% buffer) would need to be identified to be delivered in the plan period to 2041, in order to meet the 2022 medium growth level.

- 2.16 As part of preparing the draft Local Plan, we will update the housing trajectory to show up to date information on anticipated supply from existing commitments and new allocations, which we will use to demonstrate how we will meet our housing requirement once that has been settled having regards to other factors highlighted in this topic paper. The housing trajectory will be prepared, where possible, following engagement with developers/promoters on the sites included within it, so that we understand their aspirations in terms of the delivery strategies and timetables for their sites. We also have recommendations from the [Housing Delivery Study for Greater Cambridge](#) (2021) on build out rates and lead in times for sites, that we can use for any sites where we are unable to engage with the developer/promoter or which can act as a 'sense check' when considering developers/promoters assumptions. The Housing Delivery Study (2021) also provides evidence to justify the continued delivery of windfall sites in Cambridge and South Cambridgeshire, and recommends a windfall allowance for use by the Councils.
- 2.17 We received representations on the First Proposals that related to the recommendations included in the Housing Delivery Study for Greater Cambridge (2021) and earlier [Interim Findings](#) (2020), and also how they had been used by the Councils in developing the housing trajectory included within First Proposals. The Councils therefore commissioned AECOM to review the representations made related to housing delivery, specifically windfalls, lead-in times and build out rates.
- 2.18 The Housing Delivery Study for Greater Cambridge – Addendum (2022) sets out AECOM's recommendations for responding to the representations relating to housing delivery. The following paragraphs provide a response to the issues raised in the representations, taking account of AECOM's recommendations, and set out why the Councils consider that it is appropriate to continue to use the recommendations on windfalls, lead-in times and build out rates from the Housing Delivery Study (2021) in preparing the housing trajectory for inclusion in the Local Plan.

Lead-in times and build out rates

- 2.19 The Housing Delivery Study (2021) and earlier Interim Findings (2020) provide a detailed analysis of housing delivery in Greater Cambridge, along with tables of data comparing build out rates and lead in times for strategic scale developments across the OxCam Arc and to Lichfield's Start to Finish report recommendations, and a

literature review of published housing delivery information including from Inspectors' Reports and other research reports.

- 2.20 From their research, AECOM within the Housing Delivery Study (2021) recommend to the Councils a series of assumptions for lead-in times and build out rates for strategic and non-strategic sites, and depending on the location and / or anticipated housing mix for the site. For strategic sites, the recommendation is that the lead-in time from allocation to first completions is 8-9 years where some form of supplementary guidance is required such as a masterplan, design guide/code or Supplementary Planning Document (SPD), but that if this guidance was incorporated into the Local Plan allocation then this could shorten the lead-in time by 2-3 years. AECOM also allow for variations from its recommendations where there is site specific evidence to support a different approach. For new settlements, the recommendations are that a peak of 300 dwellings a year is achievable, where there is number of different housebuilders each with their own sales outlets, and following a gradual build up over several years and before there is a gradual decrease at the end of the build out of the development. The Housing Delivery Study (2021) highlighted Modern Methods of Construction as a way of increasing housing delivery, but the recommended build out rates are based on sites providing a variety of products through a number of sales outlets, and are not solely based on homes being delivered by this one method.
- 2.21 Although, 300 dwellings a year is higher than the 250 dwellings a year the Councils have previously assumed for new settlements and strategic sites on the edge of Cambridge, the Councils have evidence from developers that they are anticipating this higher level of annual completions. In collecting data for the annual update to the Greater Cambridge Housing Trajectory, officers have received information from Homes England that annual completions of 250-300 dwellings a year are anticipated for Phase 2 at Northstowe and similarly for Phase 3 at Northstowe, and from David Lock Associates (on behalf of Urban & Civic) that annual completions of 250 dwellings a year are anticipated for Waterbeach New Town (WNT) West, with similar rates anticipated for WNT East from Boyer Planning (on behalf of RLW Estates).
- 2.22 In preparing the housing trajectories for each of the existing strategic sites as part of the annual update to the Greater Cambridge housing trajectory, the Councils take into account the anticipated delivery of specific transport infrastructure required through planning conditions to be in place before occupations reach specific levels. The lead-in times for each of the new strategic sites included in the First Proposals are based on the recommendations from the Housing Delivery Study (2021), but taking account of site specific information including the likely delivery of specific infrastructure or the relocation of existing uses.

2.23 Considering the delivery timetables across the whole of their build out for each of the strategic sites on the edge of Cambridge and at new settlements, the Councils' assumptions as included in the First Proposals housing trajectory are consistent with the recommendations set out in the Housing Delivery Study (2021) in terms of build out rates and lead in times. The housing trajectories for all the strategic sites assume a gradual build up, followed by a number of years delivering peak housing completions, before gradually slowing down towards the end of the build. The only instances of housing completions over the peak annual housing completions recommended are in the earlier years on existing sites where the Councils have information on actual completions. The average build out rates across the whole of the delivery timetable for the majority of these strategic sites are lower than or within the recommended range set out in the Housing Delivery Study (2021). The average build out rates across the whole of the delivery timetable for Northstowe and Waterbeach New Town are slightly higher than the range recommended in the Housing Delivery Study for Greater Cambridge (2021), but still lower than the peak build out rate. The Housing Delivery Study – Addendum (2022) confirms that this is a reflection of the scale of these new towns of 10,000+ dwellings, compared with the more modest examples used in the study, and that the lifetime average of a scheme of 10,000+ homes will inevitably be higher than for a more modest strategic development.

2.24 Having considered the issues raised in the representations on the First Proposals, AECOM in the Housing Delivery Study – Addendum (2022) have confirmed that the recommendations in the Housing Delivery Study (2021) for lead-in times and build out rates are realistic and reliable for use in plan-making in the Greater Cambridge area.

Windfalls

2.25 In calculating anticipated housing completions from windfall sites within the plan period, the Councils have considered whether there is compelling evidence that windfall sites will continue to be a reliable source of housing supply, as required by the NPPF (2021). The Housing Delivery Study (2021) considers historic delivery from windfall sites within Greater Cambridge, and provides recommendations in terms of levels of future anticipated housing supply from windfall sites. The Housing Delivery Study – Addendum (2022) continues to provide justification that windfall sites will continue to be a reliable source of supply.

2.26 The Councils will review the definition of a windfall site included in the glossary of the plan as part of the preparation of the draft Local Plan. However, the NPPF 2021 defines windfall sites as “sites not specifically identified in the development plan”, and this was the definition used to identify completed dwellings on windfall sites when considering historic delivery. Therefore, dwellings completed on sites not

allocated within the development plan that were greenfield, previously developed land or garden land, were all included in the calculations as set out in the Housing Delivery Study (2021) and this is clarified in the Housing Delivery Study – Addendum (2022). Within South Cambridgeshire, the Council had historically excluded, from their calculations of historic delivery, dwellings completed on specific windfall sites that were permitted as a departure to the development plan while the Council was unable to demonstrate a five year supply, due to these sites not being a trend that will continue into the future. AECOM in the Housing Delivery Study (2021) continue to recommend this as the correct approach, with the historic delivery figures in Table 4 excluding any dwellings completed on these ‘five year supply’ sites. This is also confirmed in the Housing Delivery Study – Addendum (2022).

2.27 The Councils’ planning policies for windfall housing developments within both Cambridge and South Cambridgeshire, which restrict housing development to within the defined boundaries of each of their settlements and to particular types of housing development within the countryside, have been in existence now for over 15 years, and there has been a continued supply of windfall sites for housing brought forward and completed during this time. There will always be new opportunities to redevelop sites within settlements, and this is supplemented by permitted development rights that now enable a greater number of new homes to be delivered both within the countryside through the change of use of agricultural buildings or within settlements through the change of use of non-residential buildings. The Councils are proposing to retain their planning policies for windfall housing developments largely unchanged in the Greater Cambridge Local Plan, and therefore a supply of windfall sites will continue to come forward within the plan period.

2.28 The Councils’ adopted Local Plans both include planning policies for resisting inappropriate development in gardens, and this is consistent with the NPPF (2021). These policies do not prevent new homes being permitted on garden land, but ensure that specific issues have been addressed before any development proposal is permitted. The NPPF (2021) no longer specifically requires dwellings completed on garden land to be excluded from any calculations of delivery from windfall sites. Dwellings completed on garden land will therefore continue to come forward, even with the Councils proposing to retain the policy approach to resist inappropriate development in gardens in the Greater Cambridge Local Plan. The Housing Delivery Study for Greater Cambridge (2021) justifies this approach of considering housing completions on garden land within the calculations of historic delivery from windfall sites.

2.29 The Councils approach to considering housing delivery from windfall sites is robust, and takes account of historic delivery and future supply as required by the NPPF (2021). Within the housing trajectory in the First Proposals, windfall sites with planning permission account for 12% of anticipated housing supply, the windfall

allowance accounts for 11% of anticipated housing supply, and allocations account for 77% of anticipated housing supply.

- 2.30 Having considered the issues raised in the representations on the First Proposals, AECOM in the Housing Delivery Study – Addendum (2022) have confirmed that the recommendations in the Housing Delivery Study (2021) for windfalls are realistic and reliable for use in plan-making in the Greater Cambridge area.

Duty to Cooperate

- 2.31 We confirm that to date we have received no requests from other authorities to take any of their development needs. At present we are not asking other authorities to take our own objectively assessed needs, however, see the section below under Further work and next steps. We note the comment from East Cambridgeshire District Council responding to the First Proposals consultation, noting that they “may have concerns if, over the coming years, new homes considerably exceeded job growth, or job growth considerably exceeded new homes. Under such scenarios, there could be ‘spill over’ effects on East Cambridgeshire, hence the need for the plan to have mechanisms in place to actively ‘plan, monitor and manage’ for these potential eventualities”. Our approach seeks to manage this risk in identifying needs that provide enough homes to support forecast jobs, however infrastructure and delivery constraints may impact the number of homes and jobs that may be appropriate to plan for and this issue will need to be kept under review as the draft plan is prepared.

Testing of impacts of planning for 2022 growth levels

- 2.32 To explore the environmental, economic and social implications of the updated 2022 growth levels, including the objectively assessed need level, we asked our evidence base consultants to consider the new 2022 minimum, medium and maximum growth levels - being the jobs and homes outputs derived from the Standard Method, ‘central’ and ‘higher’ scenarios respectively as referred to above - in relation to their previous conclusions regarding strategic growth and spatial options assessments in 2020 and 2021. Full analysis of the figures and consultants’ comments are set out in Appendix Jan23-A: Evidence base assessments of 2022 growth levels.
- 2.33 In terms of the scale of the 2022 medium growth level in particular (noting that we consider this to be our objectively assessed need), this is 7,400 homes higher than the 2021 objectively assessed need for the period 2020-41 (also referred to as medium+; see Appendix Jan23-A for more details). A summary of the implications is provided below:

Implications across all evidence bases

2.34 Evidence bases considered that the difference between the 2022 minimum and the 2020 minimum was not material; most evidence bases with the exception of infrastructure considered that the difference between the 2020 maximum and 2022 maximum was not material. Drawing on the above, headline implications of the 2022 medium growth level (which we consider represent our objectively assessed needs) for each evidence base are set out below.

2.35 Noting the significant increase presented by the 2022 medium in relation to the 2020 and 2021 medium figures, all evidence bases stated that the location of that additional growth would have a material bearing on its impacts.

2.36 Environmental implications

- Water: increase development would be likely to present further challenges in how a water supply-demand balance is met without detriment to the water environment. Without knowledge of how Cambridge Water propose to achieve a supply-demand balance it is not possible at this time to indicate whether the 2022 medium proposal is sustainable from a water resources perspective See more on this topic in the following section.
- Net zero: increased growth would cause an overall increase in the amount of carbon shown in the modelling, but note that artificially limiting growth within Greater Cambridge could squeeze that growth into neighbouring areas and simply 'hide' that carbon rather than avoiding it.
- Green infrastructure: increased growth would exacerbate the effects identified in the previous assessments (including pressure on the existing GI network; but conversely opportunities for enhancement of existing areas or provision of new areas. Higher growth options reduce flexibility in being able to target the location of development to minimise impacts on existing assets, or to focus development to where the greatest opportunities can be achieved, and will result in greater land take).
- Landscape: increased growth would be likely to result in changes that may cause greater harm to distinctive local landscape and townscape characteristics/features, depending on the spatial option.
- Heritage Impact Assessment: in terms of the historic environment, the additional growth will most probably increase the risk of significant conflict with policy.

2.37 Economic implications

- Employment: Given the rate of job creation in the past, the 2022 employment evidence recognises this as the most likely outcome for the Greater Cambridge economy. The current level of floorspace commitments in the Greater Cambridge

land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the central scenario, however there is uncertainty regarding industrial and warehousing needs

2.38 Social implications

- Housing delivery: The material increase in annual housing completions from the 2020 medium and 2021 medium+ to the 2022 medium will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. Therefore additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. See more on this topic in the following section.
- Transport: no significant impact on the ability of the transport network to accommodate the increased growth, but there may need to be additional mitigation both across the local plan area and on a site-by-site basis.
- Infrastructure: the medium and maximum growth options will result in generate significant infrastructure needs over and above the maximum needs we estimated in earlier studies, irrespective of spatial options (the location of growth).

Ensuring a deliverable plan: Water supply

2.39 In consulting on the First Proposals, the Councils were clear that the preferred options set out for the plan were contingent on there being evidence of an adequate supply of water without unacceptable environmental harm. We were awaiting the publication of the draft Regional Water Resources Plan and also Cambridge Water's draft Water Resource Management Plan (WRMP) anticipated in autumn 2022 to provide further information on available supply during the plan period.

2.40 The [Draft Regional Water Resources Plan](#) was published by Water Resources East in November 2022. The plan is clear that "Unless urgent action is taken by all sectors, the region will face severe water shortages. This will constrain agricultural production and curtail economic growth, impacting the region's prosperity and endangering the east's iconic chalk rivers, peatlands and wetlands."

2.41 The main proposals set out in the draft Regional Plan for Cambridge Water's area (which covers the area of Greater Cambridge and a small part of Huntingdonshire District Council's area) are set in the context of considerable reduction in abstraction licenses by the Environment Agency in two stages; first to prevent further deterioration; and then to move towards an 'environmental destination' where the water environment would potentially be restored, focusing first on protected sites. These reductions will require further demand management and considerable new supply side capacity.

- 2.42 The Regional Plan says that additional supply is proposed in the form of a medium term water transfer from Anglian Water's area expected to be operating from around 2030 (or potentially earlier) and in the longer term from the proposed Fens Reservoir expected to be operating from around 2035-37, which has started its process but has not yet progressed to the planning permission stage.
- 2.43 Further detail on the quantum of water supply and how that relates to housing and non-domestic growth will be provided in the Water Company WRMPs. These were due to be published in draft around the same time as the draft Regional Plan but have been delayed. Until such time as they are published and we are able to analyse the detailed proposals it is not clear how water supply will compare with current commitments, the First Proposals growth levels, or the new increased needs for jobs and homes.
- 2.44 We understand that Cambridge Water are working hard to explore how they meet the needs of existing and committed development and also emerging proposals for further growth in our First Proposals, and how they can do this in response to the licence reductions identified by the Environment Agency to protect the water environment. The Regional Plan advises that it is possible that water companies could look to seek a delay to licence cap reductions until later in the 2030s due to an overriding public interest case in providing secure water supplies. This is allowable under Regulation 19 of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. However, at this point it is not clear whether Cambridge Water will need to go down the route of seeking such a delay in reduction of abstraction, and if even if they did, whether it would be successful.
- 2.45 The local plan making process is a separate process under its own legislation. It will be for the Councils as plan makers to take a view, based on evidence, of the appropriate development strategy including considering all aspects of sustainable development. The Councils' position to date has been that they would seek to meet the identified objectively assessed needs in full in Greater Cambridge but only contingent upon there being no unacceptable harm to the environment. It will be for the Councils to determine how that is defined.
- 2.46 Only once Cambridge Water's draft Water Resource Management Plan is published, and we understand their proposals and water supply available at different stages during the plan period to 2041, will we be in a position to confidently know whether there is potential for there to be sufficient water supply available to meet our increased needs for homes and jobs. If this proves not to be the case, we will need to consider the economic and social impacts as well as the environmental impacts, before the Councils reach an informed judgement of the appropriate housing and jobs targets for the Local Plan. This will include retesting and reconfirming as

appropriate our stance at First Proposals that development levels should not cause any unacceptable environmental harm. Reduced development targets may be necessary to ensure no unacceptable environmental harm to the chalk aquifer and chalk streams. There may be social and equalities impacts of not meeting our housing needs in full such as potentially increasing affordability issues and less affordable housing being provided in the area and climate impacts arising from more longer distance commuting.

2.47 However, what we do understand already is that once the reservoir is operational from around the mid-2030s there will be a significant increase in water supply available which is not reliant on ground water abstraction. The process for bringing forward the new Fens Reservoir is already progressing and given the significance of the proposal to the future water security of the Region, there is considered to be a reasonable prospect that it will be delivered and therefore we can be confident that whatever decision is made for the plan period as a whole, we will be able to plan for further development being completed from the opening of the reservoir in 2035-37. It is the interim period that remains uncertain at this point, although it is expected that the proposed water transfer from Anglian Water will increase supply from around 2030 or possibly earlier.

2.48 It is also clear from this narrative that investment in strategic infrastructure to address water supplies, to enable improvement of the water environment and to support meeting development needs, is a key issue for Greater Cambridge. It is hoped that there may still be further opportunities to speed up delivery of this infrastructure. The Councils will be responding to the water plan consultations and have the opportunity to raise these issues.

Ensuring a deliverable plan: Housing delivery

2.49 In the context of an increased need for jobs and homes and the consequential increase in the annual average delivery rate needed to meet those needs during the plan period, it becomes important to understand the maximum annual housing delivery rates that are considered reasonable to rely on. This is particularly relevant in the context that there could be pressure for even higher delivery rates over the later stages of the plan period once the reservoir is open to help make up any shortfall earlier in the plan period. Given the uplift in average annual housing delivery rates necessary to meet our identified needs in full, it is also important to recognise that this significantly exceeds the average annual rates assumed for the current 2018 Local Plans, but that it will not be possible for any new sites included in the new Local Plan to come forward to add to those rates until the new plan is adopted.

2.50 Given this changing context, further work has been commissioned to supplement our existing housing delivery evidence. The Housing Delivery Study (2021) identified that

the objectively assessed need included in the First Proposals (referred to when being assessed as the medium+ growth level) was considered to be deliverable. The assessment of the higher 2022 medium growth level (in the Housing Delivery Study – Addendum (2022)) concludes that this would be a material increase in annual housing completions from the 2020 medium and 2021 medium+ growth levels, which will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. It also sets out that at this stage it is hard to quantify the tipping point at which delivery in excess of the 2021 medium+ scenario becomes unachievable as this would require a more detailed analysis of the sites likely to form part of the spatial strategy. Therefore, it concludes that additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. They reach this conclusion drawing on their previous recommendations and conclusions from the Housing Delivery Study for Greater Cambridge (2021) and Interim Findings (2020) that consider issues such as the local housing market and market absorption rates, construction industry capacity, experience elsewhere in the country, and different forms of delivery models.

2.51 The Housing Delivery Study – Addendum (2022) also advises that a stepped housing requirement would be needed. This would address a number of considerations. First it would reflect the uplift in the average annual delivery rate required by the increased housing need and to acknowledge that it is not reasonable to expect that those higher annual rates can be achieved until the new plan is adopted and additional allocated sites, where they are not consistent with the 2018 Local Plans, can receive planning permission and start to deliver new homes. This has the effect of increasing the annual figure for the years remaining once the plan has been adopted. Second it could take account of timing of new water infrastructure becoming available and the opportunity that provides for increasing housing delivery at those points in the plan period, if that proves to be necessary.

2.52 The assessment (in the Housing Delivery Study – Addendum (2022)) also highlights that:

- A diverse housing supply that is flexible to changing circumstances and less reliant on a smaller more concentrated basket of sites would be required to maximise market absorption,
- A housing land supply that is more geographically spread would help to reduce competition, thus better-matching the housing supply with demand, but that this brings its own challenges in terms of infrastructure delivery and could result in a less sustainable spatial strategy,
- A 10% buffer would still be required to provide flexibility over the plan period should sites not progress as intended, and
- Such an unprecedented growth level (with such high levels of annual completions) may be possible if the Councils were able to pursue more

interventionist routes to delivery as this could help the Councils to diversify their housing land supply and lessen reliance on traditional private sector models of housebuilding. However, this will naturally have a limit in terms of additional supply over and above what can be delivered by the private sector alone, and macro-economic challenges and any contraction in funding from Government will continue to impact all development in the short to medium term.

Sustainability Appraisal implications

- 2.53 A Sustainability Appraisal Addendum has been prepared that provides a sustainability commentary on potential alternative options for responding to the new increased level of need for jobs and homes: to either meet the new higher needs in full, or to only provide a proportion of the new needs due to water supply and associated environmental constraints and housing deliverability constraints, particularly in the short to medium term. It recognises there is currently too much uncertainty to say which might be reasonable options but provides a short commentary on the likely direction of economic, social and environmental effects of the two emerging options, compared with the assessment of the preferred option contained in the First Proposals which met the earlier identified level of need.
- 2.54 An option that met need for jobs and homes in full would generate similar positive effects in terms of housing and employment to the First Proposals, and meeting demand would help with aspects including housing affordability and social inclusion. However, providing more development to meet the higher needs would increase likely negative effects on aspects including climate change and air, noise and light pollution, biodiversity, landscape, townscape and historic environment. The greater the extent and scale of growth the greater the potential for negative impacts on the natural and historic environment at both the local and landscape scale. There are proposals to provide additional water supply but there remains uncertainty at this stage on the potential sustainability effects of this. If a spatial strategy for meeting increased needs maintained good access to services and facilities then impacts would remain similar to the First Proposals, but if housing delivery challenges led to a strategy with more smaller sites spread around villages that would have likely negative impacts on access to services and facilities.
- 2.55 Alternatively, an option that did not fully meet growth needs would have more limited impacts on the natural and built environment and help avoid unacceptable environmental harm to the chalk aquifer and chalk streams in Greater Cambridge. However, if fewer homes and jobs were provided in Greater Cambridge, people would likely have to travel greater distances to commute to and from workplaces and access local services and facilities, resulting in more negative effects on access to services and facilities, climate change and air pollution. The impacts would be exacerbated if jobs continue to grow given the strength of the economy and land

supply, whilst new housing was limited. Impacts may be reduced but not eliminated if neighbours were willing and able to accommodate some or all of a shortfall in Greater Cambridge.

Distribution of development

- 2.56 We have not completed new or updated evidence in relation to the distribution of development beyond the evidence completed to support the First Proposals.
- 2.57 Government's [Autumn Statement 2022](#) recommitted government's support for East West Rail, which includes a proposed rail line between Bedford and Cambridge, including a station at Cambourne.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 2.58 In principle the Councils' position remains that the Greater Cambridge Local Plan should seek to provide for the identified objectively assessed needs for housing and jobs. However, the councils are very clear that this must be considered in the context of whether, or how much of, that need can be provided without unacceptable sustainability impacts. This includes understanding the water supply position and potential to cause unacceptable environmental harm. This will be weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full, including the social, environmental and economic impacts such as worsening housing affordability and climate impacts from increasing numbers of people travelling to work in Greater Cambridge from outside the area. Consideration will be given to consider the spatial distribution of additional growth both in terms of whether it provides a development strategy that is capable of being delivered by the market or by more interventionist means, and also whether it would provide a strategy that delivers sustainable development, including how it may impact on the character of the area.
- 2.59 The Policy direction in the First Proposals said "The proposed development strategy is to direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters".
- 2.60 Having reviewed First Proposals representations and our evidence we confirm that the above development strategy principles that informed the First Proposals

development strategy remain valid, and we would build on these to inform the identification of any additional sites that may be necessary to meet, or go towards meeting, the 2022 housing and employment targets. As such we would expect to reach a view on the sites included in the First Proposals as a first step.

Reasons for draft policy approach

Employment and housing provision

- 2.61 The in principle position of seeking to meet objectively assessed needs responds to national planning policy which requires us to provide for our identified objectively assessed needs unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In particular this would respond to national policy requirements that 'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.
- 2.62 In the context of water supply and housing delivery considered above, it is currently anticipated that either or both these factors could mean that it may not be possible to meet the new objectively assessed housing need in full.
- 2.63 In addition, once the water supply position is understood, the Councils will need to revisit the view taken at the First Proposal stage that development levels set as targets for the Local Plan should not cause unacceptable environmental harm, taking account of available water supply during the plan period to 2041, weighed against the social and economic impacts of not meeting our objectively assessed needs for homes and potentially also jobs in full.
- 2.64 However, it is clear that there will be capacity for some additional homes to be delivered during the plan period to 2041 above current supply contained in the adopted 2018 Local Plans. In particular, we can be confident that there will be considerable capacity in terms of water supply once the new reservoir becomes operational in around 2035-37 and the piping of water to the area from around 2030 may also provide additional capacity.
- 2.65 See below the further work we plan to complete to confirm a position.
- 2.66 In relation to housing delivery assumptions, the Housing Delivery Study (2021) and earlier Interim Findings (2020) provide a detailed analysis of housing delivery in Greater Cambridge, along with tables of data comparing build out rates and lead in times for strategic scale developments across the OxCam Arc and to Lichfield's Start

to Finish report recommendations, and a literature review of published housing delivery information including from Inspectors' Reports and other research reports.

- 2.67 From their research, AECOM within the Housing Delivery Study (2021) recommend to the Councils a series of assumptions for lead-in times and build out rates for strategic and non-strategic sites, and depending on the location and / or anticipated housing mix for the site. AECOM also allow for variations from its recommendations where there is site specific evidence to support a different approach.
- 2.68 The Councils have used, and will continue to use, in the preparation of their housing trajectories lead-in times and build out rates recommended in the Housing Delivery Study (2021), but also any site specific information gathered through engagement with promoters/developers on their anticipated delivery strategies and timetables, the likely delivery of specific infrastructure, or the relocation of existing uses.
- 2.69 In calculating anticipated housing completions from windfall sites within the plan period, the Councils have considered whether there is compelling evidence that windfall sites will continue to be a reliable source of housing supply, as required by the NPPF (2021). The Housing Delivery Study (2021) considers historic delivery from windfall sites within Greater Cambridge, and provides recommendations in terms of levels of future anticipated housing supply from windfall sites. The Housing Delivery Study – Addendum (2022) continues to provide justification that windfall sites will continue to be a reliable source of supply. The Councils' approach to considering housing delivery from windfall sites is robust, and takes account of historic delivery and future supply as required by the NPPF (2021).

Distribution of development

- 2.70 Our First Proposals development strategy sought to “direct development to where it has the least climate impact, where active and public transport is the natural choice, where green infrastructure can be delivered alongside new development, and where jobs, services and facilities can be located near to where people live, whilst ensuring all necessary utilities can be provided in a sustainable way. It also seeks to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters”. No new evidence submitted to the First Proposals has affected these principles, which influenced a blended strategy to meet a variety of needs, focusing growth at a range of the best performing locations in terms of minimising trips by car.
- 2.71 Our transport evidence supporting the First Proposals demonstrated that North East Cambridge and Cambridge East in particular align with the First Proposals development strategy principles, including being in locations within Cambridge urban area and the edge of Cambridge – outside the Green Belt that minimise the need for

car trips (see Part 2), and being of a scale that can allow for more internalisation of trips within each site. Cambridge Biomedical Campus is also in a location that performs well in transport terms; this will improve further when Cambridge South Station opens. There are no other strategic sites available for development in these broad spatial locations.

- 2.72 Relevant to North East Cambridge and Cambridge East, our transport evidence informing the First Proposals showed that larger developments accommodating a wide mix of uses allow for more ‘internalisation’ of trips within the site, thereby minimising associated carbon emissions. Our strategic spatial options testing also demonstrated that strategic scale development would support viable delivery of infrastructure including green infrastructure. We recognise that strategic scale sites can be complex and slow to bring forward in that they may be reliant on delivery of significant infrastructure items; equally, once being built out, such sites can provide a steady supply of development across a large number of years to support overall supply. Strategic sites enable provision of large numbers of affordable homes in accessible locations. Whilst in the past strategic sites within Greater Cambridge have not always delivered policy compliant levels of affordable housing, revised national planning guidance is clear that plan-level infrastructure and viability evidence for strategic sites should confirm costs including for infrastructure, and ensure that proposals for development are policy compliant.
- 2.73 As explored further under S/CBC, Cambridge Biomedical Campus is an important location for the City, of national and international importance for health, life-sciences and biotechnology. As such the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- 2.74 Drawing on the above, we consider there is a strong rationale for the inclusion of development at North East Cambridge, Cambridge East and the existing Cambridge Biomedical Campus as central building blocks of any development strategy.
- 2.75 We are not proposing a full development strategy at this point. However, if additional development beyond North East Cambridge, Cambridge East, and Cambridge Biomedical Campus (potentially including a further Green Belt release – see next section) was shown to be deliverable in housing delivery terms and would also not have unacceptable environmental impacts in relation to water supply, we would propose to use the development strategy principles that informed the First Proposals development strategy to inform the identification of any additional sites that may be necessary to meet the 2022 housing and employment targets. As such we would expect to reach a view on the sites included in the First Proposals as a first step, alongside reviewing other available sites including new sites submitted to the First

Proposals consultation. Within this process we would consider again the justification for including new strategic scale development identified as an expansion of Cambourne within the development strategy, noting that the recent announcement in the government's Autumn Statement confirming East West Rail provides additional confidence regarding the delivery of that infrastructure proposal.

Additional alternative approaches considered

2.76 Given current uncertainties with regards to water supply and associated housing delivery in Greater Cambridge, it is not possible to be sure which new options for growth are likely to be deliverable and hence which can be considered reasonable alternatives. As such, we have started to consider the sustainability implications of the potential reasonable alternatives for growth levels that might form the target for the draft Local Plan. This will help to inform the definition of new reasonable growth options for Greater Cambridge once evidence on matters affecting deliverability (such as water resource availability and achievable housing delivery rates) becomes more certain.

[Potential reasonable alternative: Plan for an employment land and housing target that meets our objectively assessed needs for jobs and homes in full.](#)

2.77 As above, we don't know currently if this is a reasonable or realistic alternative in terms of water supply or housing delivery. If it does become a reasonable alternative then the environmental, social and economic implications set out in the section above would apply.

[Potential reasonable alternative: Plan for an employment land and housing target lower than our objectively assessed needs](#)

2.78 As above, it is unclear at this point as to what the specific level of employment and housing would be that would ensure no unacceptable harm due to water supply. In principle, not meeting our objectively assessed needs may result in social and equalities impacts such as potential increasing affordability issues and less affordable housing being provided in the area, and climate impacts arising from more longer distance commuting.

[Distribution of development](#)

2.79 Regarding the distribution of development, the Councils explored a wide range of alternative options in developing the First Proposals. Full information regarding the testing of these alternatives can be found in the Sustainability Appraisal

accompanying the First Proposals. At this point in time we have not identified any additional alternative approaches.

2.80 This Development Strategy Update does not set out a full strategy to meet development needs. Once we have done this we will consider whether there are any additional reasonable alternative approaches.

Response to issues raised in representations

2.81 Responses to issues raised in representations include:

- **Arguments for more development:** Our in principle approach to planning for employment and housing is to meet our objectively assessed needs, which, drawing on the methodology to calculate these, would support economic growth, mitigate against additional longer term commuting, and help limit further affordability pressures associated with housing delivery lagging behind employment growth. Planning for employment and housing beyond this level is unlikely to be achievable, noting the findings of our Housing Delivery Study – Addendum (2022), and that the higher employment scenario is described as ‘less likely’ by our consultants, and would have additional environmental impacts. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.
- **Arguments for less development:** Planning for less than our objectively assessed needs would not meet national policy requirements to meet objectively assessed needs and support economic growth, and could result in social and equalities impacts such as potential increasing affordability issues and less affordable housing being provided in the area, and climate impacts arising from more longer distance commuting. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.
- **Providing flexibility:** We propose to plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy. For homes we plan to provide a flexible supply of homes to meet our needs, again subject to evidence not identifying an insurmountable problem with achieving that in a sustainable way. Further to this we have flexibility to respond to change from our policy approaches via future plan reviews.
- **Housing delivery challenges:** Our consultants have developed recommendations in terms of a windfall allowance, and lead-in time and build out rates for strategic and non-strategic sites that vary depending on the location and / or anticipated housing mix for the site. We propose to continue to use these

recommendations when preparing the housing trajectory for inclusion in the Local Plan, as they have been developed having undertaken a detailed analysis of housing delivery in Greater Cambridge (including comparing the data to other areas and national research), following a literature review (including Inspectors Reports), and having considered whether past trends will continue into the future. Our consultants have confirmed that their recommendations continue to be realistic and reliable for use in plan-making in the Greater Cambridge area having considered the issues raised in representations on the First Proposals.

- **Need for supporting infrastructure:** We recognise the importance of ensuring infrastructure is delivered to support development. We will produce a full infrastructure delivery plan to support the draft plan consultation.
- **Need to consider water supply:** We are working with relevant partners (Environment Agency and Natural England) to understand the implications of water supply on the draft local plan targets for jobs and homes, to inform a conclusion regarding the most appropriate targets for jobs and homes to include in the draft Local Plan, as well as to consider site specific sustainability implications of potential solutions to the additional growth.
- **Need to account for COVID-19:** Our Authority Monitoring Report monitors key indicators relating to the adopted Local Plans. Our 2022 updated employment and housing evidence accounts for COVID-19 impacts. We will keep our evidence up to date as appropriate to inform later stages of plan-making, and we have flexibility to respond to change via future plan reviews.
- **Overarching development strategy challenges:** We note strong support for the First Proposals overarching strategy approach. No new evidence submitted to the First Proposals has affected these principles. Our transport evidence supporting the First Proposals demonstrated that North East Cambridge and Cambridge East are the best performing new strategic scale sites available for development within Greater Cambridge, and are in broad locations that best align with the First Proposals strategy principles. There are no alternative strategic scale sites available for development in these broad locations. We are not proposing a full development strategy at this point, but propose to retain these principles in identifying sites to meet our needs, subject to the water and housing delivery constraints. Further issues relevant to specific strategic sites are addressed in their respective policies.
- **Scale of development challenges:** Our transport evidence informing the First Proposals showed that larger developments accommodating a wide mix of uses allow for more 'internalisation' of trips within the site, support viable delivery of infrastructure including green infrastructure and can provide a steady supply of development across a large number of years to support overall supply. As such we consider there is a strong rationale for the inclusion of strategic scale sites within our development strategy. Further issues relevant to specific strategic sites are addressed in their respective policies.

- **Need to consider transport and other infrastructure, including East West Rail:** We are not currently proposing a full development strategy at this point such that this issue is not relevant to decisions being taken in early 2023. We will respond to this issue for the draft plan consultation.
- **Spatial directions/broad locations challenges:**
 - Our evidence and Sustainability Appraisal supporting the First Proposals consultation identified that locating development within Cambridge urban area forms a highly sustainable development option, primarily relating to the accessibility to existing facilities and services of sites within this broad location, and that the edge of Cambridge can be a sustainable location for homes and jobs (setting aside issues relating to Green Belt), being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. No new evidence was submitted to the First Proposals that would change our understanding of this. Impacts and delivery issues beyond this are site specific, and as such are addressed in their respective policies.
 - We are not currently proposing a full development strategy at this point such that issues beyond the above are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Further work and next steps

2.82 Further work is required to confirm a full development strategy, including the following tasks:

- Concluding the most appropriate targets for jobs and homes to include in the draft Local Plan, drawing on further work to understand the implications of both water supply and housing delivery on the draft local plan targets for jobs and homes to ensure a sustainable development strategy. This work will include in particular:
 - Completing an update to the Councils' Water Cycle Strategy once Cambridge Water's draft Water Resource Management Plan is published
 - Undertaking further work to justify the use of a stepped housing requirement, to develop the appropriate timings for the 'steps' to happen, and the annual housing requirement that is deliverable for each step.
- Identifying further sites beyond North East Cambridge, Cambridge East and Cambridge Biomedical Campus, if needed to meet our identified targets, building on First Proposals development strategy principles, and considering in particular:
 - Housing delivery considerations, drawing on the recommendations of the Housing Delivery Study 2021 and the Addendum 2022

- site specific sustainability implications of potential solutions to the additional growth.
- Preparing the housing trajectory for inclusion in the draft Local Plan, taking account of:
 - The representations received on the site specific housing trajectories included in First Proposals,
 - Updated information gathered in the preparation of the annual update to the Greater Cambridge Housing Trajectory for 2020-2041 and beyond (to be published by 1 April 2023), with any adjustments necessary to take account of amendments to existing allocations made in the draft Greater Cambridge Local Plan,
 - Updated information gathered on anticipated delivery of dwelling equivalents from communal accommodation (use class C2) for older people and students,
 - Information gathered (where possible) from the developers/promoters of each of the new allocations included in the draft Greater Cambridge Local Plan, and
 - The recommendations from the Housing Delivery Study (2021) and the further clarification provided in the Housing Delivery Study – Addendum (2022).

2.83 Notwithstanding the current uncertainties, given the current understanding, it would be prudent to explore the potential ways forward in the event that it is concluded, taking account of all the evidence, that it is not reasonable or realistic to plan to meet our needs in full. This includes asking our neighbouring authorities if they have potential to provide for any of the outstanding needs in their area. This has already been done as part of preparing the First Proposals as required by national planning policy in cases where there is Green Belt in the area even though we were planning to meet our needs in full at that time, and it did not result in any suggested sites coming from our neighbours. However, in light of the increased needs and potential constraints in terms of water supply and housing delivery, it is appropriate to repeat those consultations explaining the latest position and asking the question again. If that does not result in additional supply to meet our new needs in full, the Councils would likely have to put forward a plan that does not demonstrate that needs will be met in full and argue through the examination process that it can be found sound. This eventuality was highlighted in the First Proposals.

Part 2: Approach to site allocations supporting the preferred spatial strategy

1 S/NEC North-East Cambridge

Issue the plan is seeking to respond to

- 1.1 To provide policy guidance for future development of the North-East Cambridge site.

Policy context update

- 1.2 There have been no changes to the adopted 2018 Local Plan policy context relevant to North East Cambridge that informed the First Proposals.
- 1.3 Notwithstanding, subsequent to the First Proposals consultation, in January 2022 Cambridge City Council and South Cambridgeshire District Council considered and approved the Proposed Submission North East Cambridge Area Action Plan (AAP). The proposed submission version is effectively a final draft which the Councils propose to adopt. Prior to formal public consultation on the Proposed Submission AAP, the Councils have now paused the AAP process until a decision has been made on the separate Development Consent Order process for the relocation of the Cambridge Waste Water Treatment Plant. This is because the Area Action Plan is predicated on the existing Waste Water Treatment Plan being relocated off-site, which will enable this new district to come forward, and the Development Consent Order being prepared by Anglian Water under a separate process is an important part of showing that the Area Action Plan can be delivered.

Summary of issues arising from First Proposals responses

- 1.4 Issues raised in representations included:
 - **Objections relating to relocation of the Waste Water Treatment Plant:** objections were made to development at North East Cambridge and the policy approach, due to reliance on the relocation of the Waste Water Treatment Plant (WWTP) to Green Belt land. Concern was raised regarding the demolition of an operational sewage plant, and the subsequent impact of a new WWTP at Honey Hill. Suggested that the policy should be reconsidered, and some comments suggesting Cambridge East as an appropriate alternative site for development.
 - **Support for development:** Some support for delivery of a sustainable regeneration in a sustainable location with good accessibility, with support from Historic England, Gonville & Caius College, Anglian Water Services Ltd, some parish councils and developers. Other comments supported the need for

provision of retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere.

- **Deliverability challenges:** Further concern raised for the deliverability of 4,000 homes in the plan period, particularly affordable housing and infrastructure dependent on a successful DCO process.
- **Concern for impacts:** Concern for the unprecedented higher density and heights in a Cambridge context. Comments thought residential development should be planned at a lower density, with affordable homes to accommodate families. Other objections due to the lack of green open space provision, and concern for over-reliance on existing provision such as Milton Country Park and Wicken Fen.

New or updated evidence

- 1.5 No new evidence has been completed to inform the proposal for development at North East Cambridge (NEC) beyond that supporting the NEC Area Action Plan (AAP) Proposed Submission and the Greater Cambridge Local Plan First Proposals.
- 1.6 We note from the [Planning Inspectorate website](#) that the Development Consent Order (DCO) for the relocation of Cambridge Waste Water Treatment Plant is expected to be submitted to the Planning Inspectorate in early (quarter 1) 2023. This provides confidence that the DCO process will commence and be concluded within the timeframe currently set out. Based upon the DCO being granted, we can expect the full North East Cambridge site to be available for redevelopment around the middle of the plan period.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 1.7 The proposed policy approach is that the Greater Cambridge Local Plan should include and prioritise delivery of North East Cambridge as an important part of the development strategy, to deliver an inclusive, walkable, low-carbon new city district, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 1.8 As noted in the Development Strategy topic paper (2021) supporting the First Proposals, our evidence and Sustainability Appraisal show that that densification of urban areas relevant to North East Cambridge forms a highly sustainable development option, with very good access to services, facilities, public transport

links, established employment hubs, and the main commercial and retail centres. Beyond this, noting that our evidence shows that location is the biggest factor in impacts on carbon emissions, [Greater Cambridge Local Plan: Transport Evidence Report 2021](#) data shows that North East Cambridge is the best performing new strategic scale location available for development within Greater Cambridge, showing a car mode share of 25% and daily car trips per dwelling of 1.36 under the Preferred Option fully built out with mitigation model run (see section 14.3, and also Table 13 Additional car trips per additional dwelling or job).

- 1.9 The impact of the proposed development at North East Cambridge has been carefully considered across a range of issues, including those related to the environment and biodiversity, infrastructure provision, health and wellbeing and community cohesion and placemaking. These have informed the preparation of the Proposed Submission North East Cambridge Area Action Plan (see the [Document Library supporting the Proposed Submission AAP](#) for more detail). The impact of the relocation of the WWTP to an off-site location, including the impact on the Green Belt, the environment and water discharge into the River Cam, will be considered as part of the separate DCO process. The outcome of the DCO process will inform the Local Plan Sustainability Appraisal in terms of its in-combination effects with other plans and projects, as noted in the Sustainability Appraisal accompanying the First Proposals.

- 1.10 The Councils previously considered a medium growth approach to NEC that did not require the relocation of the WWTP, but rather included a reconfiguration of the existing WWTP into a more condensed form as part of the initial stages of preparing the North East Cambridge AAP (see Issues and Options 2014). However the cost of reconfiguring and/or relocating the existing WWTP within its current site was not considered to be achievable in its own right. This approach also does not make best use of brownfield land (as required by the NPPF) in Cambridge, noting as above that North East Cambridge is the best performing new strategic scale location available for development within Greater Cambridge in transport terms. The HIF funding secured to pay for the WWTP relocation costs enables the site to be made available for a comprehensive approach to development and is on the basis of ambitious housing delivery targets being met. Allocating the site for a significant amount of employment uses with little or no housing provision would also require the councils to meet our housing need for the area at alternative sites across Greater Cambridge, in less suitable locations based on the evidence prepared to inform the Local Plan strategy options. Secondly, it would also worsen the existing issue of significant amounts of in-commuting into the area, which already results in peak period congestion of the surrounding road network. The provision of housing assists with maximising internal trips and benefits from the sustainable transport interventions needed to enable even modest levels of employment intensification. The proposed allocation seeks to try and create a good balance between homes and jobs and a

range of uses at North East Cambridge that overcomes the need to further increase highway capacity in the area, promotes and prioritises sustainable travel and foster successful place making.

- 1.11 Given the scale of our identified need for jobs and homes, to not include strategic scale employment and housing at NEC would require the Councils to meet our jobs and housing need for the area at alternative sites across Greater Cambridge in addition to Cambridge East. This would mean providing strategic scale development in less suitable locations, in either another strategic site or via a dispersed approach, based on the evidence prepared to inform the Local Plan strategy options.
- 1.12 The proposed allocation, has undergone viability testing as part of wider Local Plan viability testing as well as the North East Cambridge AAP which takes into account significant site constraints, including land remediation, as well as engagement with landowners to confirm delivery assumptions. These studies confirm that development at North East Cambridge is viable, robust and that a policy compliant provision of affordable housing as well as necessary infrastructure can be delivered.
- 1.13 Drawing on the sections above, no new evidence or representations have changed the Councils' position from the First Proposals, that North East Cambridge makes the best use of land by placing homes, jobs and other supporting services and facilities within the existing urban area of Cambridge. The Councils approved the Proposed Submission North East Cambridge Area Action Plan for future public consultation, contingent upon the separate Development Control Order being undertaken by Anglian Water for the relocation of the Waste Water Treatment Plant being approved, concluding that it would comprise sustainable development. Information regarding the expected submission of the DCO for the relocation of Cambridge Waste Water Treatment Plant, which has already undergone three stages of public consultation in preparation for the formal submission, provides a reasonable level of confidence for this stage in the plan making process that we can expect the full site to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041, subject to the approach of the plan in respect of water supply. As made clear in the Greater Cambridge Local Development Scheme, the Local Plan and the North East Cambridge Area Action Plan are both predicated on the relocation of the Water Treatment Works taking place and will not proceed to the Proposed Submission Stage (Regulation 19) unless and until the DCO has been approved.

Additional alternative approaches considered

- 1.14 No additional alternative approaches have been identified beyond those supporting the First Proposals. Within Cambridge Urban Area there are no alternative new strategic scale sites that are available for development.

Response to issues raised in representations

1.15 Responses to issues raised in representations include:

- **Objections relating to objection to relocation of the Waste Water Treatment Plant:**
 - The impact of the proposed development at North East Cambridge has been carefully considered across a range of issues. The impact of the relocation of the WWTP to an off-site location, including the impact on the Green Belt, the environment and water discharge into the River Cam, will be considered as part of the separate WWTP DCO process being undertaken by Anglian Water. The outcome of the DCO process will inform the Local Plan Sustainability Appraisal in terms of its in-combination effects with other plans and projects, as noted in the Sustainability Appraisal accompanying the First Proposals.
 - Pursuing a medium growth approach to NEC that does not require the relocation of the WWTP would not be achievable in terms of the cost of reconfiguring the existing WWTP, and would not make best use of brownfield land. Allocating the site for a significant amount of employment uses with little or no housing provision would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites, and would also worsen the existing issue of significant amounts of in-commuting into the area.
 - North East Cambridge and Cambridge East are the most sustainable new strategic scale locations available to meet our objectively assessed needs for development; not including development at North East Cambridge would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites.
- **Support for development:** North East Cambridge forms a highly sustainable development option, including being the best performing new strategic scale location available for development within Greater Cambridge in transport terms. In accordance with the NPPF, by promoting the effective use of land on previously development or brownfield land, including supporting the development of under-utilised land and buildings, the proposed policy approach at North East Cambridge seeks to make the best use of land by placing homes, jobs and other supporting services and facilities within the existing urban area of Cambridge.
- **Deliverability challenges:** Information regarding the expected submission of the DCO for the relocation of Cambridge Waste Water Treatment Plant provides confidence that we can expect the full site to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041. Infrastructure and viability

evidence supporting the AAP confirm that development at North East Cambridge is viable, robust and that a policy compliant provision of affordable housing as well as necessary infrastructure can be delivered.

- **Concern for impacts:** Representations on this topic are not relevant to the decisions being taken in early 2023 relating to the principle of development at North East Cambridge, but will be taken into account in the preparation of the site allocation policy for inclusion in the full draft plan and a response to those further issues will be provided at that time.

Further work and next steps

- 1.16 A decision at this point on the inclusion of the site in the draft Local Plan will provide further confirmation of the redevelopment potential of the site established in the Proposed Submission NEC AAP and its intended inclusion as a key part of the development strategy of the new Local Plan. It will also inform the Development Consent Order process being undertaken by Anglian Water for the relocation of the WWTP, which in turn will form a critical part of the evidence supporting the Local Plan that will enable it to progress to the proposed submission stage.

2 S/CE Cambridge East

Issue the plan is seeking to respond to

- 2.1 To provide policy guidance for future development of land at Cambridge East – both the safeguarded land in the 2018 Local Plans and the adopted allocations for North of Newmarket Road and North of Cherry Hinton.

Policy context update

- 2.2 There have been no changes to the policy context relevant to Cambridge East that informed the First Proposals.

Summary of issues arising from First Proposals responses

- 2.3 Issues raised in representations included:
- **Support:** Supportive responses expressed a desire for mixed-use development, climate friendly homes, affordable housing and sustainable transport links.
 - **Concern for impacts:** Concerns were expressed regarding the development's potential impact on congestion, infrastructure, landscape, loss of jobs and potential exclusion of citizens who do not use public transport.
 - **Deliverability challenges:** concerns raised regarding reliance on the relocation of the current airfield, particularly the uncertainty of timing of the relocation of airport and related uses, unforeseen delays in relocation affecting the delivery of housing within the plan period (including affordable housing) and reliance on the GCP Cambridge Eastern Access scheme.

New or updated evidence

- 2.4 Greater Cambridge Shared Planning has been engaging with Marshall on the approach to developing the site under a Memorandum of Understanding to help inform work towards the draft Local Plan, including on constraints and capacity testing, building on Marshall's submission to the Councils through the Call for Sites and the First Proposals consultation.
- 2.5 In relation to the availability of the site for development, Marshall of Cambridge (Holdings) Limited submitted an outline planning application (reference CB/22/04299/OUT) to Central Bedfordshire Council in November 2022 for relocating the Airport operations to Cranfield Airport. Details of the application are available on the [Central Bedfordshire website](#). The stated target date for determination is February 2023. The [Marshall Aerospace news release regarding the application](#) notes "Subject to planning approval, Marshall Aerospace intends to be operational at Cranfield during 2026 and to have vacated its current home at Cambridge Airport by 2027". This application provides strong evidence of the intent of Marshall to relocate

its airport uses, and that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period.

- 2.6 In relation to the delivery of infrastructure to support the site, the First Proposals identified that delivery of the full development will require the Greater Cambridge Partnership Cambridge (GCP) Eastern Access scheme Phase B to be in place which will provide high quality public transport connections, with the amount of development that can come forward ahead of the scheme to be determined. In September 2022 [GCP Executive Board](#) noted the preference for option P1 for the relocated Park and Ride site, subject to production of an Outline Business Case and associated consultation. The preferred location of the relocated Park and Ride site would support effective development at Cambridge Airport. Beyond this, engagement with GCP has highlighted that the majority of the route for the Cambridge Eastern Access scheme Phase B is within the Cambridge Airport site boundary. As such, gaining consent for the scheme and practical delivery of the scheme can take place alongside the planning and delivery process for the redevelopment of the site. Drawing on the above, we consider the delivery and timing risks associated with Cambridge Eastern Access scheme Phase B as part of the overall delivery of Cambridge East to be low.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 2.7 The proposed policy approach is that Greater Cambridge Local Plan should include and prioritise delivery of Cambridge East, as an important part of the development strategy, to provide a major new eastern quarter for Cambridge, with detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery to be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 2.8 This site's suitability for development was previously established through its inclusion in the Cambridge Local Plan 2006, South Cambridgeshire Core Strategy 2007 and Cambridge East Area Action Plan 2008, and then being identified as safeguarded land for future development in the adopted 2018 Local Plans. The First Proposals Strategy topic noted that allocating land for development at Cambridge Airport would make good use of this safeguarded land in the 2018 Local Plans, and that is also a brownfield site and is a good fit with a climate focused strategy. As noted in the Strategy topic paper supporting the First Proposals, our evidence and Sustainability Appraisal show that the edge of Cambridge non-Green Belt is a sustainable location

for homes and jobs, being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. Beyond this, noting that our evidence shows that location is the biggest factor in impacts on carbon emissions, [Greater Cambridge Local Plan: Transport Evidence Report 2021](#) data shows that in transport terms Cambridge East is in the second best performing new strategic scale location available for development within Greater Cambridge, being the edge of Cambridge non-Green Belt, showing a car mode share of 35% and daily car trips per dwelling of 1.91 under the Preferred Option fully built out with mitigation model run (see section 14.4, and also Table 13 Additional car trips per additional dwelling or job). There are no other strategic sites available for development in this broad spatial location.

- 2.9 Policy S/CE Cambridge East in the First Proposals set out a requirement for a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding road network. We are currently undertaking capacity testing, working with Cambridgeshire County Council as Highways Authority, and engaging with Marshall, to confirm development levels that would be deliverable within the vehicle trip budget, including proposing a good balance between homes and jobs in order to reduce the need to travel and foster successful place making. As also set out in the First Proposals policy, through the preparation of the draft local plan, the potential need for, or desirability of, other connections by new public transport, cycling and walking links to centres of employment and other sustainable transport connections, such as Cambridge North Station and North East Cambridge, Cambridge South Station and Cambridge Biomedical Campus, and Cambridge Station and the City Centre will be explored, including their deliverability.
- 2.10 The Councils are keen to ensure that Cambridge East, and Greater Cambridge more widely, retains a range of jobs including those accessible to local communities. We are engaging with Marshall to understand the workforce impacts of the relocation of the airport, including stating the Councils' desire to retain a mix of employment on site. To date, we understand that while employment directly associated with airport uses will move, Marshall intend to retain an employment presence at the site. Beyond this, in developing the policy ahead of draft plan we are following the principle set out in the First Proposals for the site to include a mix of employment uses, including offices, workshops and other uses, providing a variety of opportunities to support not only Cambridge's high technology clusters, but also industry and creative uses, including local jobs to provide for existing communities and help contribute to community integration. To support this work our employment evidence will advise on appropriate employment uses for the site.
- 2.11 The First Proposals stated that development of the site would retain a green corridor through the development to link the countryside with Coldham's Common and the heart of Cambridge, that lies within the Green Belt in the adopted 2018 Local Plans,

and has a landscaping, biodiversity and recreation function whilst also maintaining the individual identity of Teversham village. Initial landscape, biodiversity and green infrastructure work has been completed following these principles, including exploring offsite impacts and opportunities. In addition, a Heritage Impact Assessment is being undertaken to understand local and wider heritage impacts. Whilst detailed implementation will still need to be resolved, the issues identified are considered capable of being suitably addressed at this point. To confirm, the Councils consider there are no exceptional circumstances for releasing the land in the area to the east of the airport from the Green Belt.

2.12 It is crucial that sites like this take strong measures to reduce their need for potable water. The proposed policy approach in the First Proposals did not include a specific policy element regarding water supply. In preparing the draft plan it will be considered whether specific criteria should be added to this policy, or whether issues are addressed by Policy CC/WE: Water efficiency in new developments.

2.13 Marshall's submission of an application for relocation of their airside uses to Cranfield provides good evidence that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041, with the timing and phasing subject to the approach of the plan in respect of water supply and housing delivery.

2.14 Drawing on the sections above, no new evidence or representations have changed the Councils' position from the First Proposals, that Cambridge East:

- would make good use of safeguarded land in the 2018 Local Plans, that is identified as suitable for development in the extant Cambridge East Area Action Plan 2008, and that is also a brownfield site and is a good fit with a climate focused strategy.
- Can be deliverable and sustainable in transport terms
- Will provide a range of jobs including for local communities
- Can be designed to mitigate its landscape and character impacts
- Will be available for redevelopment in time to enable significant delivery of jobs and homes by 2041.

Additional alternative approaches considered

2.15 No additional alternative approaches have been identified beyond those supporting the First Proposals. Within the Edge of Cambridge outside of the Green Belt there are no alternative strategic scale sites available for development.

Response to issues raised in representations

2.16 Responses to issues raised in representations include:

- **Support:** Cambridge East Cambridge forms a sustainable development option, including being the second best performing new strategic scale location available for development within Greater Cambridge in transport terms. As such, Cambridge Airport would make good use of safeguarded land in the 2018 Local Plans that is also a brownfield site and is a good fit with a climate focused strategy. Within the Edge of Cambridge outside of the Green Belt there are no alternative strategic scale sites available for development.
- **Concern for impacts:** We are exploring constraints and capacity testing at Cambridge East ahead of the draft Local Plan, including considering transport, landscape and character impacts, and the loss of jobs associated with the relocation of the airport. Our evidence shows that development here can be deliverable and sustainable in transport terms, and we consider that the development can be designed to mitigate its landscape and character impacts, and will provide a range of jobs including for local communities.
- **Deliverability challenges:** Marshall's submission of an application for relocation of their airside uses to Cranfield provides good evidence that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period. We also consider the delivery and timing risks associated with Cambridge Eastern Access scheme Phase B, which will support development of the site, to be low. As such we expect there to be time for a substantial amount of development to take place within the plan period to 2041, subject to the approach of the plan in respect of water supply and housing delivery.

Further work and next steps

- 2.17 A decision at this point on the inclusion of the site as a key part of the development strategy of the draft Local Plan will help give confidence to Marshall to continue to develop their relocation proposals, which in turn will form a critical part of the evidence supporting the Local Plan as it progresses to the proposed submission stage.
- 2.19 Under the agreed Memorandum of Understanding referred to above, the Councils will continue to work with Marshall to complete the capacity testing and design exercise, which will inform policy development for the draft Local Plan.

3 S/CBC Cambridge Biomedical Campus

Issue the plan is seeking to respond to

- 3.1 To provide policy guidance for development on the Cambridge Biomedical Campus, and consider whether exceptional circumstances exist such that further land identified in the First Proposals should be released from the Green Belt and allocated for development as an extension to the Campus.

Policy context update

- 3.2 There have been no changes to the policy context relevant to Cambridge Biomedical Campus that informed the First Proposals.

Summary of issues arising from First Proposals responses

- 3.3 Issues raised in representations included:
- **Support:** Several respondents supported the proposal, noting that it reflected Cambridge's strengths.
 - **Support for improving existing Campus:** Comments hoped a new masterplan could improve traffic flow and amenity in the Campus.
 - **Concern regarding expansion of Campus into Green Belt:** Some respondents questioned the need to expand the Campus after COVID-19, others objected to the expansion due to concerns relating to sustainability, flooding, Green Belt harm, and its potential negative impact upon local birdlife.

New or updated evidence

- 3.4 Greater Cambridge Shared Planning is engaging with Cambridge Biomedical Campus who are exploring ways of making best use of the existing Campus, and seeking further evidence regarding the development needs case for exceptional circumstances for the proposed Campus expansion onto Green Belt land to the south.

Draft policy approach, reasons and alternatives considered

Draft policy approach

- 3.5 The proposed policy approach is that Greater Cambridge Local Plan should include the existing Cambridge Biomedical Campus, to meet local, regional or national health care needs or for biomedical and biotechnology research and development activities, related higher education and sui generis medical research institutes, associated support activities to meet the needs of employees and visitors, and residential uses where it would provide affordable and key worker homes for campus

employees. The councils will continue to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt. Detailed policy requirements including the quantum and nature of the proposed development as well as the timing and phasing of delivery will be addressed in preparing the draft Local Plan, informed by the approach of the plan in respect of water supply and housing delivery.

Reasons for draft policy approach

- 3.6 There are a range of issues with the current campus. As an important location for the City the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- 3.7 In addition to the existing campus, the First Proposals identified a potential further area for release from the Green Belt for development. The First Proposals stated that 'National planning policy is clear that once established, Green Belt boundaries should only be altered in exceptional circumstances, where this is fully evidenced and justified, through the preparation or updating of plans. Given the national and international importance of the Campus in health, life-sciences and biotechnology, and the significant public investment into the area with the new Cambridge South Railway Station, it is considered that it may be possible to demonstrate a case for exceptional circumstances to release land from the Green Belt in this location, but this needs to be balanced with the existing supply of employment land in the area, and the impacts on the environment and how they can be mitigated.'
- 3.8 In terms of the potential Green Belt release, evidence supporting the First Proposals confirmed that there would be harm to the purposes of the Green Belt as a result of the potential release identified, but this harm may be outweighed by the benefits of the development. Issues for consideration include the need for development, and the potential benefits to the creation of an enhanced campus.
- 3.9 The Councils have requested further information from the Cambridge Biomedical Campus (CBC) regarding needs, and why land may be needed in this location. This relates not just to the need for commercial research buildings, but also hospital and medical uses, supporting and community facilities, and residential development. The Councils have also requested further information regarding how further development could improve the existing campus. In response the Biomedical Campus are undertaking a significant masterplanning exercise building on their 2050 vision to explore the future of the campus, which includes engaging with stakeholders and local communities. This has focused on how the policy proposals identified in the

First Proposals could be implemented, rather than the significantly larger proposals that were submitted through the Local Plan First Conversation consultation in 2020.

- 3.10 The Councils will continue to review the evidence and consider need for the site, but currently consider that the case for Green Belt release continues to merit exploration given the national and international importance of the campus and opportunities for its improvement. While the inclusion of the additional land would be a departure from the adopted plans, it is the role of the plan review to consider whether circumstances warrant a different approach.
- 3.11 In weighing up the issues regarding including further development on Green Belt land the Councils will have to consider the loss of agricultural land, and impact on carbon emissions. Additional development will inevitably include a degree of embodied carbon. The standards proposed in the plan seek to reduce operational carbon generation. The location also benefits from significant investment in active travel and public transport infrastructure.
- 3.12 It is crucial that sites like this take strong measures to reduce their need for potable water. This should be considered at a strategic level across the campus. The proposed policy in the First Proposals does not include a specific policy element regarding water supply. In preparing the draft plan it will be considered whether specific criteria should be added to this policy, or whether issues are addressed by Policy CC/WE: Water efficiency in new developments.
- 3.13 The First Proposals suggested a number of policy criteria that would need to be addressed if the additional area adjoining Babraham Road (S/CBC-A) was released from the Green Belt to meet the long-term needs of the Campus. At this stage the section below considers whether these policy criteria are capable of being met, rather than confirming a particular approach or to endorse any specific masterplan proposals.
- 3.14 'Significant Green Belt enhancement in adjoining areas of White Hill and Nine Wells will be required, to provide green infrastructure and biodiversity improvements supporting the objectives of the Strategic Initiative 3: Gog Magog Hills and chalkland fringe. These areas would remain within the Green Belt and are included in the Area of Major Change to highlight that future proposals for built development on the allocated areas must also include green infrastructure and biodiversity improvements within its adjoining open area.'
- 3.15 The Green Belt enhancement would need to focus on biodiversity. This is likely to take the form of enhancement of the agricultural landscape to provide a better environment for wildlife, which will enable public access around specific routes and

locations. Whilst detailed implementation will still need to be resolved the issues identified are considered capable of being suitably addressed at this point.

- 3.16 The relationship with Ninewells Nature Reserve needs to be carefully managed but is capable of being addressed.
- 3.17 'Development is dependent on the successful implementation of a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding road network.'
- 3.18 The campus will benefit from significant transport improvements including the Cambridge South Railway Station and Cambridge South East Public Transport Scheme, which also offers active travel options. A vehicular trip budget approach is capable of being implemented. Whilst detailed implementation still needs to be explored transport issues are considered capable of being addressed.
- 3.19 'A comprehensive landscaping plan, including the delivery of new publicly accessible green space will need to be delivered, to create a soft green edge of the city, to minimise the urbanising effects of the development and help compensate for harm to the Green Belt.'
- 3.20 As stated above, initial work exploring biodiversity mitigation suggests the focus of the land within the wider area of change and White Hill may be best suited to biodiversity enhancement rather than a formal approach to open space, but there would still be opportunities for public access and connections to green infrastructure within the campus and to the wider area. A site masterplan would need to provide comprehensive landscaping plan, including considering the approach to the city edge. Whilst detailed implementation will still need to be resolved, the issues identified are considered capable of being suitably addressed at this point.
- 3.21 Design parameters regarding the scale and height of buildings will be established, to respond to the landscape and townscape of Cambridge.
- 3.22 These detailed matters have not yet been addressed. Further work is being undertaken by the Councils to consider building heights, including heritage impacts, which will be available at the draft plan stage and to inform a future master planning process.
- 3.23 'Development on the additional land will only be allowed to take place when evidence is provided that opportunities on the existing campus have been fully explored and utilised before development takes place on the released land.'

- 3.24 Engagement with CBC so far does indicate potential for significant enhancement of the campus, and the potential for the proposed expansion land to help fund these improvements.
- 3.25 'Given the existing piecemeal development on the biomedical campus, any proposed release must contribute towards improving the wellbeing of campus users and surrounding communities, as well as addressing the spill over impacts on individuals and communities of this intensive employment location.'
- 3.26 There are a range of issues with the existing campus. Whilst there are some fantastic buildings and areas on the site, there are other areas which are underused, and do not provide a good environment for visitors and workers. Connections and movement within the site is also a mixed experience. There are significant opportunities to improve the existing campus. This includes providing a better range of facilities, improved movement corridors, and green infrastructure. This includes consideration of how facilities could also benefit surrounding local communities.
- 3.27 'The high water table and surface water flooding present challenges to development in this area. A comprehensive approach would be required to deliver sustainable drainage systems, which ensure the development is safe, and does not increase risk elsewhere.'
- 3.28 CBC have commissioned detailed flood modelling of the existing and proposed expanded campus, to identify how drainage scheme can serve the campus and avoid increasing flood risk elsewhere. Engagement is taking place with the lead local flood authority and the environment agency.
- 3.29 The First Proposals proposes to require 'An updated masterplan...for the Campus, to improve the overall experience of the site for workers and visitors. This should maximise opportunities to improve the 'legibility' of the Campus by providing a network of cycle and pedestrian routes, high quality new public realm and open space, but in particular explore opportunities to enhance connections with the proposed Cambridge South Railway Station'.
- 3.30 Such a masterplan could be created as a supplementary planning document to the Local Plan, or be agreed through the development management process. The issue will be considered further as the draft Local Plan policy is developed.
- 3.31 Drawing on the above, there is a clear and agreed case to make better use of the existing Campus. The case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement.

3.32 It should be noted that following the First Proposals Consultation an errata was published in relation to this policy approach. An error was identified in the online interactive version of the First Proposals. The third bullet in the Proposed Policy Direction for Cambridge Biomedical Campus (Policy S/CBC) was an error and did not reflect the wording agreed by the Councils for consultation. The interactive web based version of the First Proposals included a different third bullet to the pdf document version which was also available during the consultation. The PDF document version reflects what was agreed by the Councils for consultation and is correct. This error will be addressed at the next stage in the plan-making process. It is intended that an opportunity to make further representations specifically in respect of the paragraph included in error will be given at the next stage of consultation on the emerging plan.

Additional alternative approaches considered

3.33 No additional alternative approaches have been identified beyond those supporting the First Proposals.

Response to issues raised in representations

3.34 Responses to issues raised in representations include:

- **Support:** There is a clear and agreed case to make better use of the existing Campus. The case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement.
- **Support for improving existing Campus:** There is a clear and agreed case to make better use of the existing Campus. As an important location for the City the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- **Concern regarding expansion of Campus into Green Belt:** The Councils will continue to review the evidence and consider need for the site, but currently consider that the case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement. The First Proposals suggested a number of policy criteria that would need to be addressed if the additional area adjoining Babraham Road (S/CBC-A) was released from the Green Belt to meet the long-term needs of the Campus. At this stage we consider that these policy criteria are capable of being met; we will explore them further ahead of draft plan to come to a conclusion regarding the expansion of the Campus into Green Belt.

Further work and next steps

- 3.28 The Councils will continue to develop policies for the draft Local Plan, including:
- Supporting a comprehensive approach to the redevelopment of the existing Biomedical Campus.
 - Continuing to explore and confirm whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt, and if so to propose its inclusion in the draft Local Plan.

Appendix Jan 23-A: Evidence base assessments of 2022 growth levels

Introduction

- 1 For the strategic growth and spatial options (SSOs) in November 2020 our evidence base consultants assessed three consistent housing and jobs growth levels: minimum, medium and maximum. Further to that, in 2021 the same consultants confirmed their assessment of the 2021 Preferred Options housing growth level of medium+ (the medium+ applied a 1:1 commuting assumption to the medium jobs figure, resulting in a modest increase in the 2020 medium homes figure) in relation to those previously tested growth levels, to ensure we had a consistent understanding of impacts (See [Strategy topic paper 2021, Appendix 1B: Evidence base assessments of the medium + growth level](#)).
- 2 We updated our employment and housing evidence to account for latest available data, which has identified updated 2022 minimum, medium and maximum growth levels. We sought to test the impacts of these to inform our decisions regarding the development strategy.
- 3 The approach to assessing the new 2022 growth levels needs to be the same as that undertaken for the medium+ growth level last year. Therefore, we need to reconsider the conclusions from evidence bases and Sustainability Appraisal in relation to the strategic growth and spatial options from November 2020 (the full testing of the minimum, medium and maximum growth levels) and 2021 (the testing of the medium+ growth level), to confirm whether considering the 2022 growth levels could reasonably have been anticipated to have resulted in different conclusions for the previously completed assessments of the growth and spatial options. If the answer to this question is yes we need to consider whether we already have sufficient information to understand what that different conclusion might be, or whether we need to test in full the impact of these updated growth levels.

Analysis

- 4 Our employment and housing evidence consultants identified emerging evidence on employment and associated housing growth levels to inform our plan-making as follows:
 - **2022 minimum housing growth level:** derived from government's Standard Method Local Housing Need and associated employment level,
 - **2022 medium growth level:** derived from the 'central' 'most likely' employment scenario, and the homes required to support those jobs

- **2022 maximum growth level:** derived from updated a 'higher' 'less likely' employment and associated housing scenario

5 The table below provides a comparison of the emerging 2022 figures against all housing growth figures previously tested, including the medium+ figure tested in 2021.

Table 2: Table of emerging 2022 growth levels alongside previous levels tested

Growth levels and difference	2020 SSO minimum	2022 minimum	2020 SSO medium	2021 medium+	2022 medium	2020 SSO maximum	2022 maximum
Growth requirement annual housing figure	1,743	1,769	1,996	2,111	2,463	2,711	2,763
Growth requirement 2020-41	36,700	37,200	42,000	44,400	51,800	56,000	58,100
Total figure to find (growth req. + 10% buffer)	40,300	41,000	46,200	48,840	56,900	62,700	64,000
% of difference between SSO minimum and SSO medium	0%	9%	100%	-	-	-	-
% of difference between SSO medium and SSO maximum	-	-	0%	16%	65%	100%	-

- 6 Regarding these growth levels:
- **2022 minimum housing growth level:** We note that the difference between the 2020 SSO minimum housing growth level of 36,700 homes for the period 2020-41 (or 40,300 including a 10% buffer) and the 2022 minimum housing growth level of 37,200 homes for the period 2020-41 derived from an annual housing growth level of 1,796 (or 41,000 including a 10% buffer) is 500 homes (or 700 including the buffer).
 - **2022 medium housing growth level:** We note that the difference between the 2020 SSO medium housing growth level of 42,000 homes for the period 2020-41 (or 46,200 including a 10% buffer) and the 2022 medium housing growth level of 51,800 homes for the period 2020-41 derived from an annual housing growth level of 2,463 (or 56,900 including a 10% buffer) is 9,800 homes (or 10,800 including the buffer). To give an indication of the scale of change, the 2022 medium growth level is around 65% of the difference between the SSO medium and SSO maximum housing growth levels (SSO medium was 42,000 homes for the period 2020-41 (or 46,200 including a 10% buffer); SSO maximum was 57,000 homes 2020-41 (or 62,700 including a 10% buffer). This compares with the 2021 medium+ that was around 16% of the difference between the 2020 SSO medium and maximum.
 - **2022 maximum growth level:** We note that the difference between the 2020 SSO maximum housing growth level of 57,000 homes for the period 2020-41 (or 62,700 including a 10% buffer) and the 2022 maximum housing growth level of 58,100 homes for the period 2020-41 derived from an annual housing growth level of 2,763 (or 64,000 including a 10% buffer) is 1,100 homes (or 1,300 including the buffer).

Key questions in relation to evidence published supporting the strategic growth and spatial options

- 7 The below questions and overall approach are consistent with the assessment undertaken with regard to the 'medium+' growth level and consulted upon as the 'First Proposals'. The key question to answer is whether consideration of the 2022 updated housing growth levels in relation to the strategic growth and spatial options would have resulted in materially different conclusions relating to the options, such that we need to test in full the impact of these updated growth levels, and in addition whether we need to retest the updated growth levels against all 10 previously tested options.
- 8 To help answer these questions we considered the following sub-questions for each of the evidence bases which completed an assessment of the strategic spatial options:
- a. Are there specific differences between conclusions for different 2020 SSO growth levels (i.e. not just an unquantified increase in the same impact?)

- b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?
- c. If yes to a and b, would this specific conclusion vary by spatial option?
- d. If yes to a and/or b and c, do we have sufficient information to make a conclusion about the impact of the updated 2022 growth scenarios, are we in the process of getting this, or is there a case that we should do substantive additional work to test these, and/or inform a comparative assessment of the previous 10 spatial options already assessed?

Table 3: Responses to questions regarding updated growth levels

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<i>Climate Change:</i> Water	Yes - quantitative assessment completed at strategic options stage. This assessment concluded that the medium growth strategy was feasible but was already stressing the water supply-demand balance locally. The maximum 2020 proposals were considered unsustainable because of the pressure this would place on the supply-demand balance. Subsequently the 2021 medium+ proposals were also considered sustainable.	<p>2022 minimum is a lower growth than 2021 medium+ and is therefore still acceptable.</p> <p>2022 medium is 7,400 homes more than 2021 medium+ (+17%) and likely to present further challenges in how a water supply-demand balance is met without detriment to the water environment. Without knowledge of how Cambridge Water propose to achieve a supply-demand balance it is not possible at this time to indicate whether the 2022 medium proposal is sustainable from a water resources perspective. This situation will be clarified in early 2023 when a new draft Water Resource Management Plan is published.</p> <p>2022 maximum is 13,700 homes more than 2021 medium+ (+31%) and higher still than the 2020 maximum proposals previously considered unsustainable. Hence the 2022 maximum proposal is not considered compatible with sustainable water resources management although this situation will be confirmed when the new draft Water Resource Management Plan is published which will explain future proposals for new imported resources and future management of aquifer abstractions.</p>	No	<p>Water resources constraints are considered more dependent on the quantum rather than the location of the development.</p> <p>Wastewater challenges exist in Cambourne area but conclusions do not vary between growth levels and existing infrastructure improvement plans can accommodate significant growth overall and be locally adapted to accommodate spatial alternatives.</p>
<i>Climate Change:</i> Zero Carbon	Yes - Quantitative assessment completed at strategic options stage.	<p>Modelling the updated growth levels would:</p> <ul style="list-style-type: none"> cause an overall increase in the amount of carbon shown in our modelling, but this should not 	Yes	Remodelling the increased growth figures, without a change in distribution between spatial options would not result in a change to our conclusions.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p>necessarily be seen as a reason to avoid the increased growth – because our tool is not able to account for carbon that occurs outside of Greater Cambridge even if caused by employment growth within Greater Cambridge. If Greater Cambridge artificially limits its own growth, this is likely to squeeze that growth into neighbouring areas and simply ‘hide’ that carbon rather than avoiding it. If that happens, there may actually be even higher carbon emissions in reality if this causes people to commute further or if the homes are built in an area that has worse standards than Greater Cambridge intends to have for net zero carbon buildings. It’s just that our tool would not capture this within Greater Cambridge’s carbon account.</p> <ul style="list-style-type: none"> • Would give a fuller picture of the overall carbon emissions of the growth within Greater Cambridge, but this would only be useful if there are decisions to be made around the implications of addressing that carbon e.g. costs of an area-wide offsetting scheme for transport carbon and embodied carbon; justifying allocation of more sites for renewable electricity generation capacity; programs to more rapidly phase-out fossil fuel cars; etc. 		<p>However, if the significantly higher growth (especially in 2022 Medium scenario) results in a need to change the distribution of growth in the different spatial options – e.g. an additional new settlement or more village growth – then there is a chance that the conclusions might change.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<i>Green Spaces and Biodiversity: Green Infrastructure</i>	No - Qualitative assessments – conclusions identify unquantified increase in the same impacts in relation to the difference between growth levels.	Although the answer to question a is no, LUC consider this to be important commentary: The increase in growth level will exacerbate the effects identified in the previous assessments. However it is unlikely that an updated assessment would report significantly different conclusions in relation to the growth levels previously assessed (assuming the spatial distribution of homes remains as per the previous options).	Yes	The previous assessments present different findings for different spatial options. It is likely that the effects identified would be exacerbated under the higher growth levels. Whether or not a different conclusion would be reached depends on where the increased provision of homes would be provided – this certainly has the potential to result in different assessment findings.
<i>Wellbeing: Equalities</i>	No - No differentiation in conclusion between growth levels tested. Planning for additional development to respond to development needs provides opportunities to address the needs of people with different protected characteristics, for example with different types of homes that are needed and a greater range of jobs. The First Proposals assessment highlighted positive impacts related to age, disability, pregnancy and maternity, race, and issues related to Cambridge being an unequal city and south Cambridgeshire's rurality issues. Additional development would need to be accompanied by community facilities, green spaces and other infrastructure, helping to create more balanced and sustainable communities including by improving access to services and facilities locally. This could also have positive impacts if these supporting needs are met. The extent of benefits and impacts would depend on the scale and location of development, and policies put in place to secure	N/A	N/A	N/A

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	supporting infrastructure and to avoid negative impacts.			
<i>Great Places: Landscape and Townscape</i>	Yes. The qualitative assessment identifies an unquantified increase in impacts in relative terms of changes that may cause relatively greater harm to distinctive local landscape and townscape characteristics/features between the 2020 SSO minimum, medium and maximum growth levels.	It is unlikely that the updated 2022 minimum and maximum growth levels would make a significant material difference to the previous conclusions regarding these SSO growth levels when tested at a strategic level. However, it is likely that the updated 2022 medium growth level would make a significant material difference to the previous conclusion regarding this SSO growth level when tested at a strategic level, due to the substantially higher level of growth proposed.	No, with regards to the updated 2022 minimum and maximum growth levels. Yes, with regards to the updated 2022 medium growth level.	N/A for minimum and maximum growth levels The substantially higher level of growth associated with the updated 2022 medium growth scenario is likely to result in changes that may cause greater harm to distinctive local landscape and townscape characteristics/features, depending on the spatial option. The additional growth is likely to increase the risk of significant conflict with policy for the medium growth scenario, and may change the conclusions on the relative performance of the different spatial options.
<i>Great Places: Heritage Impact Assessment</i>	No - Qualitative assessment – conclusions suggest unquantified increase in impacts in relation to the difference between growth levels.	In terms of the historic environment, the additional growth will most probably increase the risk of significant conflict with policy for the medium growth scenario.	Potentially	The significant changes to the medium growth level may have a material and significant effect on the conclusions on the different spatial options depending on how the additional growth is delivered within each spatial option. We are unable to comment further, or make any assessment, without information on how the additional growth would be delivered under each of the different spatial options. However, we can say that the additional growth will most probably increase the risk of significant conflict with policy for the medium growth scenario; and may change our conclusions on the relative performance of the different spatial options.
<i>Jobs: Employment</i>	Yes - Employment projections were re-run to inform the 2022 housing growth levels, and overall jobs numbers have changed (increased for the medium level but decreased for	Comparing the minimum housing growth levels, the results are the same as the 2020 assessment as the 2022 minimum housing growth levels will not be sufficient to meet forecast employment requirements.	Yes	Conclusions relate to locations <i>per se</i> as best serving specific sector needs, and separately to whether growth levels would meet sector land requirements.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	<p>maximum) from those included in the First Proposals.</p>	<p>For the medium level of growth, there has been a material increase in homes required to meet the medium jobs growth level, which is considered the most likely employment outcome. The revised medium level of homes would be required to meet the revised employment scenario.</p> <p>For the maximum level, there has been a more limited increase in the homes required and the 2020 assessment conclusions are likely to remain the same.</p> <p>There are other factors in the 2022 employment evidence that may influence the SSO assessment, in terms of recommendations for types of floorspace planning, which have increased, separate from the homes and jobs needs due to factors associated with property markets that are not directly influenced by homes and jobs.</p> <p>The standard method scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the minimum scenario. Given the rate of jobs creation in the past, the standard method scenario would constrain job growth. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the standard method,</p>		

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p>however there is uncertainty regarding industrial and warehousing needs.</p> <p>The central scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the medium growth scenario. Given the rate of job creation in the past, the 2022 employment evidence recognises this as the most likely outcome for the Greater Cambridge economy. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the central scenario, however there is uncertainty regarding industrial and warehousing needs.</p> <p>The higher scenario in the 2022 employment evidence is equivalent to the jobs (and therefore homes) in the maximum growth scenario. The current level of floorspace commitments in the Greater Cambridge land supply and First Proposals allocations would provide enough offices and laboratories employment land to meet the needs generated under the higher scenario, however there is uncertainty regarding industrial and warehousing needs.</p>		
<i>Homes</i> : Housing Delivery Study	Yes – SSO findings concluded that an annual housing requirement higher than the medium level may be achievable, but that maximum level is unlikely to be deliverable based on the	The 2022 minimum and maximum growth levels do not make a material difference to the previous conclusions on the 2020 minimum and maximum growth levels. The leap between the 2020 medium and 2021	Yes – the final spatial strategy and site selections will have a bearing on how quickly sites can be brought on	Most conclusions relate to locations per se, and separately to the deliverability of achieving the medium and maximum growth level. Considerations of whether a five year land supply can be delivered varies depending on

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
	current policy framework and evidence for historical precedents.	medium+ to the latest 2022 medium growth level would make a material difference to previous conclusions regarding medium SSO growth levels.	stream and then how quickly they build out.	growth level and spatial option. The material increase in annual housing completions from the 2020 medium and 2021 medium+ to the 2022 medium will require significant new sources of supply over and above the additional allocations proposed in the First Proposals version of the Local Plan. Therefore additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable.
<i>Infrastructure:</i> Transport Evidence	Yes - Quantitative assessment completed at strategic options stage.	<p>The levels of growth suggested in the latest information are broadly within the range of growth already tested in the 2020 Spatial Option tests and therefore we are content that there will not be a significant impact on the ability of the transport network to accommodate the proposed growth. Given that the revised 'high growth scenario' is only relatively small increase in dwellings (1300-1400) above what was previously tested, this summation remains true.</p> <p>It possible that there may need to be additional mitigation both across the local plan area and on a site-by-site basis as a result of the higher levels of growth. It is also possible that the phasing of both development and mitigation would need to be revised to ensure the phasing of the higher level of development did not result in increased highway impacts before the planned mitigation is introduced.</p>	Yes	<p>The revised growth levels do not significantly change the conclusions made in relation to the Spatial Options tested in 2020 providing that the additional growth was located in line with the hierarchy of transport performance for development in different areas in line with the transport evidence report.</p> <p>The relative performance of the different development areas (edge of Cambridge/new settlement) is broadly consistent across the spatial options tested and therefore the conclusions are unlikely to change.</p> <p>Due to the range of development options tested to date and the conclusions these tests enabled us to arrive at, we have sufficient information to be able to draw conclusions on any updated options of this scale. Any final, agreed development scenario would be subject to a further test in order to be taken forward to the draft plan.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<p><i>Infrastructure:</i> Infrastructure</p>	<p>Yes - In our earlier studies, the first step was to assess the 'balance of homes to find'. This equals the total number of new homes minus the number of new homes already committed (i.e. with planning permission). Future infrastructure needs are driven by the 'balance to find', because the new homes already committed can be served by infrastructure capacity already existing or committed; otherwise those homes would not have been granted planning permission.</p> <p>The 2020 Spatial options Infrastructure Delivery Plan Spatial Options assessment, prepared by Stantec, identified the growth levels and calculated the balance to find.</p> <p>The report raised concerns about the ability of the maximum level of growth to achieve the required open space on site due to the density assumptions made (although this could be overcome by using more efficient forms of open space / sports provision) and water targets. The minimum and medium did not raise concerns.</p> <p>The Preferred Option tested in 2021 (referred to as Medium+) had a 'balance to find' of 12,000 homes 2020-41, but because the supply ran to 12,440, this higher figure was tested. That work considered whether this balance to find (higher than the 9,800 in the 2020 medium growth option) generated concerns beyond the medium option tested previously, and the answer was not materially.</p>	<p>Comparing the 2022 minimum growth option with the 2020 minimum, the new 2022 data generates a higher growth target, but only an additional 700 homes (including the buffer), and given the higher supply and additional delivery (faster delivery at Northstowe and Waterbeach), the balance to find under the minimal option is less than it was under the 2020 minimum scenario (2,300 homes compared to 3,900 homes), and thus the new data makes no material difference to our previously drawn conclusions.</p> <p>Comparing the 2022 <u>medium growth option</u> with the 2021 Medium+ Preferred Spatial Option, overall proposed growth in homes based on the new data is approximately 8,000 higher. Supply has increased by 800 and additional (faster) delivery is anticipated at Northstowe and Waterbeach, which increases committed supply by 2,300. However, the balance to find based on the new 2022 growth levels rises to 18,300 homes, an increase over the 2021 Medium+ of approximately 6,000 new homes, a rise of almost 50%. What is also apparent is that the balance to find for the medium growth option based on the current data, is in excess of the maximum tested in 2020, in respect of which we had raised concerns (17,700 homes vs the updated figure of 18,300). This is a specific and significant difference.</p>	<p>Yes</p>	<p><u>2022 minimum growth option: no.</u> Our previous conclusions still stand regardless of spatial option.</p> <p><u>2022 medium growth option: yes.</u> An additional 6,000 homes to find over and above the Medium+ preferred option is equivalent to three quarters of another fully built out NEC. Existing infrastructure capacity and future requirements vary by location and therefore the different spatial options will have different infrastructure requirements to deliver the additional homes.</p> <p><u>2022 maximum growth option: yes.</u> With the reduction in the number of homes delivered through faster growth from 8,600 to 1,500, the balance to find is 7,600 higher than previous, and this significant increase is likely to lead to different conclusions because to deliver the additional homes the different spatial options will have different infrastructure requirements.</p> <p>By adjusting housing density assumptions it may be possible to provide a higher proportion of the land area to meet the increased infrastructure requirement, but the scale and cost of that infrastructure requirement is directly related to the number of homes and population, and the new 2022 growth levels do increase this substantially.</p> <p>In our previous studies, we concluded that the maximum option of 17,700 'balance to find' homes would be difficult to accommodate in</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		<p><u>Comparing the 2022 maximum growth option</u> with the 2020 maximum, the new data adds a further 1,300 homes to the maximum growth option, which is more than balanced by the higher supply and faster delivery of the existing committed new settlements. However, we understand that the 8,600 homes previously identified to be delivered in the plan period (the additional faster delivery referred to in above) has now been scaled back to the 1,500 homes identified in the table below, i.e. this means there is a further 7,100 homes to find in the plan period. On this basis the balance of homes to find under the maximum growth option increases substantially to 25,300 (up from 17,700), which will lead to specific differences in the conclusions now reached.</p> <p>Thus, at this stage without rerunning the assessment in full, we expect that the new medium and maximum growth levels will make a material difference to our previous conclusions. Indeed, given the new data (for both medium and maximum) raises the housing unit balance above the maximum tested previously (the 2020 level), it is highly likely that the additional housing would generate significant infrastructure needs over and above the maximum needs we estimated in earlier studies. The minimum growth option has a lower balance of homes to find than the earlier studies, and so does not make a material difference to previous conclusions.</p>		<p>terms of infrastructure provision. Considering the new 2022 data, including the increases in committed supply and faster delivery, the medium growth option represents a 50% increase on the 'balance to find' homes compared to the earlier medium, and is a higher figure than the earlier maximum, and the new maximum is 43% higher than the 2020 maximum. Therefore, both growth options are likely to be even more difficult to accommodate than the 2020 maximum, in respect of which we had concerns.</p> <p>In summary:</p> <ul style="list-style-type: none"> - For the medium and maximum growth options the 2022 version will result in substantially higher infrastructure requirements, irrespective of spatial options (the location of growth). But the extent and nature of those requirements will vary by spatial option, because existing infrastructure capacity and future requirements vary by location. - For the minimum growth option, our previous conclusions still hold, irrespective of the spatial option chosen.

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
<p><i>Infrastructure:</i> Viability</p>	<p>Not substantively</p> <p>Our viability work is delivered through assessing the viability of 'typology sites' – effectively hypothetical sites typically categorised by type (greenfield/brownfield) and value zone. These do not take account of a cumulative number of housing across the local authority area. Therefore, the change in the number of units required in the Local Plan would be unlikely to influence the designation of typologies. We also carried out more detailed analysis of strategic sites – namely the North East Cambridge Area Action Plan, Cambridge East Airport, and Cambourne. If the number of units expected to be delivered within those strategic sites was to change, then it would have an impact on the viability, although given the high density of the modelling for the NECAAP site, we anticipate there would be limited capacity for additional units on the NECAAP site, and additional housing would have to go elsewhere in the area. Therefore again this would have no direct impact on how we set up and tested our work.</p>	<p>There are two circumstances where we think there may be an impact on our work:</p> <p>1) Infrastructure costs – we have received the commentary from IDP with regard to the impact on their IDP cost conclusions. This would have a knock-on impact on our viability work, as we used costs provided by Stantec as an input in our viability appraisals.</p> <p>a. In the 'Greater Cambridge Local Plan Report: First Proposals (Preferred Options)' dated Aug 2021, we did not have final infrastructure figures from Stantec, but we used a figure of £30,000 per unit based on the interim report.</p> <p>b. In the 'NECAAP Viability Assessment' dated Dec 2021, more detailed cost information was provided by Stantec, therefore an infrastructure figure of £28,187 per residential unit, and £216 per sqm for commercial development was applied.</p> <p>Therefore, any increase on those costs would have an impact on the viability outcomes. However, until we receive any figures from Stantec, we are unable to run any revised modelling to assess the level of impact it would have on the viability. Given the change in the economy over the last year – since when house prices have risen (and likely have peaked), build costs have continued to rise etc, it would be recommended that the full</p>	<p>Yes</p>	<p>Additional strategic sites - if in order to meet the higher need, the Councils identify any additional strategic sites to locate a large number of the units, then that may need to be specifically modelled individually as well.</p>

Evidence theme/evidence base	Response to question a: Are there specific differences between conclusions for different 2020 SSO growth levels?	Response to question b. If yes to a, do the updated 2022 minimum, medium and maximum growth levels make a material difference to previous conclusions regarding SSO growth levels?	Response to question c: If yes to a and b, would this specific conclusion vary by spatial option?	Response to question c: comments
		viability models are tested with all inputs updated, not just infrastructure.		
Habitats Regulations Assessment	No - To assess the impacts of a plan in relation to HRA, it is necessary to understand the broad locations of proposed growth. As such, our previous assessments have considered the impacts of each spatial option based on the primary location of growth until a more detailed assessment can be completed rather than looking at the impacts of the plan at each growth level over the plan period. Therefore, the re-running of the evidence testing of the strategic spatial options against a new growth level is not considered to result in materially different outcomes to our November 2020 and August 2021 conclusions.	N/A	Yes	Should there be changes to the spatial options, then an assessment would need to be conducted to determine the potential impacts of the plan against the new/changed spatial options.

Conclusions

- 9 These conclusions seek to answer question d above: if yes to a and/or b and c, do we have sufficient information to make a conclusion about the impact of the updated 2022 growth scenarios, are we in the process of getting this, or is there a case that we should do substantive additional work to test these, and/or inform a comparative assessment of the previous 10 spatial options already assessed?
- 10 On the basis of the above:
- As shown in table 3, all evidence bases note that the significant difference between the 2022 medium and the previous 2020 medium and 2021 medium+ growth levels would result in material differences to conclusions made regarding those earlier growth levels. Evidence bases considered that difference between the 2022 minimum and the 2020 minimum was not material; most evidence bases with the exception of infrastructure and viability considered that the difference between the 2020 maximum and 2022 maximum was not material.
 - A synthesis of evidence base findings that provided an initial commentary on the likely impacts of the new 2022 medium growth level is presented in the main body of the Strategy topic paper: Development Strategy Update. Initial exploration of the growth levels has been completed in the Housing Delivery Study Addendum published alongside this topic paper. Further assessment of the impacts of the 2022 growth levels for water and housing delivery will be undertaken to inform the draft plan development strategy.
 - Noting the significant increase presented by the 2022 medium in relation to the 2020 and 2022 medium figures, all evidence bases stated that the location of that additional growth would have a material bearing on its impacts.
 - Informed by the responses from the various evidence base consultants in the table above, the Councils will explore and confirm the need or otherwise for any further strategic options testing, once we have confirmed a growth level that is deliverable in housing delivery and water supply terms, and once we have identified a distribution to meet this growth level.

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Greater Cambridge Local Plan Consultation Statement

Development Strategy Update (Regulation 18 Preferred Options)

January 2023

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1. Introduction

1.1 The Greater Cambridge Local Plan Consultation Statement sets out at each stage of plan-making how Cambridge City Council and South Cambridgeshire District Council have undertaken consultation, and propose to undertake consultation, in preparing the Greater Cambridge Local Plan. The Consultation Statement is updated at each stage in the process to add information on consultations that have taken place since it was last published.

1.2 This Greater Cambridge Local Plan Consultation Statement: Development Strategy Update (Regulation 18 Preferred Options) relates specifically to representations relevant to decisions being taken in early 2023 with regard to the development strategy and key strategic sites as set out below. Representations relating to other topics will be taken into account in the preparation of the full draft plan in due course.

1.3 This Consultation Statement builds on the content set out in, and should be read in conjunction with:

- [GCLP First Proposals Consultation Statement \(September 2021\)](#) – this reports on engagement and consultation held prior to the First Proposals consultation, and set out the approach to consulting on the First Proposals; and
- [Report on First Proposals Consultation \(June 2022\)](#) - this provides an overview of the First Proposals consultation, the activities undertaken to encourage participation, and how many people were reached.

1.4 This Consultation Statement cross-refers to, and can be read in conjunction with, the Strategy topic paper: Development Strategy Update (Regulation 18 Preferred Options) (January 2023).

2. What's in this version of the Consultation Statement?

2.1 This Consultation Statement: Development Strategy Update provides a summary of the main issues raised by representations to the First Proposals consultation, and how they have been taken into account in the development of the Plan, only insofar as they are relevant to the decisions being made in early 2023. These decisions address the following topics:

- Identification of updated objectively assessed needs for development;
- Consideration of issues affecting delivery of jobs and homes; and

- Identification of priority sites for development, within a potential wider development strategy yet to be determined.

2.2 As such, this Consultation Statement includes responses to representations on selected elements of the following policies, as follows:

- Appendix A: Summaries of Representations and Responses – Development Strategy
 - S/JH: New jobs and homes
 - S/DS: Development strategy
- Appendix B: Summaries of Representations – North East Cambridge, Cambridge East, Cambridge Biomedical Campus
 - S/NEC: North East Cambridge
 - S/CE: Cambridge East
 - S/CBC: Cambridge Biomedical Campus

2.3 In addition to the above:

- Within Appendix B, representation summaries are also included for S/CB Cambourne and S/NS New settlements as representations to these policies touch on strategy issues of housing delivery, with responses to main issues arising addressed under S/DS Development Strategy.
- Appendix C: Summary of Representations on Strategy: Quick Questionnaire is also included – responses to these representations are provided as relevant within the response to the policy they are associated with.

2.4 Representations on topics not addressed in this Consultation Statement are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time. A full Consultation Statement will be completed to support the draft plan consultation.

3. Note about Duty to Cooperate

3.1 The duty to cooperate is a legal test that requires cooperation between local planning authorities and other public bodies to maximise the effectiveness of policies for strategic matters in Local Plans. The Strategy topic paper: Development Strategy Update (Regulation 18 Preferred Options) addresses Duty to Cooperate matters so far as they relate to the decisions being taken in early 2023. A separate Greater Cambridge Local Plan Duty to Cooperate Statement of Common Ground setting out an updated position regarding the main areas of common and uncommon ground with relevant partners on strategic cross-boundary matters will be completed to support the draft plan consultation.

4. Consultation Statement approach

Approach overview to summarising representations and responding to main issues

4.1 The approach taken to identifying the main issues raised by representations to the First Proposals consultation, and how they have been taken into account in the development of the Plan insofar as they are relevant to the decisions being made in early 2023, as set out in the appendices to this Consultation Statement, is as follows:

- Representations Executive Summary – provides a summary of main issues raised by representations to that policy
- Response to representations – provides a brief response to the main issues raised by representations to that policy (this response is consistent with the responses to representations set out in the Strategy Topic Paper: Development Strategy Update, which draw on the fuller narrative within that document)
- Table of representations – summarises issues raised in representations in more detail, with associated representation names and numbers

4.2 For the avoidance of doubt, the Councils have taken all representations to the First Proposals relevant to the decisions being made in early 2023 into account in developing this iteration of the Plan. The appendices which follow are not directed at specific representations but identify and address the main issues raised within representations.

Specific features within the approach to summarising representations and responding to main issues

4.3 Note that on several occasions representations were submitted to a section that were considered to be more relevant to another policy. For example, some responses attributed to ‘How much development and where’ and ‘New settlements’ were relevant to Policy S/JH Jobs and Homes. Such representations have been moved to the relevant policy’s table of representations within the appendices; main issues arising have also been responded to the relevant policy. Representations which have been moved in this way are denoted with an asterisk in the following format: Representation number* (Name of respondent). Other representations were submitted to one policy but were more relevant to another policy. We have kept such representations where they were submitted, but have responded to the main issues arising in the most relevant policy.

4.4 Sub-sections reporting the number of representations for a policy show a figure representing the number of representations attributed to that section or policy within our consultation system. This figure does not take into account any representations moved in the way described above.

4.5 Abbreviations used in the appendices include:

- PC= Parish Council
- DC= District Council
- TC= Town Council

Appendix A: Summaries of representations and responses – Development Strategy

Introduction

This appendix includes summaries, by policy, of the main issues raised in representations and provides a summary response; a fuller narrative is provided in the Strategy Topic Paper: Development Strategy Update.

Decisions being taken in early 2023 relate only to limited aspects of the development strategy and only those issues are addressed in the responses to representations below. Representations on topics not addressed in the responses below are not relevant to those decisions, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Greater Cambridge in 2041: consultation format and process

Consultation format and approach

Hyperlink for all comments

Open this hyperlink- [Greater Cambridge in 2041](#) > then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 240 (albeit see note below)

Note

Whilst the webpage linked above effectively included only the vision and aims, a significant proportion of comments attached to this webpage relate to the development strategy, consultation approach and plan process. Comments shown in this section relate only to consultation approach. Comments relating to Vision and Aims were published for the JLPAG meeting held on 4th October. Comments relating to development strategy have been moved to either S/JH or S/DS as relevant. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations executive summary

Some representations commented on the format and approach to consultation. Regarding consultation format, a few comments by community organisations noted the complexity of information provided and requested simpler presentation; a few individuals noted challenges in responding via electronic means; Campaign for the Protection of Rural England argued that more hard copies should have been made available in accessible locations. Regarding consultation approach, a number of comments suggested that the

consultation was premature and should have waited for greater certainty, for example in relation to regional water planning processes, and that there should have been greater consideration of the interrelationship of this consultation with other related consultations including those run by Greater Cambridge Partnership. Other comments suggested specific amendments or corrections to diagrams or wording in the consultation.

Response to representations

Representations on this topic are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to these issues will be provided at that time.

Table of representations: Consultation format and approach

Summary of issues raised in comments	Comments highlighting this issue
Welcome opportunity to comment and largely support approach taken. Appreciate digitally presented and structured documentation to make it as accessible as possible to everyone. Use of maps and diagrams is effective. Ability to explore documentation through “themes” and “maps” is particularly helpful way of organising.	59705 (Central Bedfordshire Council)
Note the complexity of information. Not easy for people to understand the proposals sufficiently to meaningfully comment. Ask that future consultations use simpler language and format.	59717 (Swavesey PC)
Consultation Process - pleased with opportunity to engage to the extent it is able. But convoluted process, material is voluminous, 60 policies and maps difficult to interpret electronically, militates against inclusion of diverse age and socio-economic groups in a rural population. Further thought needed into reducing complexity but increasing inclusion, accessibility, and meaningfulness of consultation.	59858 (Barrington PC)

Summary of issues raised in comments	Comments highlighting this issue
Economic and social consequences of pandemic and its aftermath could be significant, yet no assessment of any possible future changes is built into proposals. A delay to consultation would give time for some indications of impacts relating to local jobs and housing to emerge and be integrated.	60250* (T Orgee), 58896* (R Donald)
Questionable issues of timing. Premature plan because too many key facts which will inform it remain unavailable; Making Connections, Cambridge Eastern Access, LTCP consultation, Water Resources East Regional Water Plan, Ox-Cam Arc. Also, relationship to UK Innovation and Cambridge-Norwich Tech Corridors, driven by business interests but little public debate and not part of accepted national strategy.	59545 (Campaign to Protect Rural England)
Democratic deficit in process and evidence basis. Engagement events planned at too short notice.	60240 (Federation of Cambridge Residents' Associations)
Democratic deficit in process and evidence basis. Sewage in rivers and chalk streams is of national concern, not part of Water Resources East remit. Consultation on regional water plan summer 2022. Plan appears inordinately influenced by unelected Greater Cambridge Partnership, has business interests on its board. Consistent with self-appointed Arc Leaders Group promoting Ox-Cam Arc. Modelling used to inform CPIER, cited in Employment Land and Economic Development Study, does not take into account social and environmental issues.	60240* (Federation of Cambridge Residents' Associations)
Webpage wording discourages feedback whilst saying it welcomes it. Emailed response because couldn't see another way of responding that wasn't the quick questionnaire.	59436 (Anonymous)
<p>Concerns regarding the consultation approach including:</p> <ul style="list-style-type: none"> • Concern at length and complexity of information in technical documents; combined with over-simplification of consultation material, making it difficult to get a sense of the whole proposition. • Concern that the consultation was not easily accessible to those without computer and internet access; only very limited availability to the documents in hard copy at public 	59540 (Campaign to Protect of Rural England)

Summary of issues raised in comments	Comments highlighting this issue
<p>locations; information regarding location of available documents was not included in public notice.</p> <ul style="list-style-type: none"> • Public events were not accessible to more rural areas of the district • Overlap in timing with related Greater Cambridge Partnership consultations • Overlap with consultation and development of Combined Authority's Local Transport and Connectivity Plan • Premature ahead of confirmation of water supply 	
<p>All offered response formats are inadequate. Consultation makes too many assumptions, and demands a formulaic response to a complex and interconnected series of issues.</p>	59459 (Cambridge Labour Party Environment Forum)
<p>Short tick-box 'survey' and your 'detailed response' mechanisms wholly unsatisfactory. Options to use phones, apps etc. are of zero benefit; I do not own a smart phone.</p>	60209 (J V Neal)
<p>Introduction should make the plan period more obvious</p>	56872 (J Prince)
<p>Graphic of tree is misleading as it suggests the proposals represent best way of achieving the benefits, whereas the benefits either already exist or can be achieved by other and less damaging means. Use of the image therefore indicates a significant flaw underlying the proposals.</p>	59598 (M Lynch)
<p>Misleading omission of housing proposed as part of Cambridge Biomedical Campus in Figure 4</p>	56963* (Trumpington Residents Association)
<p>Figure 33 not all of the annotations are correct. For example new allocations at Gt Shelford and Duxford should be purple.</p>	59645 (Historic England)
<p>Glossary - Please add Scheduled Monument and Registered Park and Garden, significance, and setting.</p>	59688 (Historic England)
<p>Glossary - Welcomes inclusion of 'waterways and bodies of water' (page 358) in definition of green infrastructure. Term blue and green infrastructure could equally be used. Welcome inclusion of water, waste, and green infrastructure in definition of infrastructure (page 360). Text for SuDS (page 366) requires editing.</p>	60485 (Anglian Water Services Ltd)

How much development and where?

Hyperlink for all comments

Open this hyperlink- [How much development and where?](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 92 (albeit see note below)

Note

Content in the webpage linked above provided a narrative overview of the proposed strategy. All comments responding to this page relate to the development levels and strategy. Within this document, these comments have been moved to either policy S/JH or policy S/DS as relevant. Representations which have been moved in this way are denoted with an asterisk in the following format: Representation number* (Name of respondent).

S/JH: New Jobs and Homes

Hyperlink for all comments

Open this hyperlink- [Policy S/JH: New Jobs and Homes](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol

Number of Representations for this section: 189 (albeit see note below)

Note

A small number of representations attributed to 'How much development and where' and 'New settlements' were relevant to Policy S/JH and have therefore been included in the table below. Representations which have been moved in this way are denoted with an asterisk in the following format: Representation number* (Name of respondent).

Representations executive summary

A number of comments, in particular those also promoting specific development sites, welcomed the decision to exceed the housing target derived from the national 'standard method' for calculating the number of new homes. However, they also stressed the economic strengths of Greater Cambridge and, therefore, wanted the higher jobs forecast to apply and for this to influence a higher housing target. Evidence cited to inform this view included the Cambridgeshire and Peterborough Independent Economic Review (CPIER) 2018, historic growth trends, housing affordability and the ongoing need to reduce in-commuting to Greater Cambridge. In many cases, references to this evidence were linked to the promotion of individual development sites not included in the Plan. Some respondents wanted to see the housing target regarded as a minimum, which should be reviewed regularly in relation to jobs growth. A considerable amount of detailed technical evidence was provided which challenged the methodology for and approach to calculating the jobs and homes targets. This included concerns about the approach not taking account of suppressed demand in past trends, recognising that historically employment growth across the area has been higher than forecasted.

Conversely, a range comments, particularly from individuals, parish councils, residents' associations and other organisations, questioned the need for the levels of growth included in the Plan. Concerns raised included the effect on climate change; the availability of water supply and the associated impacts on our area's chalk streams; the effect of development on water quality; insufficient transport and healthcare infrastructure; a reduced quality of life for existing residents and a harmful impact on local character. Some respondents noted the challenges associated with accurately forecasting jobs and homes over the plan period, due particularly to the effects of Brexit, the Covid-19 pandemic and higher levels of homeworking. Reference was also made to the importance of taking account of the 2021 Census. A number of respondents expressed concern that housing targets for Neighbourhood Areas are likely to dissuade areas from preparing Neighbourhood Plans; others wanted to see more land allocated in sustainable rural settlements to support local services.

Response to representations

The Greater Cambridge Economic Development, Employment Land and Housing Relationships report (EDELHR) was completed in 2022 to update our understanding of employment and housing needs for the draft plan stage. This report comprises a proportionate check of the published Employment Land and Economic Development Evidence Base 2020 (ELEDs) and the associated Housing and Employment Relationships Report 2020, drawing on latest jobs growth data, COVID-19 and home working trends, Census 2021, and accounting for substantive representations to the First Proposals.

The response to representations relevant to this policy includes:

- **Arguments to consider higher jobs/homes figures:** The EDELHR takes a robust approach to calculating the most likely employment outcome, allowing for future cycles and shocks. The EDELHR stated that the higher employment scenario is 'a less likely outcome as it overly relies on the continuation of recent high rates of overall growth'. As such, the 2022 maximum level of homes, associated with the higher employment scenario, is not considered to represent the objectively assessed need for homes in Greater Cambridge, and would therefore not be a reasonable alternative.
- **Arguments to adopt Standard Method minimum homes:** Regarding comments questioning why we should plan for more than government's Standard Method minimum, the EDELHR found that planning for the Standard Method housing figure set by government would not support the number of jobs expected to arise between 2020 and 2041. It would also

be a substantially lower annual level of jobs provision than has been created over recent years. Planning for this housing figure would risk increasing further the amount of longer distance commuting into Greater Cambridge, with the resulting impacts on climate change and congestion. As such, 2022 Standard Method local housing need and the related number of jobs that that would support, are not considered to represent the objectively assessed need for homes and jobs in Greater Cambridge, and would therefore not be a reasonable alternative. Responses to comments regarding the negative implications of growth are relevant to provision of homes and employment floorspace in response to identified needs. As such they are addressed in Policy S/DS: Development strategy.

- **Methodology and jobs forecasts challenges:** The EDELHR takes a robust approach to identifying the most likely jobs forecast, drawing upon latest available data in a way that is consistent with the approach taken in the published ELEDs. The approach to identifying the housing that would be needed to support this incorporates an assumption of providing opportunities for workers in those additional jobs to live close to where they work, thereby mitigating against additional longer distance commuting beyond that assumed by Standard Method. This approach would also help limit further affordability pressures associated with housing delivery lagging behind employment, in contrast to the alternative of identifying our need to be the Standard Method housing figure.
- **Need to account for COVID-19 and other changes:** The EDELHR approach takes account of latest jobs growth data, COVID-19 and home working trends and Census 2021 data and interviews with stakeholders.
- **Planning for industrial space:** The EDELHR considers updated property market data, supply trends and market signals as part of its recommended approach to identifying industrial/warehousing sector needs.

Table of representations: S/JH: New Jobs and Homes

Summary of issues raised in comments	Comments highlighting this issue
<p>The higher job forecast across the Plan period should be used and thereby a greater number of homes are required as:</p> <ul style="list-style-type: none"> • The lower figure does not take on board CPIER forecasts. • Cambridgeshire and Peterborough Economic Review (CPIER) 2018 has recognised that there has been a higher rate of economic growth than forecast, predicts this growth 	<p>Other Organisations 60518 (Cambridge Ahead)</p> <p>Developers, Housebuilders and Landowners 56711 (KB Tebbit Ltd), 57112 (Cambridge District Oddfellows), 56894 (RWS Ltd), 56993 (Hastingwood</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>will continue and states that doubling economic output by 2040 is realistic.</p> <ul style="list-style-type: none"> • The Cambridgeshire and Peterborough Devolution Deal indicates that higher levels of growth should be planned for the Greater Cambridge • The lower figure does not reflect the anticipated growth aspirations of the Oxford to Cambridge Arc Spatial Framework and the key role of Greater Cambridge in achieving them • the lower figure does not reflect the fact that the economic success of Greater Cambridge and its sectors are of national and international importance. • The lower figure does not reflect previous trends - a historic reversion to the mean would show that the most acceptable Plan projection to be KS1 (2.1% p.a.) • The draft Plan, knowingly, focuses only on the 'most likely' of just two employment growth scenarios, with no weighting given to the scenario that is based on the most recent trends. Were weighting to be given to the scenario that is based on the most recent trends, it is likely that the associated housing requirement would increase by c. 9% to 48,300 homes. • Preferred option is based on an employment growth rate to 2041 for life sciences and other key sectors as the lower quartile between the EEFM baseline and the historic growth rate between 2001-17, therefore planning for reduced economic development in those sectors 	<p>Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd), 57120 (KG Moss Will Trust & Moss Family), 57149 (Southern & Regional Developments Ltd), 57192 (European Property Ventures - Cambridgeshire), 57196 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57329 (Clarendon Land and Development Ltd), 57341 (HD Planning Ltd), 57344 & 58496 (Bloor Homes Eastern), 57472 & 57473 (Vistry Group - Linden Homes), 57513 (R2 Developments Ltd), 57543, 57546, 57552, 57555 & 58476 (Cheveley Park Farms Limited), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 57892 & 58527 (Martin Grant Homes), 58002 (Imperial War Museum/Gonville and Caius College), 58151 (Hill Residential), 58185 (Enterprise Property Group Limited), 58189 (SmithsonHill), 58216 (Hallam Land Management Limited), 58253 (Bletsoes), 58273 (Pigeon Land 2 Ltd), 58301 (University of Cambridge), 58360 (Hill Residential Ltd and Chivers Farms Hardington LLP58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58454 & 58504 (Hill Residential Limited), 58529 (MacTaggart & Mickel), 58542 (Artisan UK Projects Ltd), 58556, 58958, 59108, 59241, 59737 & 59738 (Endurance Estates), 58583 (Endurance Estates - Caxton Gibbet Site), 58637 (Abbey Properties Cambridgeshire Limited), 58659 & 58683 (Wates</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There is a need to provide housing for employees and overcome existing severe difficulties recruiting talent for the knowledge-based jobs that are being created in the Cambridge area. • There is a need to improve housing affordability and to ensure that it does not become worse. • There is a need to reduce in-commuting. • There is an existing imbalance between rates of economic growth and housing delivery in Greater Cambridge. • If a correct balance between jobs and houses is not achieved, this runs the risk of further increasing house prices. • The significant momentum and political weight behind funding, infrastructure improvements and growth initiatives in Greater Cambridge. • Using the lower figure means Greater Cambridge would be planning for growth comparable to area's that do not have GC's unique life sciences cluster. This will undermine the 'Cambridge Phenomenon' that has been gathering pace since the 1960s, but is only now starting to convert the academic advances in life sciences into commercial success. • To provide flexibility to support the significant economic growth in the area. • The Covid-19 pandemic has highlighted the importance of all aspects of life science research. • Technical issues with the employment modelling used. 	<p>Developments Ltd), 58661 (The Church Commissioners for England), 58727 (Trumpington Meadows Land Company), 58795 (Redrow Homes Ltd), 58902 (Ely Diocesan Board of Finance), 58909 (Clare College, Cambridge), 58946 (North Barton Road Landowners Group), 58954 (Jesus College - working with Pigeon Investment Management and Lands Improvement Holdings - a private landowner and St John's College), 59075 (L&Q Estates Limited and Hill Residential Limited), 59142 (Silverley Properties Ltd), 59319 (Bridgemere Land Plc), 59475 (Cheffins), 59832 (MCA Developments Ltd), 60147 (U&I PLC and TOWN), 60185 (Home Builders Federation), 60218 (Thakeham Homes Ltd), 60244 (Bidwells), 60262 & 60266 (Gonville & Caius College), 60267 (The White Family and Pembroke College), 60270 (Commercial Estates Group), 60294 (Miller Homes - Fulbourn site), 60301 (Miller Homes - Melbourn site), 60309 (Gladman Developments), 60322 (Daniels Bros (Shefford) Ltd), 60509 (Taylor Wimpey UK Ltd), 60540 (Beechwood Homes Contracting Ltd), 60546 (Thakeham Homes Ltd), 60562 (Countryside Properties), 60567 (Countryside Properties – Fen Ditton site), 60578 (Martin Grant Homes), 60608 (Endurance Estates – Orwell site), 60609 (CALA Group Ltd), 60623 (NIAB Trust – Girton site), 60631 (NIAB Trust), 60667 (Mill Stream Developments), 60758 (U+I Group PLC), 56480 (V Chapman), 56488 (D & B Searle), 56516 (RJ & JS</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> No account is taken of reductions in floorspace, the demand for logistics and data centres, and the fact most of the supply is not available until post 2041. 	Millard), 58627 (R Grain), 56498 (W Grain), 57061 (C Meadows), 57102 (J Francis), 57300 (AJ Johnson), 58145 (J Manning), 58363 (D Moore), 58789 (S Grain), 60385 (David Wright), 60477 (P,J & M Crow)
<p>Questions/concerns whether sufficient upward adjustments to the housing requirement have been made to meet the requirements of Section Id.2a of the Planning Practice Guidance on Housing and economic needs assessment to take into account:</p> <ul style="list-style-type: none"> growth strategies strategic infrastructure improvements housing affordability 	<p>Developers, Housebuilders and Landowners 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57112 (Cambridge District Oddfellows), 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58902 (Ely Diocesan Board of Finance), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN), 57061 (C Meadows), 57102 (J Francis), 57300 (AJ Johnson), 58145 (J Manning)</p>
<p>There is a recognition amongst national and local agencies that there is a need to substantially increase housing delivery in Greater Cambridge to support economic growth and address significant housing affordability issues.</p>	<p>Developers, Housebuilders and Landowners 58145 (J Manning), 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57300 (AJ Johnson), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Site), 57682 (Endurance Estates - Bassingbourn Sites), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58709 (TWI), 58902 (Ely Diocesan Board of Finance), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN), 57061 (C Meadows), 57102 (J Francis)</p>
<p>The higher growth level option will require infrastructure funding, but there are existing transport improvements already planned for Greater Cambridge and further investment in infrastructure (e.g. water and electricity) will need to be secured as part of the Oxford to Cambridge Arc.</p>	<p>Developers, Housebuilders and Landowners 56993 (Hastingwood Developments), 57050 (CEMEX UK Properties Ltd), 57061 (C Meadows), 57081 (Shelford Investments), 57092 (RO Group Ltd); 57102 (J Francis); 57112 (Cambridge District Oddfellows); 57120 (KG Moss Will Trust & Moss Family); 57196 (MPM Properties TH Ltd and Thriplow Farms Ltd), 57344 & 58496 (Bloor Homes Eastern), 57633 (Dudley Developments), 57647 (Endurance Estates - Balsham Site), 57682 (Endurance Estates - Bassingbourn Sites), 58145 (J Manning), 58185 (Enterprise Property Group Limited), 58367 (Hawkswren Ltd), 58424 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58946 (North Barton Road Landowners Group), 60147 (U&I PLC and TOWN)</p>
<p>Marshall recognises the level of growth that has been put forward by the GCSP and the proposed delivery of a number of homes that exceeds the standard methodology calculations. Marshall encourages the GCSP to reconsider the opportunity to aspire for greater employment growth that captures the true economic potential of Greater Cambridge.</p>	<p>58349 (Marshall Group Properties)</p>

Summary of issues raised in comments	Comments highlighting this issue
The SA should have tested the higher jobs forecast as a reasonable alternative, given it is a possible albeit not the most likely future scenario.	58851 (Scott Properties)
The SA fails to consider any alternative other than the level of need set out in the GCLP first proposals consultation. The SA should reflect the uncertainty about housing and employment needs. The SA fails to recognise that the greater in-commuting resulting from a higher employment need would be negated by increased housing. Its reasons for limiting the assessment of reasonable alternatives are self-defeating. The justification for discounting Option B however is clearly erroneous. If it was only necessary to assess the “most likely future scenario”, there would be no assessment of alternatives of any kind. This is contrary to the entire purpose of SA and SEA.	60244 (Bidwells)
The ‘Maximum continue existing patterns’ scenario - 78,000 jobs and 53,500 homes, is not just possible but is what the evidence suggests is actually the most likely future scenario.	58529 (MacTaggart & Mickel)
It is requested that jobs requirements in Policy S/JH are based on delivering the higher growth level option	58709 (TWI)
The housing provision should be towards the top range of 2,900 homes per year as suggested by the CPIER report and 2,825 homes per year (56,500 homes over the plan period) as set out in the HERR report. It is imperative to ensure that the growth in employment is matched by housebuilding. If a correct balance between jobs and houses is not achieved, this runs the risk of further increasing house prices.	57329 (Clarendon Land and Development Ltd)

Summary of issues raised in comments	Comments highlighting this issue
OAN should be increased to at least 2,549dpa to align housing and economic growth and support the objectives of the Oxford-Cambridge Arc.	60322 (Daniels Bros (Shefford) Ltd)
An indicative calculation based on CPIER suggests that, if the jobs growth targets are to be achieved, around 2,900 homes a year would need to be built - an indicative total of 66,900 homes over 2020-2041.	60385 (David Wright)
44,000 new homes should be expressed as a minimum and that the policy should have flexibility to allow further homes to come forward in certain circumstances e.g. the planned supply of homes not coming forward during the currently anticipated timescales, or if growth in the number of jobs leads again to the current problems of higher house prices and higher in-commuting.	57249 (Deal Land LLP), 60270 (Commercial Estates Group)
Were a 2:1 weighting to be applied to the two ('central' and 'higher') scenarios, in favour of the 'most likely' but not dismissing the potential contribution of the most trends, one would arrive at a projected jobs growth of c. 65,200 and a consequential need for between c. 45,800 and 48,300 homes. Adopting the same approach that leads to the proposed housing requirement of 44,400 homes would result in a requirement for 48,300 homes – approximately 9% more than is proposed.	58795 (Redrow Homes Ltd)
Housing target should be based on achieving a blended economic growth rate of 2.8% per annum and should be 4,400 dwellings per annum to meet this economic growth rate.	58946 (North Barton Road Landowners Group)
The additional 550 homes a year should be regarded as a minimum figure, which should be reviewed regularly in relation to the growth in jobs within the travel-to-work areas.	60043 (Cambridgeshire Development Forum)

Summary of issues raised in comments	Comments highlighting this issue
<p>The Plan period should be extended to at least 2050 in order to align with the Plan period for the OxCam Arc's Strategic Framework. This would help facilitate for properly planned strategic growth across the wider region over the next 30 years.</p>	<p>58661 (The Church Commissioners for England), 60567 (Countryside Properties – Fen Ditton site)</p>
<p>Issues with the employment modelling:</p> <ul style="list-style-type: none"> • The EEFM model is constrained to the 2016 Sub National Population Projections at the regional level. • Many of the assumptions of the EEFM model are fixed at the 2011 Census results, such as in the commuting matrix that determines residence employment. • The dampening down of the exponential growth in recent historical average growth rates were applied is based on the EEFM baseline projection. This projection fails to adequately address growth in the key sectors in the first place. • No consideration appears to have been given to a scenario using the upper quartile. • There appears to be little analysis of which quartile (which are in themselves arbitrary) might be the most appropriate beyond the assertion that the Greater Cambridge economy is at a peak and over the longer-term growth will likely be lower than that seen in the past decade. This fails to recognise the unique narrative behind the exceptional growth seen in the past decade. • Up until 2018 development in Greater Cambridge had been constrained/dampened by County and regional planning, the Cambridge Green Belt and the 2008 recession. It was therefore only after 2018 that investment truly started to 	<p>57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>reflect its full potential. Given that most of the data used in the ELEDES pre-dates 2018, prior to the adoption of the local plans, it is highly unlikely that it represents the peak in the Greater Cambridge economic cycle.</p> <ul style="list-style-type: none"> • The mid-point or the upper quartile might be more appropriate, perhaps an even higher figure. • The analysis in the ELEDES does not seem to recognise the 'sticky' relationship between sectors. If one sector is being uplifted from the EEFM baseline, all other sectors should also be uplifted to some degree to balance the economy. • The lowest the GCLP should be planning for is 45,761 jobs, which is linked to the Local Housing Need Standard Method (LHNSM), rather than the EEFM 40,100 jobs. • Employment need is likely to be the average between the 2001-2017 annual average change and 2011-2017 annual average change, 90,250 jobs. This closely reflects the CPEIR proxy result of 92,100 jobs. This would seem to best fit the requirements of the NPPF by reflecting an unconstrained view of employment growth while recognising what is realistically deliverable. 	
<p>The methods for developing the employment projection scenarios deviate, markedly so, from the historic and recent growth rates in the area without any basis in evidence. The actual long run figures produced by GL Hearn appear substantially reduced in the Plan without any evidential basis, which has the effect of aligning projections on the same basis as the EEFM previously criticised by the CPEIR.</p>	60518 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
How GL Hearn's analysis of the historical data and projections to 2041 set out in Table 51 relate to the earlier Tables 43 and 48, and then proceed on the basis of this analysis to recommend the Plan's projected growth rates - KS3/1.1% and KS2/1.5% set out in Table 5227 - is entirely opaque yet is such a critical element of the overall analysis.	60518 (Cambridge Ahead)
Against this argument about growth in the period 2011-17 being extraordinary and should therefore be discounted in assessing the prospective Plan rates of growth, the BRES results for actual growth across 2017-20, let alone for the combined BRES/CBR data, entirely contradict the view that the underlying rate of growth is falling back.	60518 (Cambridge Ahead)
Question the jobs numbers, whether gross or net, forecasts or projections.	59764* (B Hunt)
Concerned about how required housing has been assessed.	59258* (Teversham PC)
There should be no more homes or businesses than are required by Government. The resources of the area cannot cope and there is not the capacity to increase those resources.	57221* (D Lott)
<p>Approach to forecasting employment growth must also take into account suppressed demand and more accurately account for historic or current property market dynamics. Fundamental concerns in this regard, particularly in relation to industrial land which is highly constrained in the area and exhibits old stock. Additional factors need to be taken into account in estimating future need, including:</p> <ul style="list-style-type: none"> • Typical levels of demand at other similar local authorities of up to 27,300 sqm (300,000 sqft) per annum; • National benchmarks of floorspace per dwelling of about 6.4 sqm per dwelling compared to Greater Cambridge's 3.5 sqm per dwelling; 	57647 (Endurance Estates - Balsham Site), 58958, 59108 & 59241 (Endurance Estates), 60608 (Endurance Estates – Orwell site)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Future demand generated by the 44,400 new dwellings to be delivered over the draft plan period; and • Footloose demand from national and international occupiers 	
<p>In terms of job growth target and employment floorspace requirement, the following comments are made:</p> <ol style="list-style-type: none"> 1. In projecting past trends, the floorspace requirement will constrain jobs growth to levels below what has been forecast, particularly the level forecast by the Cambridge & Peterborough Independent Economic Review (2018) (CPIER); 2. Floorspace requirements do not take into account reductions in floorspace over the Plan period as older or lower quality employment land and buildings are redeveloped for alternative uses; 3. Implications of the growth in logistics arising from changes in the economy, including growth in online retailing, should be considered in light of the findings of the update to the Retail and Leisure Study; and, 4. Implications of the growth in Data Centres on the demand for employment floorspace over the Plan period should be considered. 	58216 (Hallam Land Management Limited)
<p>In terms of supply to meet the employment floorspace requirement, noted that a substantial proportion of the identified supply is not available until post 2041. It cannot therefore contribute to meeting the requirement and the jobs target. Additional supply is therefore required, in the form of new allocations.</p>	58216 (Hallam Land Management Limited)
<p>Alternative figures provided for employment growth:</p> <ul style="list-style-type: none"> • The lowest the GCLP should be planning for is 45,761 jobs, which is linked to the Local Housing Need Standard Method (LHNSM), rather than the EEFM 40,100 jobs. 	57472 & 57473 (Vistry Group - Linden Homes)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Realistically, employment need is likely to be the average between the 2001-2017 annual average change and 2011-2017 annual average change, 90,250 jobs. This closely reflects the CPEIR proxy result of 92,100 jobs. This would seem to best fit the requirements of the NPPF by reflecting an unconstrained view of employment growth while recognising what is realistically deliverable. 	
<p>Plan should provide flexibility to facilitate higher job growth. Historically the employment growth across Greater Cambridge has been higher than predicted. This is also notwithstanding the recent introduction of Use Class E, which may see greater movement between the previous Class B Uses and additional employment sites coming forward with the potential intensification of existing employment sites, thereby increasing the need for housing land.</p>	58659 & 58683 (Wates Developments Ltd), 60518 (Cambridge Ahead)
<p>To provide for appropriate flexibility for unforeseen economic growth, a range of additional contingency site allocations should be included within the housing trajectory.</p>	58659 & 58683 (Wates Developments Ltd)
<p>The 10% buffer proposed is not sufficient and additional sites should be allocated to provide flexibility. Further work will be required to identify the size of an increased buffer but this should be at least 15%</p>	58795 (Redrow Homes Ltd)
<p>Whilst the Councils have nominally been able to show that they will be able to demonstrate a 5YHLS on adoption of the Plan, this projection is prone to challenge and is not robust</p>	58795 (Redrow Homes Ltd)
<p>There is a housing supply of 5.15 years which is close to the minimum amount required. The uncertainty around the deliverability of sites means that there is reasonable potential for the council to</p>	59068 (A P Burlton Turkey's Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>not meet its housing targets if multiple developers fail to provide housing within the five year period. Therefore, the council should consider additional suitable housing sites through a more dispersed approach to development across settlements within the Plan area that could be delivered within the five year period to ensure that it can safely meet its housing target</p>	
<p>To meet its assessed need, the Council is only proposing a limited number of new allocations at urban extensions and new settlements and is seeking to realise additional capacity from existing allocated and committed sites as provided for in the existing strategy. In practice, the risks to delivery mean that the Council's stated provision for the 'medium' scenario plus a 10% buffer is unlikely to be achieved within the plan period utilising very limited additional sources of flexibility.</p>	59737 & 59738 (Endurance Estates)
<p>Policies S/JH and D/DS would not be sound on the basis because they would not be justified or effective. Our view is that for a housing delivery strategy to be effective, it will be required to take into account all reasonable alternatives to deliver the right amount of housing in the right place, including further small and medium sized additional housing sites.</p>	60667 (Mill Stream Developments)
<p>For the housing delivery strategy to be effective, it will be required to take into account all reasonable alternatives to deliver the right type and amount of rural housing, in the right place to meet local needs, including much-needed affordable homes. The absence of additional housing allocations within the rural southwestern part of South Cambridgeshire other than the two sites at Melbourn, means that</p>	60667 (Mill Stream Developments)

Summary of issues raised in comments	Comments highlighting this issue
Plan is unlikely to meet the specific housing needs of this part of Greater Cambridge.	
Development should be focused towards existing employment clusters, such as Granta Park	58709 (TWI)
<p>The HERR recommends a jobs target of 58,500-78,700. This range is vast given the importance of the issue and the need for planning policies to be flexible and respond to changing circumstances (NPPF para 33); as such:</p> <ul style="list-style-type: none"> • The higher jobs growth should be planned for as a minimum or further work is required by the Councils to identify an appropriate point within this range for the GCLP to positively plan for. • an early review mechanism is included if employment growth continues to run substantially above anticipated levels, in order that sufficient sites can be brought forward more quickly to accommodate this growth. 	58527 (Martin Grant Homes), 60274 (Commercial Estates Group), 60518 (Cambridge Ahead)
Our assessment of the proposed employment numbers over the Plan period shows that growth in the Plan area has been underestimated. Our assessment outlines what we consider to be more realistic job numbers which are higher than those in the emerging Plan [<i>NB Alternative job numbers apparently not specified in representations</i>]	57543, 57546, 57552 & 57555 (Cheveley Park Farms Limited)
The supply figures incorporate some large sites which will be built out well beyond the plan period, as such the identified unmet need within the plan period is potentially far greater than identified above.	58216 (Hallam Land Management Limited)
Statements in paragraphs 6.37 and 6.38 of the ELR are contradictory, and it is not clear whether the ELR considers that the	58216 (Hallam Land Management Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>loss of B8 floorspace will continue in Cambridge City or not. Notwithstanding, we consider it prudent for the Councils to plan on the basis of the full identified need for B8 floorspace in South Cambridgeshire (i.e. 93,849 sq m).</p>	
<p>It is important that sites which are in locations capable of delivering B2/B8 employment uses or capable of accommodating existing businesses who wish to relocate are fully considered and identified through the Local plan process in order that the future demand can be met.</p>	58556 (Endurance Estates)
<p>In considering new employment growth consideration should be given through the plan making process to identify potential employment sites which are located on key transport corridors (A14; M11 or A10) to ensure this employment sector is catered for and suitable sites are identified throughout the district.</p>	58556 (Endurance Estates)
<p>Draft Policy S/JH clearly underestimates and fails to meet the need for employment floorspace, particularly Class B8 logistics floorspace. This does not reflect NPPF para 83 that calls for planning policies to recognise and address the specific locational requirements of different sectors, including storage and distribution operations at a variety of scales and in suitably accessible locations.</p>	59076 & 59318 (Newlands Developments)
<p>Changes Requested:</p> <ul style="list-style-type: none"> • The evidence base supporting the draft Local Plan is updated to reflect recent market and economic trends, particularly in terms of e-commerce and the impact this has had on demand for logistics floorspace. • The scale of employment development envisaged within the evidence base and emerging Local Plan is significantly increased to 	59076 (Newlands Developments)

Summary of issues raised in comments	Comments highlighting this issue
<p>align with economic trends and to take into account the wider ambitions for the region and the vision for the Oxford-Cambridge Arc.</p> <ul style="list-style-type: none"> • The Brickyard Farm site is allocated to assist in meeting the employment needs of Greater Cambridge. • Ensuring policy sets the assessed land requirement as a minimum rather than a ceiling on employment-generating development in Greater Cambridge. • The proposed Policy restriction on large scale regional and national warehousing and distribution within the area in draft Policy J/NE be removed to align with national planning policy guidance. 	
<p>Despite the decision by the EELGA to discontinue updating the EEFM, it should not be automatically disregarded. It provides a good indicator of how the economy may develop within the context of the assumptions included in the model.</p>	57472 & 57473 (Vistry Group - Linden Homes)
<p>Companies are being 'priced out' of Cambridge, not only reducing the range of businesses present but the range of job opportunities for the local population as a direct result. This does not appear to have been picked up in the Councils' evidence base and is an important reminder that the success of the Cambridge phenomenon cannot be taken for granted. Local Plan needs to address the knock-on impact of the phenomenon on other areas of the economy and ensure that these are also supported.</p>	57647 (Endurance Estates - Balsham Site), 58958 & 59241 (Endurance Estates)
<p>Greater Cambridge relies on other parts of the wider region to provide industrial premises, which is contrary to national guidance and planning policy. Whilst the Councils' study identifies an existing deficit in the supply of B2/B8 premises (reflecting anticipated losses)</p>	57647 (Endurance Estates - Balsham Site), 58958, 59108 & 59241 (Endurance Estates), 60608 (Endurance Estates – Orwell site)

Summary of issues raised in comments	Comments highlighting this issue
of 55,000 sqm, the study's three forecast methods generate weak to negative levels of need that do not account for the need to address the ongoing losses of industrial premises and the current highly limited options for industrial occupiers in Greater Cambridge	
Is there flexibility in the type and location of employment sites? Does the Council have a clear understanding of which sectors have been its key growth areas in recent years and what type of employment space and infrastructure would be needed (and where) if these sectors continue to grow?	60518 (Cambridge Ahead)
Economic growth must be sustainable and it would be inappropriate to determine a level of need that is undeliverable, as advocated by the NPPF.	57472 & 57473 (Vistry Group - Linden Homes)
It is difficult to determine exactly how much employment need there is in the context of such a vibrant economy.	57472 & 57473 (Vistry Group - Linden Homes)
It would be more appropriate, at least as a reasonable alternative, to reverse the analysis and instead consider the available capacity for growth in the area and determine how this sits with the various economic projections under consideration. This work will be essential to determining if any unmet housing and/or employment needs exist for the purposes of the Duty to Cooperate, determining the level of employment and housing need that is actually deliverable.	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)
The Councils should allocate additional employment land to meet the 'higher jobs' forecast or undertake further work to identify an appropriate jobs target within the range identified by the HERR.	57526 (H d'Abo)
There are issues with the conversion from homes: <ul style="list-style-type: none"> • the baseline resident population used: 	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> ○ ignores student housing entirely, which will have supported a considerable population. ○ where students are occupying market housing, they tend to do so at far greater densities (people per household) than families. ● The Housing Land Supply report identifies that 1,112 dwellings were completed in Cambridge in 2017/18 and 868 dwellings in 2018/19. However, the Housing Delivery Test (HDT) results suggests that the number of homes delivered, which includes communal establishments, was 1,145 and 1,098 respectively. This suggests 13% more homes than dwellings alone. ● Rather than just blending the two sources of population data, it would be better to provide scenarios considering the implications of using the official estimates, the patient register and different blends of the two. This would allow the reader to understand the sensitivities involved. ● Modelling should be revised to consider the implications of a 1:1 commuting scenario on all jobs to be delivered by the GCLP as: <ul style="list-style-type: none"> ○ LHNSM is purely a policy tool for determining the minimum number of homes LPAs should seek to plan for. Its inaccuracies are well documented and there is no valid reason to include it in any form in a more comprehensive analysis of housing need. ● It would be appropriate to consider the implications of a further uplift in housing to remedy the rise in in-commuting as 	

Summary of issues raised in comments	Comments highlighting this issue
<p>a result of the adopted local plans failing to provide sufficient housing for the actual growth in employment. This has led to housing pressures in surrounding areas that were not planned for and would perpetuate a pattern of unsustainable commuting unless addressed.</p> <ul style="list-style-type: none"> • There appears to be confusion by what is actually meant by 'homes' (referred to in the Topic Paper and GCLP first proposals) and 'dwellings' (referred to in the HER). • It is clear that a considerable number of homes in communal establishments were delivered in 2017/18 and 2018/19, and it is highly likely that similar numbers were delivered each year since 2011. Therefore the starting assumptions for the base date are likely to be incorrect and this is likely to have influenced the household formation rates used. • The housing requirement of 44,400 must be dwellings only because it does not include any consideration of communal establishments of any kind. 	
<p>The economic variables used that are considered acceptable include unemployment rates, economic activity rates and double-jobbing.</p>	57472 & 57473 (Vistry Group - Linden Homes)
<p>The differing outputs of the two economic growth scenarios is too vast for the Councils to conclude at this early stage of the plan preparation process that the GCLP should plan for the lower figure. The HERR states that the GCLP should plan for economic growth within the range of the two scenarios and the Councils should undertake further work to establish a housing requirement within this range or plan for the higher figure.</p>	56711 (KB Tebbit Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Likely that the ELEDES will require revision before the GCLP is adopted due to data from the 2021 Census becoming available as areas of substantial change such as Greater Cambridge are likely to see the greatest revision.	57472 & 57473 (Vistry Group - Linden Homes), 60244 (Bidwells)
The higher growth (i.e. recommended scenario) relates to an additional 78,700 jobs across the plan period (see 2020 ELEDES para 6.11, pg.97). Therefore, there is an internal inconsistency across the Local Plan and its supporting evidence, and it is not clear how the recommended higher growth scenario of 78,700 jobs has been translated into the Local Plan's lower provision of 58,500 jobs.	59034 (Lolworth Developments Limited)
The labour demand scenario is used to inform the employment space requirements for office and R&D uses, while light industrial, general industrial and storage and distribution space requirements have been based on the past trends scenario, and particularly a projection of the annual net completions between the monitoring years of 2011/12 and 2017/18, which is considered a very short period of time to inform policy recommendations over the next 20 years.	59034 (Lolworth Developments Limited)
According to 2020 ELEDES Table 10 (pg.94), the job growth associated with "2011-17 annual average change", which is understood to reflect the recommended scenario for the industrial/warehousing uses, equates to 125,200 jobs across all sectors for the 2020 to 2041 period. There is no available data provided in terms of how these jobs are distributed across the various employment segments. As a result, there is no transparent evidence of how the proposed jobs growth is distributed across the various	59034 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>employment space types and on this basis, we consider that the evidence in relation to jobs growth estimation lacks transparency and robustness.</p>	
<p>The Plan needs to reflect the current and future needs of the logistic industry as that need is now manifesting itself, post Covid and post Brexit. While it is seeking to provide a range of new employment space this will not, together with the existing allocations, provide a good range in the type, size and location of sites that respond to the needs of businesses.</p>	60398 (Tritax Symmetry)
<p>The estimation of the office and R&D jobs growth is based on a series of forecasts highlighting a policy-on view on how those sectors (which are considered historically as the key drivers of the local economy) are expected to grow further. The emphasis on office-based segments appears to characterise the approach in the Local Plan as a whole, and which therefore does not acknowledge the importance of other economic sectors, including logistics and industrial-based activity.</p>	59034 (Lolworth Developments Limited)
<p>With regard to paragraphs 6.36 to 6.37 of the ELEDES, the evidence demonstrates clearly that there are specific market signals showing 'market pressure' in Cambridge City together with demand for larger units as e-commerce increases and automation evolves, both the evidence and the emerging policies choose to ignore these signals and driven by policy choices to focus on the office-based economy. This is contrary to NPPF paras 81, 82 and 83</p>	59034 (Lolworth Developments Limited)
<p>Various inconsistencies and deficiencies within the Councils' evidence that means the anticipated B8 and the combined Eg(iii)/B2/B8 requirements and jobs growth are significantly</p>	59034 (Lolworth Developments Limited)

Summary of issues raised in comments	Comments highlighting this issue
<p>underestimated. Both jobs scenarios of 58,400 or 78,700 additional jobs across the Plan period suggest that over the next 20 years B8 jobs will grow by 457 jobs or 21.7 jobs per annum, while the combined Eg(iii)/B2/B8 equivalent will decrease by 1,339 jobs or by -63.7 jobs per annum across the Plan period. This contradicts the market signals and recent activity that highlight pressures to identify additional employment land in Greater Cambridge to avoid losing businesses that want to either invest or expand in the area.</p>	
<p>Additional B8 job growth of around 3,100 jobs to 5,700 jobs should be anticipated across the Plan period, once the strategic logistics requirements are considered as identified by NPPF and PPG.</p>	59034 (Lolworth Developments Limited)
<p>The emerging policy is not soundly-based. There is need for the supporting evidence to objectively and robustly identify employment requirements across office, industrial and storage and distribution uses rather than taking a policy-on view that largely focuses on office growth and does not adequately assess the needs arising for other segments of the economy.</p>	59034 (Lolworth Developments Limited)
<p>Agree that the Plan should formulate proposals based upon the forecast of the most likely level of new jobs</p>	60441 (Westley Waterless Parish Council)
<p>Principle of exceeding the standard method housing target is welcomed</p>	56711 (KB Tebbit Ltd), 56894 (RWS Ltd), 57513 (R2 Developments Ltd), 58527 (Martin Grant Homes), 58659 & 58683 (Wates Developments Ltd), 58661 (The Church Commissioners for England), 58727 (Trumpington Meadows Land Company), 58851 (Scott Properties), 58909 (Clare College, Cambridge), 59068 (A P Burlton Turkey's Ltd), 59142 (Silverley Properties Ltd), 59319

Summary of issues raised in comments	Comments highlighting this issue
	(Bridgemere Land Plc), 59832 (MCA Developments Ltd), 60185 (Home Builders Federation) 60218 (Thakeham Homes Ltd), 60294 (Miller Homes - Fulbourn site), 60301 (Miller Homes - Melbourn site), 60385 (David Wright), 60477 (P,J & M Crow), 60509 (Taylor Wimpey UK Ltd), 60546 (Thakeham Homes Ltd), 60567 (Countryside Properties – Fen Ditton site), 60578 (Martin Grant Homes)
Supports ambitions for 44,000 new homes and 58,500 new jobs across all employment sectors.	57199 (Abrdn), 57267 (Universities Superannuation Scheme - Commercial), 57249 (Deal Land LLP), 58202 (Universities Superannuation Scheme - Retail), 58911 (Metro Property Unit Trust), 59147 (Cambourne TC), 59485 (Shepreth PC), 59692 (Central Bedfordshire Council)
Support for the identified requirement for 44,400 new homes	58601* (Vistry Group and RH Topham & Sons Ltd), 58748* (Great Shelford -Ten Acres- Ltd)
The Medium Growth Scenario is a sensible approach and takes into account the need to reduce commuting to the economic hubs within the authorities' areas however further work is required to confirm whether this target could be achieved, especially in relation to water supply infrastructure.	57315 (Huntingdonshire DC)
Entire projection of housing needs seems to be based on two reports from a single external consultancy. Given the importance of these projections, there should be more than one professional opinion sought.	57888 (C Schofield)
Due to the disparity between the different approaches to calculating homes and jobs numbers the Councils should take seriously the	59597 (M Lynch)

Summary of issues raised in comments	Comments highlighting this issue
<p>qualification expressed on employment levels and therefore housing need in the Hearn 2 report at para 5.5: “Although the above data sets have broadly similar views on the level of employment at 2017, the count and therefore the rate of change differed substantially, making future forecasting problematic.”</p>	
<p>Must be strong reservations about the advisability of basing the planning policy for 2021 -2041 entirely on the figures set out in Hearn 1. The Standard Method was introduced by the Government in 2017 in order to set an ‘ambitious target’ of providing 300,000 new homes across the whole of the UK. The only justification for the construction of more dwellings than the Standard Method requires is the need to foster and sustain the remarkable advances in life sciences and healthcare led by the particular strength of scientific and technical expertise in Cambridge and the surrounding area.</p>	59597 (M Lynch)
<p>The 2014-based household projection for 2020 for Greater Cambridge was 119,400 households. In the 2018 based projections the estimate for 2020 is 108,500, so in four years the 2014-based projections have over-projected by around 10,000 households.</p>	60674 (Cambridge and South Cambridgeshire Green Parties)
<p>Urgent need for the most rigorous measures to reduce Co2 emissions to a minimum following the Government’s undertakings at the Glasgow COP 21 conference. To help to achieve this: (i) the number of currently unoccupied dwellings in the Greater Cambridge area should be properly taken into account within the ‘in the pipeline’ figure; and (ii) the number of new dwellings in addition to that calculated according to the Standard Method should be as far as possible secured to the sole occupation of the families of employees</p>	59597 (M Lynch)

Summary of issues raised in comments	Comments highlighting this issue
of scientific and technical undertakings in the fields of life sciences and health care.	
Minimum or Medium (but not Medium Plus) housing growth recommended and justified by sustainability, already significant growth proposed that needs to be delivered, changes in working practices due to COVID-19 reduces need for housing close to work	56851 (Save Honey Hill Group), 57635 (J Conroy)
Support growth and development in our region, but it needs to be delivered in a sustainable fashion. Keen to ensure that further growth plans do not negatively impact on a number of villages and residents in my constituency. Concerned about the level of growth that has been outlined and encourage the local authorities, especially South Cambridgeshire, not to seek to increase building levels beyond the government minimum target. Also, imperative that local leaders identify and support the infrastructure requirements that our regions' already higher than average housing growth demands.	59944 (L Frazer MP)
A moderated target would lessen the uncertainty of deliverability, ease of the identified water supply issue and give time to for water companies to decide and implement sound options, and reduce climate impacts. Could provide more reserve housing sites, providing flexibility to maintain a five year housing supply, reduce pressure on villages and start to slow the pace of change in an area.	60109 (C Blakely)
Support the allocation of 10% more housing than required by the standard test to avoid unplanned development as happened in Cottenham (an extra 500 houses now being built in unplanned locations as a result of speculative development) while waiting for the adoption of the 2018 South Cambridge District Plan.	59878 (Cottenham PC)

Summary of issues raised in comments	Comments highlighting this issue
Huntingdonshire District Council are not currently looking towards neighbouring authorities to assist in meeting their housing or jobs need.	57315 (Huntingdonshire DC)
Why do you need each house to only accommodate 1.3 workers?	56736 (Croydon PC)
The GCLP should be allocating a proportionate housing requirement to established sustainable settlements, particularly those which have a Neighbourhood Plan or are a designated NP Area.	58527 (Martin Grant Homes)
Proposed approach to Neighbourhood Plan housing targets does not comply with NPPF paras 66 & 67 as it states that NP housing requirements would be met using the Local Plan windfall housing numbers - exposes shortcomings in the proposed development strategy	56711 (KB Tebbit Ltd), 57513 (R2 Developments Ltd), 58253 (Bletsoes), 58527 (Martin Grant Homes)
Widespread promotion of Neighbourhood Plans is likely to act as a constraint on development in rural area as conflict between aim of boosting housebuilding and local community NIMBYism. Housing targets for Neighbourhood Areas is likely to dissuade areas from preparing Neighbourhood Plans	57082 (C King), 57293 (C Sawyer Nutt), 59108 (Endurance Estates), 60335 & 60346 (FC Butler Trust), 60367 (HJ Molton Settlement), 60375 (S & J Graves), 60385 (David Wright), 60477 (P, J & M Crow)
The Councils should carry out up-to-date local housing need surveys for the whole area (e.g. at ward or parish level) to determine local needs. Used as robust evidence for the determination of planning applications, this would be a fairer system which would guide development to the right locations and deliver affordable housing	59108 (Endurance Estates)
Adoption of the GCLP should trigger the formal review of an adopted Neighbourhood Plan to ensure that distributed growth to sustainable settlements is allocated at sustainable sites within the NP Area	57513 (R2 Developments Ltd), 58527 (Martin Grant Homes)

Summary of issues raised in comments	Comments highlighting this issue
Support an approach which identifies new housing targets for future neighbourhood areas, which do not form part of the homes figures to be met by allocations.	58273 (Pigeon Land 2 Ltd)
The GCLP should proactively allocate a proportionate amount of housing growth to sustainable rural settlements, such as Group Villages, which would be consistent with NPPF para 79	57513 (R2 Developments Ltd)
The general approach to identifying new rural allocations for housing is supported	58881 (St John's College Cambridge)
To allow rural settlements to thrive and offer an increased housing opportunities (including affordable housing) the GCLP should seek to allocate sites for development in a broader variety of settlements.	58253 (Bletsoes), 58360 (Hill Residential Ltd and Chivers Farms Hardington LLP), 58881 (St John's College Cambridge)
More small and medium sized sites should be allocated in the Rural Southern Cluster, provided the sites are very well served by sustainable transport, in order to: provide homes where the need is greatest; reduce the need for in-commuting by workers at the research parks, and reduce carbon emissions; improve access to labour in the life science sectors of south Cambridge; speed up housing delivery in the first half of the plan; reduce reliance on windfall sites; greatly improve housing choices for residents and sustain the villages.	58428 (Grosvenor Britain & Ireland)
A more flexible approach towards the allocation and delivery of housing sites in Rural Areas is needed. The proposed approach is preventing obvious development opportunity sites such as farm buildings within/contiguous with settlements from being developed. Such sites would enable investment and regeneration in rural communities, whilst minimising the amount of greenfield land needed for housing.	59068 (A P Burlton Turkey's Ltd)

Summary of issues raised in comments	Comments highlighting this issue
There is a need to deliver student accommodation for the undergraduate and postgraduate population; note that the First Proposals document confirms that these units also contribute to the overall housing requirement.	58909 (Clare College, Cambridge)
Concerns about the notion of “Windfall Development”. Either we have a Development Plan or not – the notion of “unplanned” “windfall” or “opportunistic” development – especially if it were to be determined by officers as opposed to councillors – is not compatible with “plan-led development”. The opening the door to opportunistic applications that run counter to the direction of the Development Plan.	59850 (Barrington PC)
Scope of the plan inevitably creates tensions between the interests of the city and those of the surrounding, primarily rural areas. The First Proposals also seek to support both the Oxford Cambridge Arc Spatial Framework and the proposed East West Rail connection - both of which introduce additional development pressures and significant environmental impacts upon South Cambridgeshire. No longer a “Local” Development Plan, but in effect a Regional Development Plan where the local interests and concerns of villages such as Barrington lie at the bottom of the hierarchy of interest and control.	59850 & 59853 (Barrington PC)
Local government should not be planning more economic and population growth in this area or more housing than current government targets require, but prioritising social housing and new water infrastructure to reduce stress on our rivers and wildlife.	60032 (S Fenn), 60235 (Federation of Cambridge Residents' Associations)
Cambridge City Council has declared a climate emergency, which this plan simply doesn't reflect. Request that it be rejected, rewritten	60032 (S Fenn)

Summary of issues raised in comments	Comments highlighting this issue
and re-submitted for full public consultation	
Concern about jobs led growth without any restrictions other than the market	56964 (Trumpington Residents Association)
A greater variety of jobs (and possibly more of them), with a wide range of options including opportunities for those not wishing a desk flying career, to return to the 1:1 ratio of jobs in the village and village residents working from 2001. This would aid the sustainability search	57644 (Histon & Impington PC)
Greater Cambridge is dominated by high end tech and science jobs. Not enough diversity of opportunity. For climate change we need a higher level industrial strategy across the county. Some lost industries should be onshored, reducing global transport emissions and not relying on Chinese coal powered electricity for manufacturing.	57862 (Histon and Impington PC)
Green jobs should be prioritised over high-tech jobs in part because of the evidence that high-tech employment led growth is not beneficial to low-skilled workers	56527 (C Preston)
Predicting job growth is difficult and must be monitored throughout the plan period, due to: the impact of Brexit on the local economy is not yet known; some large employers are leaving Cambridge (Marshalls and the County Council); hybrid/home-working will change the dynamic between where people work and where they live; hot-desking will increase in offices meaning that individual office buildings will support larger numbers of workers/jobs, this could decrease the amount of floor space required; people will commute fewer days per week and therefore will tolerate longer commutes in order to take advantage of cheaper housing	58235 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
Employment land in the new settlements must be safeguarded and not lost to other uses.	58235 (Cambridge Past, Present & Future)
GCSPS must work with other LAs to support the employment requirements of surrounding market towns.	58235 (Cambridge Past, Present & Future)
Homes should include all types, sizes and tenures, and include self-build	56480 (V Chapman), 56488 (D & B Searle), 56498 (W Grain), 56516 (RJ & JS Millard), 58363 (D Moore), 58627 (R Grain), 58789 (S Grain),
The First Proposals as a whole fail to set a figure or a range for the number of specialist housing for older people needed across the plan area. The issues identified mean that, together with considering full housing needs, and the requirement for an increased supply buffer, consideration must be given to specifying the amount of homes to be provided for to meet the demand for Extra Care and other types of specialist accommodation, and then how these will be delivered, in accordance with NPPF para 60	59737 & 59738 (Endurance Estates)
Welcome the recognition within the plan for a policy to guide proposals for specialist housing and homes for older people through 'whole life housing' approaches.	60518 (Cambridge Ahead)
Need to consider impacts on Green Belt for this amount of growth	56511 (C Martin)
Cambridge Greenbelt has two purposes, to stop urban sprawl and to protect the setting of the City. Further major developments around it will put the Greenbelt under even greater pressure because of the major damage being done to the essentially rural landscapes beyond the Greenbelt.	59498 (Babraham PC)

Summary of issues raised in comments	Comments highlighting this issue
Figure of 2,111 new homes per annum mentioned here. Using pre-covid data and rejecting the Government standard models for development.	59862 (Dry Drayton PC)
Need much higher standards for new developments	56511 (C Martin)
Key issue in Cambridge is unaffordable housing – the housing crisis is a matter of policy and the solution isn't necessarily building more homes. The housing crisis is a matter of policy and ownership rather than a question of the number of homes in existence. Priorities should include: building more council housing, a return to secured tenancies, introduction of a land value tax	56527 (C Preston)
New homes need to be affordable to: <ul style="list-style-type: none"> • allow people to live near their work • avoid external care requirements rather than a close family member living nearby providing basic care 	56860 (Bassingbourn-cum-Kneesworth PC), 57644 (Histon & Impington PC)
Important to reduce long distance commuting by car	56571 (Gamlingay PC)
Important to recognise different working patterns post covid – these need to be taken into account when projecting housing requirements and considering relationship between locations of housing and employment sites. Housing aspirations have changed; major conurbations are not now so attractive.	56571 (Gamlingay PC), 56680 (N Campbell), 56736 (Croydon PC), 56843 (S Vale), 56851 (Save Honey Hill Group), 57610 (J Pratt), 57888 (C Schofield), 57932 (F Goodwille)
The existing allocations for employment must be fully utilised before any further release of land (eg S/CBC/A) is permitted.	57932 (F Goodwille)
Too much unsustainable growth and development is being proposed, resulting in risk for: <ul style="list-style-type: none"> • Greater Cambridge and Vision & Aims of Local Plan; • completely changing the character of Cambridge; 	56685 (A Kennedy), 56851 (Save Honey Hill Group), 57533 (A Martin), 57635 (J Conroy), 57835 (S Sinclair), 57785 (Cambridge Doughnut Economics Action Group), 59122 (C Martin), 59207 (D Fox), 59498 (Babraham PC), 59940 & 59943 (Fen Ditton PC), 60032 (S Fenn), 60035

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • a much less pleasant place to live, which does support the needs/mental health of existing residents; • no difference to the affordability crisis, people will continue to have to live further out and commute; • a lot of the apartments being purchased by investors which won't help housing crisis; • existing infrastructure, including water and roads/inadequate transport and effects on sewage system; • insufficient green space; • climate change and higher carbon emissions from construction and materials; • food security and ecosystems 	<p>(H Warnock), 60235 (Federation of Cambridge Residents' Associations), 60507 (R & K Whitaker), 60674 (Cambridge and South Cambridgeshire Green Parties)</p>
<p>Increase in population resulting from the additional homes target of 44,000 will have a negative impact on an already struggling traffic, school and healthcare infrastructure. Existing transport infrastructure at capacity or ineffective.</p>	<p>60076 (Guilden Morden PC)</p>
<p>Review required after COVID/Brexit</p>	<p>59122 (C Martin)</p>
<p>The policy related to employment needs is fundamentally flawed. It is developer and Cambridge University led for their own profit with no consideration of the wider implications of the impact on the housing needs of local Cambridge people and the environment of our City. The local plan should be resisting further commercial development which is driving further inroads into the green belt and the destruction of the unique nature of Cambridge</p>	<p>58368 (F Gawthrop)</p>

Summary of issues raised in comments	Comments highlighting this issue
Not clear how the base number accounts for actual completions in 2020 and 2021. A buffer of 10% should not be added to what has already been built.	59943 (Fen Ditton PC)
The 2021 census will give a more accurate base for the actual numbers of houses needed to meet the total need in 2041.	59943 (Fen Ditton PC)
Employment patterns appear to be changing rapidly. If numbers of persons employed have dropped in addition to the noted drop or low growth in economic output, the overall employment target for 2041 may be too optimistic. Therefore, necessary to either change the forecast housing need or remove/reduce the 10% buffer.	59943 (Fen Ditton PC)
Changes to the planning regulations governing change of use should be assessed and the amount of qualifying space should be estimated, and impact on the high value jobs underpinning the growth aspiration and potential for conversion of such spaces to housing should be assessed.	59943 (Fen Ditton PC)
The additional jobs, to be supported by housing, is not necessary: unemployment here is very low. It is being forced on the area by external actors, including international investors. Cambridge is being exploited for financial gain.	57785 (Cambridge Doughnut Economics Action Group)
The Cambridge area has a very high level of employment so it's not as if we need more businesses, and hence housing developments, coming to this area	59498 (Babraham PC)
The Government's Standard Method is normally used as a default. In going beyond this method the Plan should also include the total of existing unoccupied dwellings in the 'already in the pipeline' figure in calculating the number of dwellings required, and to explore all possible means, by incentive, penalty or otherwise, to ensure that	57785 (Cambridge Doughnut Economics Action Group)

Summary of issues raised in comments	Comments highlighting this issue
such dwellings are occupied within a reasonable time; and adopt a policy that of all new dwellings constructed above the 'Standard Method' number, at least 25% should be housing for social rent	
Other parts of the UK that may be better for growth than Cambridge – need to work with new department for levelling up	57034 (W Harrold), 57785 (Cambridge Doughnut Economics Action Group), 59207 (D Fox), 59498 (Babraham PC), 60032 (S Fenn), 60035 (H Warnock), 60235 (Federation of Cambridge Residents' Associations)
Do we have resources for more development? In particular, Water is in short supply with over-abstraction threatening aquifers and rivers. Suitable transport infrastructure, not car based, with homes close to work.	58351 (Linton PC)
Impact on carbon expenditure, water use and flood risk due to ground cover: assess in light of climate change and that Cambridge has extremely stretched water resources	57610 (J Pratt)
No further allocations should be permitted until water supplies have been secured.	57932 (F Goodwille), 60072 (R Evans)
Fully endorse that delivery of the water infrastructure required to prevent further deterioration of local chalk aquifers is potentially a "deal-breaker" within the timescales of the Local Plan.	59120 (M Berkson)
Controlling the level of housebuilding is the single most important step to save our chalk streams and secure a sustainable water supply. Therefore, need to : reduce its housebuilding target to (at most) the Government's standard method figure; and work with me and others to make the case to the Department for LHC for a downward adjustment of the standard method figure, until such time as a comprehensive plan to protect the chalk aquifer is delivered by Cambridge Water and the Government.	60248 (A Browne MP)

Summary of issues raised in comments	Comments highlighting this issue
<p>The development proposed would damage our rivers, chalk streams, our ecology and our farming because we do not have sufficient water supplies at present, a point a previous Local Plan had made. Water supplies certainly will not support the proposed level of development and piping it in from an area that is also Water Stressed makes no sense.</p>	<p>59498 (Babraham PC), 60072 (R Evans), 60229 (H Warwick)</p>
<p>Our sewerage system is inadequate and further development will put additional strain on it, increasing the risk of sewerage outflows into rivers.</p>	<p>59498 (Babraham PC), 60035 (H Warnock)</p>
<p>Object to the scale of growth proposed due to the lack of available water supply without damaging the River Cam and its tributaries, including chalk streams. This includes impacts on water quality. Water industry plans may be delayed or not fully delivered. Policies or mechanisms should be included in the draft Plan that set out how development approvals will be aligned to improvements in water supply, and what will happen if those improvements are not achieved.</p>	<p>58235 (Cambridge Past, Present & Future), 59716 (Swavesey PC), 60035 (H Warnock)</p>
<p>Note concerns relating to water supply necessary to accommodate a higher level of growth, however this could be addressed through a stepped requirement allowing for the necessary infrastructure to be delivered.</p>	<p>58273 (Pigeon Land 2 Ltd)</p>
<p>The consultation for the Regional Water Plan is not due until summer 2022 yet the public consultation for the Local Plan is going ahead when we have no idea if and how water and sewerage challenges can be met and what trade-offs have been proposed. Therefore you had insufficient information on which to base your</p>	<p>59498 (Babraham PC)</p>

Summary of issues raised in comments	Comments highlighting this issue
draft Local Plan and responders have insufficient information to base responses on.	
Any further development around Cambridge, will necessarily take scarce grade 2 and 3a land out of production. Developments in Fen land will deprive us of grade 1 agricultural land. Grade 1 designation is reserved almost solely for the peat-based soils of the drained fens. Proposed developments around the Waterbeach area are therefore thought to be very unwise. This land is already needed for food production in a country which imports c. 60% of its food supply.	59498 (Babraham PC)
The draft Local Plan appears to be inordinately influenced by the unelected GCP which has business interests and ambitions represented on its board and no counteracting resident's interests. Much of the text of the draft Local Plan appears to be consistent with announcements made by the self-appointed Arc Leaders Group which promotes the Ox-Cam Arc.	59498 (Babraham PC)
We request that the Plan is rejected, rewritten, addressing the points made in our representations, then re-submitted for full public consultation.	59498 (Babraham PC), 60235 (Federation of Cambridge Residents' Associations)
The impact that the scale of planned housing and economic growth will have on existing health infrastructure needs to be carefully reviewed, and where improvements and/or new facilities are required to meet the needs of this new population, this should be supported through appropriate developer contributions.	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)
The cross-boundary impacts of developments also need to be considered, where NHS services often span multiple Local Planning Authority Boundaries	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)

Summary of issues raised in comments	Comments highlighting this issue
Planning policy should support the need to deliver homes for NHS staff to meet need, particularly in areas where there is pressure on affordability which is impacting on the ability to attract and retain key staff	59128 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Major risk of developing too much and too fast, destabilising the Cambridge community. Be sure these dwellings will be occupied - many recently built are bought as investment by overseas purchasers looking to reduce the risk for their money and are standing empty.	57610 (J Pratt)
Especially wrong to overdevelop North East Cambridge. It is very attractive to put everything next to the new station, but this will generate a huge increase in traffic. It is naive to think that people living there will all work there. Commuting in and out will cause chaos. Many of the new homes will be bought by commuters to London or worse absent foreign investors, with no affordable housing	57533 (A Martin)
Green Belt status for the Mingle Lane development was granted because of exceptional circumstances. It preserves the nature of the parish and is a major reason to live here. There are not the exceptional circumstances to warrant removal of this status. The development would make traffic congestion and pollution worse.	56676 (A Phillips)
Care needs to be taken when summarising consultation responses as there is an inherent bias in who responds to these consultations	56802 (M Colville)
There appears to be a misinterpretation of consultation response evidence. 49% is not a majority of respondents	58814 (R Mervart)

Summary of issues raised in comments	Comments highlighting this issue
Making full responses to the Local Plan in the way you requested would be a highly labour intensive process because of the requirement to respond to sections and sub-sections of the Local Plan then to cut and paste responses into a further document.	59498 (Babraham PC)
We note the complexity of the information contained in the Local Plan and would observe that it is not easy for local people to understand the proposals sufficiently to meaningfully comment. We would ask that future consultations use simpler language and format. Testing readability of materials with non-planning people could help with this.	59716 (Swavesey PC), 59850 & 59853 (Barrington PC)
USS notes that the Greater Cambridge Employment Land and Economic Development Evidence Study recommends retaining the site allocation for the Clifton Road Industrial Estate.	57267 (Universities Superannuation Scheme - Commercial)
The preferred allocation at Site Ref. S/RSC/HW (Land between Hinton Way and Mingle Lane, Great Shelford) for 100 dwellings would be consistent with the commitments to support economic growth and increase housing delivery and the supply of affordable housing.	57300 (AJ Johnson)
As per letter 30 June 2021 titled 'Greater Cambridge Local Plan – Green belt and the Duty to Cooperate', it is urged that full consideration is given to all possible locational choices during the course of the preferred options consultation. Only if it is demonstrated that Greater Cambridge cannot meet its standard method (minimum) housing need, rather than any higher aspirational target would Huntingdonshire District Council give further consideration to this issue.	57315 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
<p>ECDC will want to be satisfied that the evidence behind the balance between jobs and homes growth is sufficiently robust. ECDC may have concerns if, over the coming years, new homes considerably exceeded job growth, or job growth considerably exceeded new homes. Under such scenarios, there could be 'spill over' effects on East Cambridgeshire, hence the need for the plan to have mechanisms in place to actively 'plan, monitor and manage' for these potential eventualities.</p>	<p>59860 (East Cambs DC)</p>
<p>The delivery of 44,000 new homes and 19 new sites should be increased to cover the number of houses developable under site JDI number 40509; Land to the south of Babraham Road and east of site H1c, Sawston which has been incorrectly omitted from the assessment.</p>	<p>57012 (KWA Architects)</p>
<p>Marshall is pleased that the significant contribution which its land can make to the future wellbeing of Cambridge has been recognised through its draft allocation. Marshall is committed to working positively and proactively with the Councils to ensure that Cambridge East comes forward to optimise its social, environmental and economic potential.</p>	<p>58349 (Marshall Group Properties)</p>
<p>Support emerging strategic policies S/JH (new jobs and homes), J/NE (new employment) and J/EP (supporting a range of facilities in employment parks), which the Cambridge Innovation Park West proposals would respond to. Substantial planned housing growth will generate additional employment land requirements. Furthermore, CIPW would contribute to the spatial distribution of employment land – providing significant and high-quality floorspace and shared</p>	<p>60260 (Cambridge Innovation Parks Ltd)</p>

Summary of issues raised in comments	Comments highlighting this issue
campus-style facilities in a predominantly rural, yet sustainable location.	

Sites submitted to the consultation not included in the First Proposals

Summary of issues raised in comments	Comments highlighting this issue
Land west of Long Lane, Fowlmere (HELAA site 40327)	57329 (Clarendon Land and Development Ltd)
Land to the north east of Hurdleditch Road, Orwell (HELAA site 40383) / Land to the south west of Hurdleditch Road, Orwell (HELAA site 40378)	55711 (K.B. Tebbit Ltd)
Land to the south of Babraham Road and east of site H1c, Sawston (HELAA site 40509)	57012 (KWA Architects)
Land east of Highfields Road, Highfields Caldecote (HELAA site 51599)	57472 & 57473 (Vistry Group - Linden Homes)
Land at Fulbourn Road, Teversham (HELAA site 40295)	56894 (RWS Ltd)
West Wratting Estate (HELAA site 56213)	57526 (H d'Abo)
Hall Farm, West Wratting Estate (new site 59388)	57526 (H d'Abo)
Land adjacent to Babraham (HELAA site 40297)	57543, 57546, 57552, 57555 & 58476 (Cheveley Park Farms Limited)
Land south of Old House Road, Balsham (HELAA site 40438)	57647 (Endurance Estates - Balsham Site)
Land off The Causeway, Bassingbourn (HELAA site 40228) & Land off Poplar Farm Close, Bassingbourn (HELAA site 40230)	57682 (Endurance Estates - Bassingbourn Sites)
Land north of Cambourne (HELAA site 40114)	57892 (Martin Grant Homes)

Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252), Land to the west of Scotland Road, Dry Drayton (HELAA site 40317) & Land to the east of Scotland Road, Dry Drayton (HELAA site 40318)	58216 (Hallam Land Management Limited)
Land off High Street, Little Eversden (HELAA site 40211), Land off Chapel Road, Great Eversden (HELAA site 40212) & Land west of Comberton (HELAA site 40152)	58253 (Bletsoes)
Land east of Cambridge Road, Hardwick (HELAA site 40414)	58360 (Hill Residential Ltd and Chivers Farms Hardington LLP)
Land north of Impington Lane, Impington (HELAA site 40061)	58504 (Hill Residential Limited)
Land west of London Road, Fowlmere (HELAA site 40116)	58659 (Wates Developments Ltd)
Land to the east of Cambridge Road, Melbourn (HELAA site 47757)	58683 (Wates Developments Ltd)
Land south of High Street, Hauxton (HELAA site 40283)	58795 (Redrow Homes Ltd)
Land north of Barton Road and Land at Grange Farm, Cambridge (HELAA site 52643)	58946 (North Barton Road Landowners Group)
Land south of Addenbrooke's Road and east of M11, Cambridge South (HELAA site 40064)	58954 (Jesus College working with Pigeon Investment Management and Lands Improvement Holdings, a private landowner and St John's College)
Land to the north, east and south of Six Mile Bottom (HELAA site 40078)	59075 (L&Q Estates Limited and Hill Residential Limited)
Brickyard Farm, Boxworth Farm, Boxworth (HELAA site 47353)	59076 & 59318 (Newlands Developments)

Cambridge Science Park, North East Cambridge (HELAA site 59390)	60147 (U&I PLC and TOWN)
Land to the north of St Neots Road, Hardwick (HELAA site 40224) & Land between A428 and St Neots Road, Hardwick (HELAA site 40550)	60260 (Cambridge Innovation Parks Ltd)
Land at Rectory Farm, Milton (HELAA site 54906)	60262 (Gonville & Caius College)
Land at Rectory Farm, Milton (HELAA site 54096)	60266 (Gonville & Caius College)
Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East (HELAA site 40058)	60270 & 60274 (Commercial Estates Group)
Land off Shelford Road, Fulbourn (HELAA site 51610)	60294 (Miller Homes - Fulbourn site)
Land off Cambridge Road, Melbourn (HELAA site 47903)	60301 (Miller Homes - Melbourn site)
Land east of Long Road, Comberton (HELAA site 40497)	60546 (Thakeham Homes Ltd)
Land to north west of Balsham Road, Linton (HELAA site 40411)	60562 (Countryside Properties)
East of Horningsea Road, Fen Ditton (HELAA site 47647) & West of Ditton Lane, Fen Ditton (HELAA site 40516)	60567 (Countryside Properties – Fen Ditton site)
Land to rear of Fisher's Lane, Orwell (HELAA site 40496)	60608 (Endurance Estates – Orwell site)
Land east of Redgate Road, Girton (HELAA site 40241)	60623 (NIAB Trust – Girton site)
Whaddon Road, Meldreth (west of The Burtons) (HELAA site 55082)	60667 (Mill Stream Developments)

Land South Of Milton, North of A14 (HELAA site 47943)	60758 (U+I Group PLC)
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S/DS: Development Strategy

Hyperlink for all comments

Open this hyperlink- [S/DS: Development Strategy](#)> then go to the sub-heading 'Tell us what you think'> click the magnifying glass symbol.

Number of Representations for this section: 245 (albeit see note below)

Note

A large number of representations attached to the Greater Cambridge in 2041 and How much development and where webpages have been moved to the tables below to ensure relevant strategy comments are considered together. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Representations executive summary

Regarding plan-wide development levels, representors (including a number promoting specific sites) proposed that the strategy should plan for more employment and housing, in order to support economic growth, reduce in-commuting, deliver more affordable housing, and to provide a more flexible supply of homes. A number of individuals, parish councils and community groups commented that the strategy should plan for less development, noting: the circular nature of planning for more and more growth, climate and nature impacts, harm to quality of life and the character of the area, that development will compound affordable housing challenges and existing inequality, or that the proposal is higher than government's standard minimum housing need. The Environment Agency and Natural England stated that they were concerned about whether the growth proposed can be sustainable without causing further deterioration to the water environment. These bodies, together with Cambridge Water and Anglian Water, expressed their intention to work collaboratively with the Councils to explore the issue further. Other comments noted the need to reconsider the strategy in the light of COVID-19. The quick questionnaire included a related question (Quick question 1) which

asked whether respondents supported the proposed housing level. Of 580 responses, 31% either strongly agreed or agreed; 16% were neutral, and 54% either strongly disagreed or disagreed.

There was wide ranging in principle support for the climate focused development strategy, including focusing development in locations which reduce need to travel, and in locations with existing and committed transport links. On the other hand, around 100 individuals supported the Friends of the River Cam letter objecting to the plan on the grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining the Levelling Up agenda, democratic deficit in process and evidence base. The quick questionnaire included a related question (Quick question 2) which asked whether respondents agreed that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised. Of 572 responses, 68% either strongly agreed or agreed; 16% were neutral, and 16% either strongly disagreed or disagreed.

A number of comments, particularly from those promoting specific developments, argued that the plan was too heavily focused on strategic sites and too restrictive of village development. Regarding directions of growth, a limited number of individuals and developers argued that given previous plans had focused housing development to the north of Cambridge, future development should be focused to the south, close to the area of ongoing employment growth. Others proposed greater levels of development in the rural southern cluster and A428 corridor than was currently proposed in the plan. Regarding the economy, a number of landowners and developers argued that more sites should be provided to meet specific sector needs.

A large number of landowners and developers argued that that the strategy relied too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, which had infrastructure dependencies which therefore presented a risk to the deliverability of the plan. Comments expressed concern about the accelerated delivery rates assumed at the strategic sites included in the First Proposals. The same respondents proposed that the plan should include a greater number of smaller sites, particularly in the rural area, to allow a sufficient amount and variety of land to come forward to support the objective of significantly boosting supply of homes, and to support rural communities.

A small number of individuals expressed concern at the plan's reliance on East West Rail and/or objected to the East West Rail project. Equally a small number of individuals and parish councils expressed concern about whether transport and other infrastructure would cope with the pressure generated by the development proposed in the plan.

Regarding the approach to Cambridge urban area, comments were mixed, including support for densification from some individuals, concern from individuals regarding the impact of densification on quality of life, and comments from developers or landowners (or their agents) promoting village sites that brownfield sites can be challenging to deliver. Regarding the edge of Cambridge and in the Green Belt, comments included those from promoters of sites not included in the plan stating that exceptional circumstances existed to release their site from the Green Belt, and individuals and community groups objecting to the releases included in the First Proposals. Affected parish councils urged greater separation between proposed development - at Cambridge East and at Mingle Lane, Great Shelford - and their villages. Regarding new settlements, support was expressed by a limited number of individuals, East West Rail Company, and Cambridgeshire County Council, for Cambourne as a location for expanded development. A number of site promoters for other locations highlighted the reliance of this site on the uncertain delivery of East West Rail. Regarding the rural area, individuals and parish councils supported the limits on rural development proposed in the plan.

The quick questionnaire included four related questions (quick questions 7 to 10) which were relevant to this policy. These questions asked respondents' views about development focused on the rural southern cluster, village development and provided the opportunity to identify additional sites. Responses to these questions broadly reflected the comments attributed to policy S/DS summarised above.

Response to representations

The response to representations relevant to this policy includes:

- **Arguments for more development:** Our in principle approach to planning for employment and housing is to meet our objectively assessed needs, which, drawing on the methodology to calculate these, would support economic growth, mitigate against additional longer term commuting, and help limit further affordability pressures associated with housing delivery lagging behind employment growth. Planning for employment and housing beyond this level is unlikely to be achievable, noting the findings of our Housing Delivery Study – Addendum (2022), and that the higher employment scenario is described

as ‘less likely’ by our consultants, and would have additional environmental impacts. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.

- **Arguments for less development:** Planning for less than our objectively assessed needs would not meet national policy requirements to meet objectively assessed needs and support economic growth, and could result in social and equalities impacts such as potential increasing affordability issues and less affordable housing being provided in the area, and climate impacts arising from more longer distance commuting. Beyond this in principle position we are not yet able to confirm how much employment and housing we can plan for that can be delivered in a sustainable way.
- **Providing flexibility:** We propose to plan positively to provide new land for the identified undersupply in particular types of employment, unless evidence identifies an insurmountable problem with achieving that in a sustainable way. This positive approach would ensure a flexible supply over the plan period and beyond, recognising the particular needs of the Greater Cambridge economy. For homes we plan to provide a flexible supply of homes to meet our needs, again subject to evidence not identifying an insurmountable problem with achieving that in a sustainable way. Further to this we have flexibility to respond to change from our policy approaches via future plan reviews.
- **Housing delivery challenges:** Our consultants have developed recommendations in terms of a windfall allowance, and lead-in time and build out rates for strategic and non-strategic sites that vary depending on the location and / or anticipated housing mix for the site. We propose to continue to use these recommendations when preparing the housing trajectory for inclusion in the Local Plan, as they have been developed having undertaken a detailed analysis of housing delivery in Greater Cambridge (including comparing the data to other areas and national research), following a literature review (including Inspectors Reports), and having considered whether past trends will continue into the future. Our consultants have confirmed that their recommendations continue to be realistic and reliable for use in plan-making in the Greater Cambridge area having considered the issues raised in representations on the First Proposals.
- **Need for supporting infrastructure:** We recognise the importance of ensuring infrastructure is delivered to support development. We will produce a full infrastructure delivery plan to support the draft plan consultation.
- **Need to consider water supply:** We are working with relevant partners (Environment Agency and Natural England) to understand the implications of water supply on the draft local plan targets for jobs and homes, to inform a conclusion regarding the most appropriate targets for jobs and homes to include in the draft Local Plan, as well as to consider site specific sustainability implications of potential solutions to the additional growth.

- **Need to account for COVID-19:** Our Authority Monitoring Report monitors key indicators relating to the adopted Local Plans. Our 2022 updated employment and housing evidence accounts for COVID-19 impacts. We will keep our evidence up to date as appropriate to inform later stages of plan-making, and we have flexibility to respond to change via future plan reviews.
- **Overarching development strategy challenges:** We note strong support for the First Proposals overarching strategy approach. No new evidence submitted to the First Proposals has affected these principles. Our transport evidence supporting the First Proposals demonstrated that North East Cambridge and Cambridge East are the best performing new strategic scale sites available for development within Greater Cambridge, and are in broad locations that best align with the First Proposals strategy principles. There are no alternative strategic scale sites available for development in these broad locations. We are not proposing a full development strategy at this point, but propose to retain these principles in identifying sites to meet our needs, subject to the water and housing delivery constraints. Further issues relevant to specific strategic sites are addressed in their respective policies.
- **Scale of development challenges:** Our transport evidence informing the First Proposals showed that larger developments accommodating a wide mix of uses allow for more ‘internalisation’ of trips within the site, support viable delivery of infrastructure including green infrastructure and can provide a steady supply of development across a large number of years to support overall supply. As such we consider there is a strong rationale for the inclusion of strategic scale sites within our development strategy. Further issues relevant to specific strategic sites are addressed in their respective policies.
- **Need to consider transport and other infrastructure, including East West Rail:** We are not currently proposing a full development strategy at this point such that this issue is not relevant to decisions being taken in early 2023. We will respond to this issue for the draft plan consultation.
- **Spatial directions/broad locations challenges:**
 - Our evidence and Sustainability Appraisal supporting the First Proposals consultation identified that locating development within Cambridge urban area forms a highly sustainable development option, primarily relating to the accessibility to existing facilities and services of sites within this broad location, and that the edge of Cambridge can be a sustainable location for homes and jobs (setting aside issues relating to Green Belt), being accessible to existing jobs and services, particularly where development is planned at sufficient scale to support new infrastructure. No new evidence was submitted to the First Proposals that would change our understanding of this. Impacts and delivery issues beyond this are site specific, and as such are addressed in their respective policies.

- We are not currently proposing a full development strategy at this point such that issues beyond the above are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Tables of representations: S/DS: Development Strategy

Plan-wide development levels

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment that the strategy should plan for more employment and housing, including for the following reasons:</p> <ul style="list-style-type: none"> • the Councils’ preferred option forecasts of jobs and homes are low • to reflect the Councils’ higher growth scenario • embrace the maximum economic benefits that can sustainably be accommodated within the Greater Cambridge area • Experiencing unprecedented levels of economic growth; 32% jobs increase over plan period and jobs growth has outstripped homes • Provide substantial increase in housing, at least 15% above proposed • to fully meet the housing requirement + 10% buffer • to ensure delivery of the required annualised housing supply • to ensure choice, affordability and diversity of housing 	<p>Developers, Housebuilders and Landowners 57340 (HD Planning Ltd), 57650 (Endurance Estates - Balsham Site), 58309 (University of Cambridge), 58567 (MacTaggart & Mickel), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58676 (The Church Commissioners for England), 58805 (Redrow Homes Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58879 (Scott Properties), 58899 (Axis Land Partnerships), 58963 (Endurance Estates), 59048 (Emmanuel College), 59082 (L&Q Estates Limited and Hill Residential Limited), 60541 (Beechwood Homes Contracting Ltd), 60580 (Martin Grant Homes), 60668 (Mill Stream Developments), 60685 (Trinity College), 58335* (Marshall Group Properties), 57148* (Southern & Regional Developments Ltd), 57191* (European Property Ventures – Cambridgeshire), 57212* (Deal Land LLP), 58265* (Pigeon Land 2 Ltd), 58356* (Hill Residential Ltd and Chivers Farms -Hardington- LLP), 58948*</p>

<ul style="list-style-type: none"> • Reduce in-commuting • reverse commuting patterns and meet full affordable housing need. • to address under-delivery of affordable housing at new settlements • to provide flexibility should allocated sites not come forward as anticipated • to ensure that allocated sites don't have a monopoly position whereby the LPA is under pressure to grant permission even where it has concerns about the proposal • Approach to faster delivery at Edge of Cambridge, Northstowe and Waterbeach is not supported by evidence • Shortfall of 44 dwellings – only account for 11,596 of the 11,640 to be planned • To accommodate additional growth from Ox-Cam Arc • Does not demonstrate how can meet future jobs targets or needs, particularly mid tech 	<p>(Endurance Estates), 59032* (L&Q Estates Limited & Hill Residential Ltd)</p>
<p>Comment that the strategy should plan for less growth, for the following reasons:</p> <ul style="list-style-type: none"> • concern that the model of planning for growth inevitably leads to more growth – suggested to consider when the current model may be forced to change • worsening conditions and finite capacity for growth with limited resources • Overoptimistic and unrealistic vision of growth • Predict and provide approach is flawed 	<p>Individuals</p> <p>57592 (M Jump), 60188 (J Preston), 57582* (C Maynard), 59777* (M Bijok Hone), 57850 & 57854* (T Harrold), 57980* (E Osimo), 57831* (S Sinclair), 58057* (B Marshall), 59764* (B Hunt), 58165* (S Kennedy), 57929* (F Goodwille), 56801* (M Colville), 57632* (J Conroy), 57033* (W Harrold), 57129* (D Lott), 57777* (C Harding), 57886* (C Schofield), 59456* (A Alderson), 60108* (C Blakeley), 60187* (J Preston), 57886* (C Schofield),</p>

- Downward revision needed to reflect covid and home/hybrid working, less need for homes close to jobs, some demand can be met outside Greater Cambridge.
- Challenge the need for growth in an area of over-rapid expansion, cannot continue indefinitely
- planning for 44,000 homes is incompatible with the aim of decreasing carbon impacts, nature recovery, and improving quality of life
- Failure to minimise climate change, existing development already outstrips CO2 emissions;
- Over ambitious and high risk to Vision and Aims.
- Minimum / Medium options can be justified with limitations of sustainability
- economic growth encourages inward migration from other areas which is unsustainable
- The plan's proposals to support carbon neutrality will themselves consume carbon. There is no environmental capacity for additional homes and people.
- No more development allocations until environmental and transport capacity assumptions, in line with the principles of Doughnut Economics have been holistically assessed.
- Cambridge has reached maximum; more growth will impair quality of life
- Increase of nearly 40% is character changing
- Effect on national food security;
- Likely irreparable damage to ecosystems;

Public bodies

56737 (Croydon PC), 59258* (Teversham PC), 59258* (Teversham PC), 57801* (Coton PC), 59030* (Great Shelford PC), 58325* (Linton PC)

Third Sector Organisations

58097 (Cambridge Doughnut Economics Action Group), 56965 (Trumpington Residents Association), 57548* (Save Honey Hill Group), 57767* (Cambridge Doughnut Economic Action Group), 57786* (Carbon Neutral Cambridge), 58103* (Cambridge Doughnut Economics Action Group), 60738* (Cambridge and South Cambridgeshire Green Parties)

- Lack of integrated public transport, increased congestion (and pollution);
- Growth in Cambridge outstrips infrastructure.
- concern that the plan will not achieve affordable housing, given the primary driving force of external investment
- Growth in jobs will compound existing problems of affordable housing;
- concern that the support of capital growth will increase inequality
- Drive for growth comes from landowners and businesses, residents see the impacts;
- Move away from formulae to find ways to accentuate the positives and eliminate negatives;
- The proposed level is higher than the government advises
- The standard government calculation may itself be questioned
- Support only the absolute minimum number of new homes, around 37,400, already in the planning pipeline.
- No justification for an increase in houses
- Priority should be on Levelling Up other areas – there are plenty of brownfield sites elsewhere in the country
- Focus on improving transport links from outside Greater Cambridge
- concern at the inclusion of a 10% buffer when that is accounted for by planning for more than the Standard Method

<ul style="list-style-type: none"> • concern at the inclusion of a 10% buffer which accounts for 40% of the total number of additional homes • Puts economic growth as primary objective, which is incompatible with climate and nature recovery objectives. The plan should be scrapped; homes and jobs should be supported in locations elsewhere in the country which are in need of regeneration, and which have environmental capacity. • Existing housing stock will take available carbon budget and water supply. Growth is irresponsible without solution to these problems • What models does the Planning Service have to determine likely limits to growth of the Cambridge economy? 	
<p>We remain genuinely concerned about whether the growth proposed (48,800 new homes inclusive of 10% buffer and 37,200 from previous plans) can be sustainable without causing further deterioration to the water environment. We understand the regional and water company water resource planning is still ongoing and the next version of the IWMS Detailed WCS will be updated as these plans come to fruition. We offer our support to work collaboratively with all the parties involved. Support the idea of development limited to levels that can be supported by a sustainable water supply (phased delivery) until the time the strategic infrastructure is in place, though we are mindful this may lead to heavily back loaded delivery.</p>	59719 (Environment Agency)
<p>Major concerns with scale of development and 2041 timeframe for delivery, given damage already being inflicted on natural environment and lengthy lead-in time for identification and</p>	59964* (Natural England)

delivery of measures to address water resource issue and implement strategic green infrastructure.	
Welcome recognition water supply is significant issue for deliverability. Support preparation of Integrated Water Management Study. Demonstrate appropriate deliverable mitigation measures can support sustainable growth until new strategic water supply infrastructure operational. Consider extended timeframe for delivery.	59969* (Natural England)
Support the environmental objectives of the Plan and would want to have continued joint working with other stakeholders such as the Environment Agency to agree matters such as a joint approach to calculating growth. Anglian Water proposes that a Statement of Common Ground approach is taken as part of Duty to Cooperate to reach agreement on evidence and methodology with the two Councils and the EA.	60457 (Anglian Water Services Ltd)
We would welcome regular and continued engagement and collaboration to ensure that planned growth can be supplied in a sustainable way. The timing and location of individual developments is critical to our planning.	60496* (Cambridge Water)
Committed to reduction of abstraction from chalk aquifers. Increased collaboration vital to ensure growth can be supplied sustainably. Strongly support ambitious targets for water efficient home building and any new development.	58915 (Cambridge Water)
This talks of 'creating space' but admits that water supply cannot just be created quickly. With so many problems* (air quality, transport, water, high housing costs, strained services) how can we cope with more?	58094* (Hills Road Residents' Association)

No assessment of current growth and its cumulative impact or the success or failure of current Local Plan policies	60236* (Federation of Cambridge Residents' Associations)
The 2018 Local Plan requires a rework due to the impact of the global pandemic.	58062* (Horningsea PC)
A regular review of the quantum, composition and location of job growth is needed to allow flexible adjustments across the full range of topics covered by the Local Plan.	57819* (W Wicksteed)
Contingency sites should be included to ensure the plan is effective (deliverable over the plan period) as required by the NPPF.	58693 (Wates Developments Ltd)
Support for the level of employment and homes, if it is carefully located and is sustainable.	59141* (Cambourne TC)
The overarching strategy should plan for more homes with the plan period spread across the settlement hierarchy.	57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures - Cambridgeshire)
Further consideration of sites suitable for potential development of specialist housing for older people (including Extra Care development) in sustainable locations should be undertaken	58333 (Simons Developments Ltd), 59740 (Endurance Estates)
Concern that further employment growth will continue to put pressure on housing. Suggestion to limit commercial development.	57938 (North Newnham Residents Association)
The policy stifles the role of Neighbourhood Planning in Greater Cambridge by not allocating specific levels of growth to guide the review of or preparation of Plans in designated Neighbourhood Plan Areas which possess an established sustainable settlement. The approach to guide Neighbourhood Plans by identifying indicative levels of growth from Windfall numbers is not a sound or robust way to proceed	58534 (Martin Grant Homes Ltd)

<p>Objections to the approach to windfalls including:</p> <ul style="list-style-type: none"> • Over-reliance on windfalls • Comment that the new Windfall figure is artificially high due to the extended period in the previous decade where a large number of speculative development proposals were approved, and that an increase is not necessary • Suggestion that the windfall allowance should be lowered and more sites explicitly allocated • Evidence suggests previous development has been higher than estimates but finite supply of sites so fewer will come forward in future • Need to consider future trends and reliability of sources of supply, including impact of proposed development strategy and limits on levels of growth in villages • First Proposals defines windfall development with reference to previously developed land, and so windfall allowance seems particularly high if anticipated these sites will be mostly previously developed sites • Resist inappropriate development of gardens (contrary to NPPF para 71) and inclusion in windfall allowance will perpetuate trend • Heavy reliance on as yet unidentified sites (20%), and significantly more than in adopted Local Plans (8%) which were found sound 	<p>58534 (Martin Grant Homes Ltd), 58561 (Grosvenor Britain & Ireland), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58899 (Axis Land Partnerships), 60181 (Home Builders Federation), 60272 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd)</p>
<p>2041 is an appropriate plan period, given uncertainty over major transport infrastructure projects including East-West Rail and Oxford to Cambridge expressway.</p>	<p>57314* (Huntingdonshire DC)</p>

<p>Suggestion that there could be a case for a longer plan period to 2050 to be advanced to:</p> <ul style="list-style-type: none"> • allow time to plan the necessary infrastructure • align with the OxCam Spatial Framework plan period 	<p>58622 (Vistry Group and RH Topham & Sons Ltd), 58676 (The Church Commissioners for England)</p>
<p>Proposal to increase the homes buffer above 10% and further sites allocated to:</p> <ul style="list-style-type: none"> • ensure a robust strategy to account for both the current heavy reliance on existing allocations and planning permissions, as well as to accommodate any additional jobs growth • provide greater certainty over the delivery of housing • offset the potential risks that development will not come forward as planned • Housing Delivery Study recommends at least 10% to ensure over-allocation given strong economic growth. Facilitate houses close to local employment • 20% buffer would increase robustness of supply position 	<p>58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58805 (Redrow Homes Ltd), 60180 (Home Builders Federation), 60273 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd), 60541 (Beechwood Homes Contracting Ltd), 58265* (Pigeon Land 2 Ltd)</p>
<p>Concern raised that the First Proposals does not demonstrate a 5 year land supply, noting:</p> <ul style="list-style-type: none"> • The annual requirement should be derived from the 44,400 plan period figure • Delivery added to the early trajectory has not been properly tested 	<p>58805 (Redrow Homes Ltd), 60541 (Beechwood Homes Contracting Ltd)</p>
<p>Expected five-year housing land supply on adoption in 2025 will be 5.15 years. This is marginal and could easily fall should sites not come forward as expected. Consider allocating small sites of</p>	<p>60182 (Home Builders Federation)</p>

less than one hectare to bolster supply in the first five years following adoption.	
Assumption that all 44,000 houses have to be allocated within Greater Cambridge to minimise carbon footprint of travel and congestion is too simplistic and unsound. Reality is people will continue to travel to/from outside area for variety of reasons. Potential for more rail commuting from Fenland and East Cambridge and Levelling Up in the County. NEC will attract out-commuters.	59942 (Fen Ditton PC)
Support for the identified requirement for 44,400 new homes; 10% flexibility allowance; additional land for a minimum 11,640 homes is appropriate.	58601* (Vistry Group and RH Topham & Sons Ltd), 58748* (Great Shelford -Ten Acres- Ltd)
Recognising the housing needs requirements Anglian Water supports the approach taken on the quantum of growth planned with additional 10% allowance for flexibility. Note Anglian Water considers the Water Resources Management Plan (WRMP) and Drainage and Wastewater Management Plan (DWMP) with their 25-year time horizon, direction on sustainability requirements and demand management, enable appropriate and timely investment to support growth, also proposes enter into a Memorandum of Understanding.	60444 (Anglian Water Services Ltd)

Spatial strategy thematic topics

Overarching

Summary of issues raised in comments	Comments highlighting this issue
Broad support for the overarching strategy	<p>Individuals</p> <p>57035 (W Harrold), 60110 (C Blakeley)</p> <p>Public bodies</p> <p>57110* (D Ogilvy – Bartlow Parish Meeting), 56861 (Bassingbourn cum Kneesworth PC), 58358 (Linton PC), 59877 (Cottenham PC), 60440 (Late representation: Westley Waterless PC),</p> <p>Other Organisations</p> <p>58003 (Imperial War Museum/Gonville and Caius College),</p> <p>Developers, Housebuilders and Landowners</p> <p>60243 (Bidwells), 60256 (Jesus College),</p>
Support in principle for the strategy’s approach of directing development to locations that have the least climate impact, where active and public transport is the natural choice, and where green infrastructure can be delivered alongside new development.	<p>Individuals</p> <p>58183 (Cllr N Gough)</p>

	<p>Public bodies</p> <p>57110* (D Ogilvy – Bartlow Parish Meeting), 56572 (Gamlingay PC), 59691 (Central Bedfordshire Council), 59966 (Natural England), 57477 (ESFA - Department for Education), 57314* (Huntingdonshire District Council), 59250* (Cambridgeshire and Peterborough Combined Authority),</p> <p>Third Sector Organisations</p> <p>60677 (Cambridge and South Cambridgeshire Green Parties),</p> <p>Other Organisations</p> <p>58309 (University of Cambridge), 60444 (Anglian Water Services Ltd),</p> <p>Developers, Housebuilders and Landowners</p> <p>57310 (Deal Land LLP), 58096 (Jesus College), 58195 (Terence O'Rourke Ltd), 58196 (Countryside Properties (UK) Ltd), 58240 (Janus Henderson UK Property PAIF), 58359 (Marshall Group Properties), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58647 (Deal Land LLP), 58657 (Socius Development Limited on behalf of Railpen), 58731 (Trumpington Meadows Land Company ('TMLC') a joint venture between Grosvenor Britain & Ireland (GBI) and Universities Superannuation Scheme (USS)), 58743 (CBC Limited, Cambridgeshire County Council</p>
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Summary of issues raised in comments	Comments highlighting this issue
	and a private family trust), 58257 (Pembroke College), 58900 (Varrier Jones Foundation), 58952 (Varrier Jones Foundation), 59020 (Peterhouse), 59048 (Emmanuel College), 59100 (Pace Investments), 59252 (Croudace Homes), 59403 (Pace Investments), 60263 (Gonville & Caius College), 60610 (CALA Group Ltd), 60612 (Endurance Estates – Orwell site), 60624 (NIAB Trust – Girton site), 60629 (NIAB Trust), 60633 (NIAB Trust)
Support strategy focused on strategic sites with better transport links, and with limited level of development proposed for villages	56801* (M Colville), 57110* (D Ogilvy – Bartlow Parish Meeting), 59995 (Steeple Morden PC), 60077 (Guilden Morden PC), 56907* (West Wickham PC), 59470* (Shepreth PC), 58350 (Toft PC), 58241 (Cambridge Past, Present & Future),
Support continued development of committed sites	57316 (Huntingdonshire DC),
Support for focus on brownfield sites	60444 (Anglian Water Services Ltd),
Support for a blended strategy including a range of locations	58359 (Marshall Group Properties),
Support for emphasis on dense settlements, including supporting new towns to be vibrant self-sustaining communities with good facilities.	57709 (J Pavey),
Support for strategy which important issues, including needs, climate change, making use of existing sites.	56791* (J Kirkbride),
Support for focusing development in locations where infrastructure already exists.	56861 (Bassingbourn cum Kneesworth PC),
Support for focusing development in locations with existing and committed transport links.	56923 (Cambridgeshire County Council),
Support weighted distribution towards most sustainable locations and key employment hubs.	60219 (Thakeham Homes Ltd),

Summary of issues raised in comments	Comments highlighting this issue
Areas around Cambridge are good, logical sites	58039 & 58041* (Great and Little Chishill PC)
Support new homes that do not destroy the county and its waterways. Brownfield sites to be prioritised for development. Greenbelt to be fully protected.	59810* (Dry Drayton PC)
Support a GCLP strategy that supports and plans for continuing economic growth and innovation hubs, as well as the homes needed to reduce commuting into the area in a way that minimises environmental impacts and improves the wellbeing of communities.	58001* (Imperial War Museum/Gonville and Caius College), 58703* (Trumpington Meadows Land Company)
<p>Comments regarding the overarching strategy, including:</p> <ul style="list-style-type: none"> • there is a vital need for the strategy to protect green spaces, and protect the qualities that makes Cambridge City a great and unique place to live • The need to locate jobs close to homes to reduce the need to travel • New development should have solar hot water and high levels of insulation • emphasis should be given to placemaking and ensuring the character of existing communities is not harmed but rather enhanced • Consider further evidence as part of Sustainability Appraisal on whole lifecycle carbon benefits of selected approach. • Ensure the distinctive character of the City, towns and villages are not adversely affected through new development 	56572 (Gamlingay PC), 56737 (Croydon PC), 57709 (J Pavey), 59966 (Natural England), 60188 (J Preston), 60234 (P Blythe), 60444 (Anglian Water Services Ltd), 60640 (TTP Campus Limited)

Summary of issues raised in comments	Comments highlighting this issue
Strategy needs to tackle commuting patterns from outlying villages into City. With the presence of Green Belt, opportunities for development within the City are limited. The strategy therefore relies on areas beyond the Green Belt developing and consolidating their employment offer.	60641 (Bruntwood SciTech)
Note locations for development, with limited housing adjacent to Trumpington	56963* (Trumpington Residents Association)
Many of committed developments also unlikely to deliver sufficient level of accessible high quality green infrastructure to meet the needs of new residents without adverse recreational pressure impacts to the existing ecological network including statutorily designated sites. These issues need to be addressed urgently through further stages of Plan preparation.	59966 (Natural England),
Emphasis should be given to placemaking and ensuring the character of existing communities is not harmed but rather enhanced	57709 (J Pavey),
Need to locate jobs close to homes to reduce the need to travel.	56572 (Gamlingay PC),
Further evidence should be produced by the Councils as part of the Sustainability Appraisal on the whole lifecycle carbon benefits of the selected approach and reasonable alternatives to guide consideration of a policy on the phasing of developments sites and supporting infrastructure including biodiversity opportunities and infrastructure option carbon benefits.	60444 (Anglian Water Services Ltd),
Ensure the distinctive character of the City, towns and villages are not adversely affected through new development, by exploiting opportunities to use brownfield land	60640 (TTP Campus Limited)

Summary of issues raised in comments	Comments highlighting this issue
Development Strategy doesn't appear to include a balanced option on delivery of local housing needs for comparison, with an aligned transport strategy, which excludes the over densification and corresponding penalties of the S/NEC proposal.	58106 (M Asplin),
Growth should be dispersed across the settlement hierarchy.	60310 (Gladman Developments),
Emphasise the importance of a variety of growth locations and sizes to support housing growth. New settlements, strategic extensions and development in rural locations all form a key part in meeting varying housing needs and ensuring a consistent supply of housing delivery.	60547 (Thakeham Homes Ltd),
Wrong Plan at wrong time with climate, biodiversity and water emergency. Prioritise social housing, environmental matters and protect Green Belt not economic development at any cost. Undermines Government Levelling Up and brownfield first agenda.	59500 (Babraham PC)
Breaches obligations for sustainable development; does not consider embodied carbon and car borne emissions. Inadequate water supply and sewage system.	59945 (O Harwood)
Forward thinking Vision is not matched by development strategy, predicated on growth, which will increase carbon. Inconsistent with Governments Levelling Up agenda.	59548 (Campaign to Protect Rural England)
With the climate crisis the starting point should be to plan for truly sustainable neighbourhoods, meeting needs locally, and building resilient communities.	56524* (C Preston)
Better to have larger settlements less dependent on cars and close to employment	56735* (Croydon PC)

Summary of issues raised in comments	Comments highlighting this issue
Support for the vision, aims and the amount of development, but not the distribution and proposed allocations.	58387* (Grosvenor Britain & Ireland)
Councils discourage new homes in places where car travel is the easiest way to get around and yet villages with stations (e.g. Meldreth, Shepreth and Foxton) are not allocated any growth. Yet with only the prospect of a station in Cambourne, it is considered sufficient for a c.2,000 home allocation.	58672* (Artisan* (UK) Projects Ltd)
Too much farmland allocated for development in the Plan which is unsustainable and physically impossible. The plan does not address the fundamental problems of food and water security. Destroying the countries best farmland Cambridge Area is not simply a bad idea, it would dangerously damage the UKs food security.	59492* (D Seilly)
Please note the "Place Standard" Survey by Cllr Sam Davies in Queen Edith's, Feb. 2020. GB1 & GB2 should not become an isolated community. Windfall proposals for residential development in Cambridge, and elsewhere, being subject to no limit on individual scheme size, will encourage developers to maximise profit at the expense of quality of life for residents. Specific sites should have their capacity limits stated from the outset.	59770* (B Hunt)
Comment proposing revisions to the strategy to ensure the plan meets its aims, including: <ul style="list-style-type: none"> • greater focus on bringing sustainable transport initiatives from outside the Greater Cambridge area • evaluate progress of adopted strategy before adding to it 	57551 (Save Honey Hill Group)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> objecting to allocation of North East Cambridge and associated relocation of Cambridge Waste Water Treatment Plant applying minimum growth option and focusing development at Cambridge East and potentially Cambridge Biomedical Campus. 	
<ul style="list-style-type: none"> The plan fails to consider the overall environmental capacity and climate change impact and the effect on the historic environment in a holistic way. Where is the overall vision of what Cambridge will be like in the future? Who is the city for? This plan does not make clear. 	60236* (Federation of Cambridge Residents' Associations)
Essential all policies are rigorously enforced and not just window dressing. Many organisations are proposing short and long term developments. Plan must take account of each proposal and ensure full co-ordination.	59061* (M Berkson)
Agree with policy direction and Figure 6. Support the fact that no new settlement is proposed around Six Mile Bottom and agree with comment (page 39) that further new settlements should not be allocated.	60442 (Late representation: Westley Waterless PC)
Notes expansion of Cambourne, continuing to develop Bourn Airfield. Mansel Farm, Oakington (20 homes near Beck Brook). Notes mention of 10% extra buffer for homebuilding, and 1,000 more homes on the Eddington site (M11 side).	59863 (Dry Drayton PC)
The plan includes many welcome similarities with CA's Suggested Spatial Vision, including supporting the need for	60519 (Cambridge Ahead)

Summary of issues raised in comments	Comments highlighting this issue
higher density development, five strategic sites, agglomeration supported by transport corridors, creation of a connected nature network.	
Need to act on the recommendations of the Climate Commission.	60519 (Cambridge Ahead)
New development should have solar hot water and high levels of insulation.	56737 (Croydon PC),
2 nd & 4 th paragraphs should recognise the importance of access to excellent education provision and areas can/should be improved through regeneration or enhancement.	58502* (ARU)
The proposed house expansion would change the nature of Cambridge from a small town to a large city. Please focus on connecting the biomedical campus to other residential areas outside of Cambridge city.	57984* (F Seregni)
Cambridge City Council and South Cambridgeshire District Council lies outside the defined coalfield. No specific comments to make.	59736* (The Coal Authority)
Non-substantive comment	57852* (T Harrold), 57860* (T Harrold)

Strategic influences and Duty to Cooperate

Summary of issues raised in comments	Comments highlighting this issue
Welcome consideration of how Plan fits with other plans and strategies, including Ox Cam Arc, and prepared within wider regional context, noting duty to cooperate. Pleased to engage in preparation and development of a draft Statement of Common Ground.	59970* (Natural England)

Summary of issues raised in comments	Comments highlighting this issue
To ensure compliance with NPPF para. 16 of the NPPF, the Councils should seek to identify or establish a suitable forum for engaging with the Government for the OxCam Arc.	58655* (The Church Commissioners for England)
Welcome the approach to preparing the preferred development strategy / draft allocations and green infrastructure initiatives in parallel. Consideration has been given, through the Sustainability Appraisal, to the best locations to restore the area's habitat networks and provide more green spaces for people providing health and wellbeing benefits. Support identification of 14 Strategic Green Infrastructure initiatives.	59968 (Natural England)
<p>No objection in principle to the existing and new allocations, areas of major change or opportunity areas being taken forward subject to:</p> <ul style="list-style-type: none"> • identification of strategic water supply infrastructure and/or feasible interim solutions • establishment of a robust plan to deliver the 14 Strategic Green Infrastructure initiatives ahead of development • need robust requirements to deliver biodiversity net gain and on-site green infrastructure 	59971 (Natural England)
Pleased to note the assessment in relation to historic environment, especially HELAA Appendix 4. Welcome commitment to preparation of Strategic Heritage Impact Assessment for site allocations.	59601 (Historic England)
Important that site allocation policies include sufficient clarity (NPPF para 16d). Policy should identify assets on site/nearby, mitigation measures, reference HIA. Suggested wording.	59602 (Historic England)
Combined Authority is consulting on its Sustainable Growth Ambition Statement; considers good growth in context of six 'capitals'. Reflection of six capitals in Plan policies and Sustainability Appraisal is supported.	59313* (Cambridgeshire and Peterborough Combined Authority)
The location and form of new development should fully consider the principles of creating healthy environments.	59114* (Cambridgeshire and Peterborough Clinical Commissioning Group)

Summary of issues raised in comments	Comments highlighting this issue
ECDC has no objections at this stage. Notes there are no additional major development proposals close to the border and no obvious significant 'cross-border' implications of relevance to East Cambridgeshire.	59859 (East Cambridgeshire DC)
Wide range of spatial options have been tested. Chosen option aids achieving net zero carbon ambitions, particularly relating to transport, by locating homes, employment and services near to one another. Support this approach. Focusing development largely in close proximity to Cambridge City, is also least likely to impact on infrastructure within Suffolk.	59953 (Suffolk Council)
Want to produce a joint evidence base to set out the most up to date position and for this to be further updated as the Drainage and Wastewater Management Plan (DWMP) progresses.	60460 (Anglian Water Services Ltd)
The area is too complicatedly organised by local government divisions with no satisfactory overview. We need to work on many existing problems before we fall for Government's hopeful plans for South East and Arc that are not regarding the complications realistically.	60233* (H Warwick)
Supportive of Councils working jointly, aligns with commitment in existing Plans and allows strategic matters to be considered comprehensively in a joined-up manner. Critical to work alongside Cambridgeshire authorities to ensure wider cross boundary issues are addressed. If a Council fails to satisfactorily discharge its Duty to Cooperate a Planning Inspector must recommend non-adoption.	60307* (Gladman Developments)
Be clear how it will deliver on ambitions of Oxford-Cambridge Arc. Support strategic spatial planning approach being applied to Ox-Cam Arc but it appears a substantial amount of housing may be planned for and delivered at an earlier stage due to conflicting timescales.	58640* (National Trust)
Plan assumes coordination with OxCam Arc project, which is now under review by government.	59540* (Campaign to Protect Rural England)
Plan assumes influence by UK Innovation Corridor and Cambridge-Norwich Tech Corridor, which are projects driven by unelected business interests.	59540* (Campaign to Protect Rural England)

Summary of issues raised in comments	Comments highlighting this issue
Opposition to Oxford Cambridge Arc Spatial Framework and East West Rail southern route. Concerns these may lead to central government-imposed rather than locally-agreed development which will be highly detrimental to the area.	59851 (Barrington PC)
The planning authorities should engage with their neighbours under the Duty to Cooperate to ensure they respond to the footprint of the Cambridge economy, including its travel to work area.	60519 (Cambridge Ahead)

Spatial directions for development

Summary of issues raised in comments	Comments highlighting this issue
Proposal that the plan should reflect more strongly the benefits of the Public Transport Corridors Spatial Option	59040 (Axis Land Partnerships)
Comment that new housing should be focused on the south of Greater Cambridge, and limited in the north, given the existing imbalance of jobs with homes.	56803 (M Colville), 58561 (Grosvenor Britain & Ireland)
Note that in previous plans large developments were located to north and jobs to the south of city. This requires increased traffic to work through and around Cambridge City. Expect policies to counter negative effects by putting more stringent requirements on developers for sustainability criteria.	57639* (Histon & Impington PC)
Developments are concentrated on the North side of Cambridge due to 'better' transport links, but it would be easy to improve bus services on the South side of Cambridge.	58896* (R Donald)
Comment that the level of development focused in the southern cluster should be increased, to:	58195 (Terence O'Rourke Ltd), 58503 (Bloor Homes Eastern), 58561 (Grosvenor

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • support the continuing growth of the economic cluster in life sciences and technology related activities, and • provide homes well related to jobs • reduce long distance commuting 	Britain & Ireland), 58188* (Smithson Hill), 60561 (W Garfit),
South West sustainable transport corridor should be given greater weight than relying on corridors where infrastructure projects are to be decided / proven deliverable.	57343* (HD Planning Ltd)
Comment that the plan should capitalise further on the committed key sustainable transport infrastructure along the A428/E-W Rail/OxCam Arc corridor, and that further development should be proposed here.	58567 (MacTaggart & Mickel), 58622 (Vistry Group and RH Topham & Sons Ltd)
<p>Comment that the strategy should review other sustainable corridors in the same way as the Rural Southern Cluster approach, including</p> <ul style="list-style-type: none"> • the southwest corridor, which benefits from the railway and GCP Melbourn Greenway project. • the A428/E-W Rail/OxCam Arc corridor 	57340 (HD Planning Ltd), 58567 (MacTaggart & Mickel)
Comment that the development strategy should revise its focus away from the western A428 corridor of Cambridge to the east where strategic growth locations like Six Mile Bottom can create a more sustainable pattern of development linked to good transport links, supporting the southern cluster.	59082 (L&Q Estates Limited and Hill Residential Limited)

Economy

Summary of issues raised in comments	Comments highlighting this issue
Support for focus on employment uses such as Life Sciences (including healthcare, biotechnology and biomedical activities) associated research and development laboratory space and life science related advanced manufacturing	57316 (Huntingdonshire DC),
It is right for the strategy to be realistic around the locational limits of some new jobs floorspace which is centred upon national and global economic clusters.	58195 (Terence O'Rourke Ltd),
Should be governed by local need. Local jobs to reduce travel to work and be more sustainable.	57639* (Histon & Impington PC)
Plan for a new era of flexible work and location choices, including build to rent as part of diverse housing needs. Failing to manage pressure of future employment flows will result in escalating house occupancies, rents, expanding travel to work areas, and rising congestion levels.	60519 (Cambridge Ahead)
Concern about the lack of clear information about where employment land is located and to categorise this land into different potential uses	58561 (Grosvenor Britain & Ireland), 60276 (Commercial Estates Group)
Cambridge needs more quality office buildings within Cambridge Prime Central submarket with most severe supply pressures in Greater Cambridge. Supply/demand imbalance is acute and getting worse. Whilst there is need for housing, Grade A commercial floor area should be encouraged, incentivised and make best use of brownfield site. No constraints to development, only what quantum can be accommodated. Allocation should not be prescriptive. Site specific matters will determine what impacts and benefits arise.	58646* (Socius Development Limited on behalf of Railpen)
Comment that the plan should provide allocations to meet demand for warehouse and distribution centres for the following reasons:	58585 (Endurance Estates - Caxton Gibbet Site)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> the evidence base for the emerging GCLP underestimates the need for Class B2 and B8 uses, and does not reflect the market demand for these uses in Greater Cambridge 	
Address logistics needs and locational requirements (NPPF); good connectivity to strategic road network, on large flat sites.	60215 (Tritax Symmetry)
Plan does not demonstrate how it can meet future jobs targets or needs, particularly for mid tech.	60685 (Trinity College)

Strategic and smaller scale development

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for development at strategic sites for the following reasons:</p> <ul style="list-style-type: none"> Development can be located close to existing infrastructure They perform better in transport terms and result in greater internalisation of trips They can provide large numbers of new homes They provide long term certainty of delivery They are at locations which make best use of land while creating well-designed, characterful places 	56861 (Bassingbourn cum Kneesworth PC), 56923 (Cambridgeshire County Council), 57316 (Huntingdonshire DC), 58309 (University of Cambridge), 58359 (Marshall Group Properties), 58523 (Phase 2 Planning), 58808 (R Mervart), 58923 (Clare College, Cambridge)
<p>Comment that all strategic sites need to:</p> <ul style="list-style-type: none"> provide sufficient land for educational purposes, taking into account Cambridgeshire County Council's agreed school site sizes 	56923 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> ensure that schools are centrally located and easily accessible to families living within the catchment area by walking or cycling, to support 'healthy schools' objectives 	
<p>Comments regarding strategic sites including new settlements, including the following points:</p> <ul style="list-style-type: none"> require carefully considered design incorporating suitable levels of facilities and open spaces locate jobs in these locations to minimise travel and maximise their attractiveness to new residents Generally, the larger the development the greater the chance of trips being internalised, and the settlement is likely to have a greater chance at being able to provide key services and facilities. Any development in the Cambourne / Bourn Airfield area needs to have good links to the existing community to enable greater access to services and to reduce the potential transport impacts of any new development 	56803 (M Colville), 56923 (Cambridgeshire County Council)
<p>Spatial strategy should focus the larger development sites in locations which offer public transport options to reach major employment centres. Development in rural locations of an appropriate scale should not be deterred as and when more sustainable personal transport options are available, eg electric vehicles using renewable energy.</p>	60044 (Cambridgeshire Development Forum)
<p>Concern that the strategy relies too much on large urban extensions to Cambridge City and new settlements in South Cambridgeshire, for the following reasons:</p>	<p>Individuals 56956 (J Swannell)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Strategic sites are often complex to bring forward and implement with significant investment in infrastructure often required before dwellings can be delivered • Risk to deliverability of the plan • Does not represent a flexible and balanced approach capable of responding to changing circumstances or providing a mix and variety of sites • Will significantly limit the supply of new housing sites being delivered by smaller and mid-sized (SME) housebuilders • Specific infrastructure challenges noted including relocation of Cambridge Waste Water Treatment Plant at North East Cambridge, East West Rail, and relocation of Cambridge Airport • Strategic sites often do not deliver policy-compliant levels of affordable housing 	<p>Developers, Housebuilders and Landowners</p> <p>57301 (AJ Johnson), 58146 (J Manning), 60369 (Critchley Family), 58534 (Martin Grant Homes Ltd), 60458 (P, J & M Crow), 60394 (D Wright), 56557 (Bonnell Homes Ltd), 56713 (KB Tebbit Ltd), 56895 (RWS Ltd), 56902 (R. Cambridge Propco Limited), 56995 (Hastingwood Developments), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57104 (J Francis), 57113 (Cambridge District Oddfellows), 57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures (Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57346 (Clarendon Land), 57348 (Bloor Homes Eastern), 57502 (Cambridgeshire County Council (as landowner)), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 58187 (Enterprise Property Group Limited), 58255 (Bletsoes), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58356* (Hill Residential Ltd and Chivers Farms -Hardington- LLP), 58629 (Hill Residential), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58694 (LVA), 58879 (Scott Properties), 58899 (Axis Land Partnerships), 58923 (Clare</p>

Summary of issues raised in comments	Comments highlighting this issue
	College, Cambridge), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group), 58963 (Endurance Estates), 59082 (L&Q Estates Limited and Hill Residential Limited), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 60580 (Martin Grant Homes), 60625 (NIAB Trust – Girton site), 60632 (NIAB Trust), 58948* (Endurance Estates), 59032* (L&Q Estates Limited & Hill Residential Ltd), 60323 (Daniels Bros – Shefford – Ltd), 60329 (Steeplefield), 60345 (FC Butler Trust), 60356 (FC Butler Trust), 60383 (S & J Graves), 60668 (Mill Stream Developments), 57063 (C Meadows)
<p>Objection to short lead in times assumed for the largest sites include in First Proposals, noting that:</p> <ul style="list-style-type: none"> • these conflict with those recommended in the Housing Delivery Study, and in the Greater Cambridge Local Plan Strategic Spatial Options for Testing – Methodology November 2020 – Appendix 6. • Adopting these would not provide sufficient time for post-adoption supplementary plans or guidance 	58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)
<p>Objection to assumptions regarding housing delivery at strategic sites, for the following reasons:</p> <ul style="list-style-type: none"> • Should take into account delivery evidence from other locations • No justification for how Waterbeach will achieve the anticipated increase in delivery 	<p>Developers, Housebuilders and Landowners</p> <p>57301 (AJ Johnson), 58146 (J Manning), 56489 (D & B Searle), 56517 (RJ & RS Millard), 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57348 (Bloor Homes Eastern), 57502 (Cambridgeshire County Council (as</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Lack of detail to demonstrate intensified rates of development at both Waterbeach New Town and Northstowe is achievable • Proposed delivery rates and timings for Bourn Airfield do not appear reliable / robust • Proposed delivery rates at North East Cambridge by 2041 appear ambitious • Redevelopment of North East Cambridge and Cambridge East are complex and involve the relocation of existing uses, therefore realistic assumptions on delivery are needed • Predicted housing delivery rates for extension to Cambourne are challenging • Evidence for faster delivery at Northstowe and Waterbeach is based solely on use of Modern Methods of Construction • Delivery of significant up-front infrastructure can often impact / delay delivery of strategic sites. • Lead-in times and build out rates for North East Cambridge, Cambourne, Cambridge East and North West Cambridge are in conflict with recommendations from Housing Delivery Study 	<p>landowner)), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 57893 (Martin Grant Homes), 58187 (Enterprise Property Group Limited), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58503 (Bloor Homes Eastern), 58534 (Martin Grant Homes Ltd), 58622 (Vistry Group and RH Topham & Sons Ltd), 58629 (Hill Residential), 58644 (Abbey Properties Cambridgeshire Limited), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58805 (Redrow Homes Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58899 (Axis Land Partnerships), 58950 (North Barton Road Landowners Group), 59040 (Axis Land Partnerships), 60580 (Martin Grant Homes), 57121 (KG Moss Will Trust & Moss Family), 56481 (V Chapman), 58639 (R Grain), 57063 (C Meadows), 56499 (W Grain), 57104 (J Francis), 60541 (Beechwood Homes Contracting Ltd)</p>
<p>Concern about in delivery rate assumptions for strategic sites:</p> <ul style="list-style-type: none"> • Disparity between sites of similar scale. • Inconsistent and contrary to Housing Delivery Study. 	<p>60271 (Commercial Estates Group), 60323 (Daniels Bros – Shefford – Ltd)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • More realistic to lower average build-out rate to 250dpa, with peak of 300dpa in one or two years if it can be evidenced. • Inconsistent with Lichfields Start to Finish evidence and past delivery. 	
<p>First Proposals plan is heavily reliant on the delivery of a handful of strategic developments, particularly large and complex sites. To ensure that the delivery of industrial space does not stall, and the supply-demand gap for employment space widens as a result, a pipeline of smaller developments which can deliver commercial sites quickly will be needed in the short-to-medium term.</p>	60357 (H. J. Molton Settlement)
<p>Comment that more development should be directed to small and medium sized sites on the edge of Cambridge and in the rural area, for the following reasons:</p> <ul style="list-style-type: none"> • support sustainable rural development • enhance vitality of rural settlements including supporting the existing services and facilities, as per NPPF para 79 • meet increasing demand for housing away from larger settlements arising from the COVID pandemic • NPPF para 60 notes the need to allow sufficient amount and variety of land to come forward to support the objective of significantly boosting supply of homes • support stated aim of supporting rural communities • Risk to five year supply and resulting potential impact of speculative development by limiting such sites 	<p>Individuals 56956 (J Swannell)</p> <p>Developers, Housebuilders and Landowners 57301 (AJ Johnson), 56961 (S & D Jevon and Raven), 58771* (S Grain), 60263 (Gonville & Caius College), 57121 (KG Moss Will Trust & Moss Family), 58355 (Bridgemere Land Plc), 56489 (D & B Searle), 56517 (RJ & RS Millard), 56557 (Bonnel Homes Ltd), 56713 (KB Tebbit Ltd), 56895 (RWS Ltd), 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows), 57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures (Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57310 (Deal Land LLP), 57346</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The plan should positively plan for development at established rural settlements, including Group Villages • There are a number of sustainable villages including being accessible by sustainable modes of transport, and where development in one village may support services in a village nearby • Such sites can deliver policy-compliant levels of affordable housing • provide a flexible, diverse supply of housing sites • facilitate greater space for people • provide opportunities to connect with the surrounding countryside to improve mental and physical health • provide local, smaller housebuilders the opportunity to acquire sites • address NPPF para 62 requirement for housing types and sizes to reflect the needs of the community • NPPF para 105 regarding minimising the need to travel notes that the opportunities will be different in urban and rural areas • Limiting such development conflicts with the Plan's aim of enhancing existing places • Public transport infrastructure investment should be directed to villages to make them more sustainable • Village employment sites can enhance the sustainability of such settlements by reducing the need to travel 	<p>(Clarendon Land), 57348 (Bloor Homes Eastern), 57374 (Colegrove Estates), 57502 (Cambridgeshire County Council (as landowner)), 57516 (R2 Developments Ltd), 57527 (Mr Henry d'Abo), 57636 (Dudley Developments), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 58146 (J Manning), 58187 (Enterprise Property Group Limited), 58255 (Bletsoes), 58285 (Pigeon Land 2 Ltd), 58333 (Simons Developments Ltd, 58370 (D Moore), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58512 (Hill Residential Limited), 58523 (Phase 2 Planning), 58534 (Martin Grant Homes Ltd), 58561 (Grosvenor Britain & Ireland), 58567 (MacTaggart & Mickel), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58629 (Hill Residential), 58644 (Abbey Properties Cambridgeshire Limited), 58668 (Wates Developments Ltd), 58693 (Wates Developments Ltd), 58694 (LVA), 58805 (Redrow Homes Ltd), 58815 (Great Shelford (Ten Acres) Ltd), 58879 (Scott Properties), 58900 (Varrier Jones Foundation), 58923 (Clare College, Cambridge), 58929 (Carter Jonas), 58952 (Varrier Jones Foundation), 58963 (Endurance Estates), 59020 (Peterhouse), 59080 (A P Burlton Turkey's Ltd), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 59307 (Countryside Properties),</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Changes in working patterns arising from COVID have enhanced the sustainability of rural living. The Sustainability Appraisal (SA) for the Local Plan does not adequately account for this change in sustainable characteristics. • Can support provision of needed community infrastructure • To maintain smooth delivery of housing throughout plan period • At villages, tightly drawn framework boundaries limit infill opportunities 	<p>59740 (Endurance Estates), 59048 (Emmanuel College), 58613* (MacTaggart & Mickel), 58265* (Pigeon Land 2 Ltd), 56497* 57148* (Southern & Regional Developments Ltd), 57191* (European Property Ventures – Cambridgeshire), 57342* (HD Planning Ltd), 58483* (D Moore), 58564* (Croudace Homes), 58635* (Abbey Properties Cambridgeshire Limited), 58652* (Wates Developments Ltd), 58672* (Artisan* (UK) Projects Ltd), 58875* (St John's College Cambridge), 60217* (Thakeham Homes Ltd), 60545* (Thakeham Homes Ltd), 60295 (Miller Homes – Fulbourn Site), 60302 (Miller Homes – Melbourn Site), 60323 (Daniels Bros – Shefford – Ltd), 60329 (Steeplefield), 60345 (FC Butler Trust), 60356 (FC Butler Trust), 60383 (S & J Graves), 60510 (Taylor Wimpey UK Ltd), 60541 (Beechwood Homes Contracting Ltd), 60563 (Countryside Properties), 60580 (Martin Grant Homes), 60610 (CALA Group Ltd), 60612 (Endurance Estates – Orwell site), 60624 (NIAB Trust – Girton site), 60629 (NIAB Trust), 60633 (NIAB Trust), 60668 (Mill Stream Developments), 60284 (Wheatley Group Developments Ltd), 56481 (V Chapman), 56479* (V Chapman), 56487* (D & B Searle), 56499 (W Grain), 56515* (RJ & JS Millard), 58639 (R Grain), 58624* (R Grain), 57063 (C Meadows), 57014 (J Francis)</p>
<p>Support for the Councils' response to NPPF para 69 - that plans should accommodate at least 10% of their housing on sites no larger than 1 hectare</p>	<p>57316 (Huntingdonshire DC)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Objection to the Councils' response to NPPF para 69 - that plans should accommodate at least 10% of their housing on sites no larger than 1 hectare, for the following reasons:</p> <ul style="list-style-type: none"> • there are a number of available sites for residential development, located outside of the Green Belt, at sustainable settlements such as Group Villages • all sites relevant to para 69 should be identified within the plan 	<p>56557 (Bonnell Homes Ltd), 56713 (KB Tebbitt Ltd), 56961 (S & D Jevon and Raven), 57340 (HD Planning Ltd), 57346 (Clarendon Land), 58355 (Bridgemere Land Plc), 60284 (Wheatley Group Developments Ltd), 60561 (W Garfit)</p>
<p>Need to show meeting NPPF para 69. The plan states that the requirement will be exceeded but includes windfall sites which are unidentified. Must be able to demonstrate it can meet the requirements through allocations or on sites identified on the Brownfield register.</p>	<p>60183 (Home Builders Federation)</p>
<p>Comment that directing self-build to strategic sites will limit this form of development meeting local needs.</p>	<p>57374 (Colegrove Estates)</p>

Water supply and drainage

Summary of issues raised in comments	Comments highlighting this issue
<p>Support recognition that water supply challenge is a serious issue to be resolved.</p>	<p>59970* (Natural England)</p>
<p>Object on grounds of inadequate water supply, effect on national food supply, failure to minimise climate change, likely irreparable damage to ecosystems, carbon emissions from construction, lack of integrated public transport, undermining Levelling Up</p>	<p>Individuals 59467* (H Alder), 59480* (Jo Ashman), 59501* (Babraham PC), 59503* (J Ayton), 59505* (A Barry), 59509* (L Benedetto), 59511* (N Ashman), 59513* (V Estellers Casas), 59516* (C Fisher), 59518* (S Fisher), 59520* (M Forbes),</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>agenda, democratic deficit in process and evidence base. Support Friends of River Cam objection.</p>	<p>59521* (V Fowkes Bolt), 59522* (A Fraser), 59523* (R Fredman), 59524* (C Friend), 59525* (L Garnier), 59526* (Z Gilbertson), 59538* (F Goodwille), 59539* (C Goodwille), 59552* (R Hegde), 59557* (E Hewitt), 59560* (J Holden), 59561* (G Holland), 59562* (K Hulme), 59564* (J Johnson), 59746* (A Jones), 59748* (T Jones), 59749* (J Kavanagh), 59750* (P Kenrick), 59751* (M Kivlen), 59752* (Anonymous), 59753* (T Knight), 59754, 59756, 59757* (Anonymous), 59758* (R Lambert), 59760* (D Langley), 59763* (J Langley), 59766* (T Levanti-Rowe), 59769* (J Lucas), 59772* (M Majidi), 59777* (M Bijok Hone), 59778* (S Marelli), 59784* (C Martin), 59789* (P Carney), 59790* (A McAllister), 59791* (B Bolt), 59792* (S Mercer), 59793* (C McKay), 59794* (R Meyer), 59795* (I Fourcade), 59796* (B Bruun), 59798* (S Burch), 59800* (M Cassidy), 59802* (B Basheer), 59804* (J Clarke), 59807* (G Offley), 59808* (M Cooper), 59809* (I Page), 59811* (M Patten), 59815* (P Pettitt), 59820* (H Pike), 59822* (M Presa), 59829* (H Price), 59844* (S Ramaiya), 59848* (R Edwards), 59865* (C Wilson), 59873* (J Winterkorn), 59874* (S Worzencraft), 59875* (J Nilsson-Wright), 59876* (M Zmija), 59884* (J Waterfield), 59885* (P Waterfield), 59887* (E Wayne), 59888* (N Willis), 59889* (L Ramakrishnan), 59890* (E Reid), 89891* (K Rennie), 59892* (F Crawford), 59893* (K Reti), 59894* (R Savage), 59895* (A Sharpe), 59897* (R Cushing), 59958* (N Deja), 59959* (LC Driver), 59960* (S Sharples), 59961* (S Sinclair), 59962* (R Sorkin), 59963* (F Spalding), 59967* (D Stoughton), 59990* (J</p>

Summary of issues raised in comments	Comments highlighting this issue
	<p>Tanner), 59993* (M Taylor), 59994* (H Thomas), 60000* (C Todd), 60039* (A Wilson), 60041* (M Farrington), 60500* (R Doyon), 60501* (J Pratt), 60617* (J Toynbee), 60618* (S Loveday), 60621* (I Fowler), 60622* (C A Holloway), 60636* (K Smyth), 60637* (C Redfern), 60638* (D Murrell), 60670* (Anonymous), 60671* (Anonymous), L Whitebread), 60824* (R Bienzobas), 60210 (J V Neal) 60505* (Late representation: C Candeloro), 60820* (Late representation: L Whitebread)</p> <p>Third Sector Organisations 59594* (Campaign to Protect Rural England), 60037* (Friends of the Cam Steering Group)</p>
Has the water provision been planned for all these developments? What will be their water source? How will the health of the Cam and its associated chalk streams be maintained?	57833* (S Sinclair)
Plan does not satisfactorily address inadequate water supply	60234 (P Blythe)
Support for the approach taken to addressing water supply issues	58882 (A Sykes), 59133 (M Berkson)
Further development needs to be phased in line with public water supply availability, if the plan is to meet its environmental objectives.	58970* (RSPB Cambs/Beds/Herts Area)
Comment that the plan's approach to water supply issues should also be taken to permissions and s106 agreements. Queried whether proposed infrastructure projects take into account water demand from construction.	58882 (A Sykes)

Summary of issues raised in comments	Comments highlighting this issue
Support for the need for the delivery of new strategic water supply infrastructure	58731 (Trumpington Meadows Land Company), 59082 (L&Q Estates Limited and Hill Residential Limited)
The plan does not satisfactorily address issue of inadequate water supply; need to identify strategic water supply solutions and / or interim measures	60188 (J Preston)
There is insufficient capacity for utilities delivery (supply of water and waste water disposal);	59258* (Teversham PC)
<ul style="list-style-type: none"> • Need to await the findings of the Regional Water Plan. Greater Cambridge already has an unsustainable supply of potable water. • The local sewage system is currently inadequate. 	60236* (Federation of Cambridge Residents' Associations)
<p>Comment that water resources should not be seen as a constraint to growth, noting that:</p> <ul style="list-style-type: none"> • the onus is on Water Resources East and the water companies, through their obligations in the Water Industries Act 1991, to plan for and provide water to meet the requirements • Water Resources East have stated that water supply should not curtail development and that the regional plan will offer up a number of solutions to address short-long term needs. • Developments will need to implement integrated water management regimes • If infrastructure is not in place a stepped requirement may be necessary (last resort). Ensure planned housing 	57650 (Endurance Estates - Balsham Site), 58359 (Marshall Group Properties), 58963 (Endurance Estates), 60171 (Home Builders Federation)

Summary of issues raised in comments	Comments highlighting this issue
requirements can still be met within plan period and does not become continually delayed (PPG para 68-021)	
Comment that work needs to be undertaken to further identify and programme practical interim solutions to a specific timescale to overcome the potential constraint to growth in the area posed by water supply constraints.	58534 (Martin Grant Homes Ltd)
Need to consider how water will be provided for this amount of growth - the chalk aquifer is already being over abstracted	56511 (C Martin)
Concern about water supply impacts of the plan, including the potential carbon impacts of any required water transfer.	56523 (C Martin)
Comment regarding the strategy, noting its dependence on uncertain infrastructure issues, including water supply, East West Rail and relocation of Cambridge airport. Comment that water supply is likely to affect surrounding districts to varying degrees, and that if the issue was not resolved it would be difficult to justify the proposed level and speed of delivery. Suggestion that a stepped trajectory and phased delivery of development might be the best way to respond to these issues.	57316 (Huntingdonshire DC)
The Plan should consider whether there are strategic site allocations elsewhere in the plan area that will benefit from new planned investment in water infrastructure. Provision is currently being made for a new pipeline connecting water supplies from the north of Lincolnshire to the Colchester area of Essex, which includes supply to the eastern part of Greater Cambridge near Six Mile Bottom. This £500 million	59082 (L&Q Estates Limited and Hill Residential Limited)

Summary of issues raised in comments	Comments highlighting this issue
scheme will be delivered by 2025 (early on in the Local Plan period) and will allow water to be moved from areas where it is more plentiful to areas of scarcity across the region.	

Transport and other infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Comment that the preferred strategy performs well in transport terms as demonstrated by the Greater Cambridge Local Plan: Transport Evidence Report October 2021, noting that not all transport mitigation has been tested.	56923 (Cambridgeshire County Council)
Comment that any unresolved issues regarding transport might have impacts on neighbouring districts.	57316 (Huntingdonshire DC)
Support for co-ordinated working. As details of EWR Co's proposals are not yet confirmed, there is a risk of overlap in location of potential development options between EWR Co and Local Plan. Liaise on development proposals at and around Cambourne and Cambridge Stations.	59872* (East West Rail)
Objection to the plan's perceived implicit support for East West Rail, for the following reasons: <ul style="list-style-type: none"> • Very expensive • City Deal proposals can enhance connectivity between Cambourne and Cambridge • Will cause environmental harm and planning blight • Very low benefit cost ratio 	57035 (W Harrold)
Concern regarding East West Rail including: <ul style="list-style-type: none"> • Will cause environmental harm and planning blight • Protect and enhance Green Belt; 	57851* (T Harrold), 57853* (T Harrold), 57854* (T Harrold), 57857* (T Harrold),

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Very expensive • Adverse impact on and need to protect communities; • Will obliterate most objectives including climate objectives; • Our area being sacrificed for Arc but will receive no benefit; • Destroy valuable agricultural land. 	57858* (T Harrold), 58256* (Little & Great Eversden PC)
<p>East West Rail is beneficial only if the route approaches Cambridge from the North and connects with the East Coast.</p> <p>Looping South after Cambourne contradicts the policy of limiting development in the Southern Fringe.</p>	59103* (M Berkson)
<p>East West Rail has potential to transform the area, maximising sustainable opportunities for growth. Transport impact assessments / modelling should consider cumulative impacts of existing and proposed development at Cambourne, and implications for wider area, including on strategic and local road network within Central Bedfordshire.</p>	59691 (Central Bedfordshire Council)
<p>Moving forward without clear idea how extra housing will impact wider area. Need models showing impact of traffic and public transport use. Proceed as slowly as Government allows until information is available, do not accelerate approved projects. Agree most important factors are environmental impacts and on local traffic. Building near workplaces will only mitigate extra travel. Public transport system will need to be transformed. Without details of impacts of developments my response will be no to them all.</p>	59436* (Anonymous)
<p>Comment noting:</p> <ul style="list-style-type: none"> • Lack of information on transport links required, ensure they are brought forward concurrently • Insufficient provision of public transport 	60188 (J Preston)

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment regarding potential transport impacts of existing employment sites and the proposed strategy, including the following:</p> <ul style="list-style-type: none"> • employment sites at Duxford, Granta Park, the Wellcome Genome Campus and the Babraham Institute draw car trips from North Hertfordshire • Expansion of Cambridge Biomedical Campus will draw more car trips onto the A10, negatively impacting on Royston • Creation of Cambridge South Station will relieve some pressure on the A10, but stations in North Herts will need enhancement to address additional pressures here, including requiring data from Greater Cambridge to help quantify these • Role of Royston as a local centre for communities in the south of South Cambridgeshire should be recognised and responded to, were any development to be proposed in this area 	58650 (North Hertfordshire DC)
<p>Transport links in Cambridge cannot cope with existing demand, leading to congestion, making it dangerous for active travel. Transport proposals do not adequately address this.</p>	56791* (J Kirkbride)
<p>Support for the committed infrastructure proposals that are being progressed by the transport bodies and the objective of seeking to achieve a modal shift away from the use of the private car</p>	58359 (Marshall Group Properties)
<p>Comment that coordination with every organisation involved in transport strategy is absolutely essential</p>	59133 (M Berkson)
<p>Current transport links and proposals are inadequate. Promoting a strategic and sustainable approach to public transport in Cambridgeshire, including a detailed proposition for light rail on two main routes: Cambourne-Cambridge city centre-Addenbrooke's-Granta Park-Haverhill; Cambridge Science Park-Trumpington.</p>	60051 (Cambridge Connect)
<p>The plan should focus on public transport and cycle connections</p>	57980* (E Osimo)

Summary of issues raised in comments	Comments highlighting this issue
Concern that all new development will generate vehicle traffic, noting that most people will still want a car, and that even car free development will require servicing by vehicles. Concern at the lack of a fully integrated transport policy	59258* (Teversham PC)
Applaud aim to encourage development in locations not reliant on cars. Also aim to reduce environmental impact of transport; significantly improve public transport to villages. Cars likely to remain mainstay so ensure electric charging infrastructure is provided.	57583* (R Pargeter)
Relying on planned public transport links will leave the Plan vulnerable to challenge if projects are delayed. Focus more on existing infrastructure.	57342* (HD Planning Ltd)
National Highways have been collaboratively engaging regarding the effect of the emerging GCLP on the Strategic Road Network; seeking to ensure the impact of allocated sites are identified and suitably mitigated. Detailed technical modelling validation queries relating to the Transport Evidence Report.	60073 (National Highways)
Ox Cam Arc; creating low carbon transport links between important centres is good but should minimise impacts on natural environment and ecology. Will create a corridor of 'soul-less dormitories'. The only winners are developers not local people.	60075 (C de Blois)
<p>Comments on the transport evidence report, including:</p> <ul style="list-style-type: none"> • Supporting its conclusions • Noting the significant additional traffic generated by the various strategic spatial options previously tested • Welcoming requirement for implementation of trip budgets at strategic sites 	60255 (Cambridgeshire County Council)
Comment on the need to deliver timely infrastructure including public transport, broadband, social facilities, retail in new developments,	57645 (Histon & Impington Parish Council)
Comment that Transport Evidence assumes a massive increase in Park & Ride spaces, which could harm landscape and Green Belt.	58241 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
Ensure faster delivery of existing new settlements does not impact infrastructure provision and services in surrounding areas.	57314* (Huntingdonshire DC)
Green Infrastructure must be delivered before, or alongside new development	56572 (Gamlingay PC)
No new cultural or provision for other 'city-scale' needs which will put the city centre under even greater pressure.	60236* (Federation of Cambridge Residents' Associations)
Such a large increase in house building in the city requires a significant investment in community facilities and infrastructure to be a benefit to current local communities, not a further strain on resources. Investment in public transport should come before extra housing.	57834* (D Lister)
The plan does not meet the infrastructure needs of new residents	59030* (Great Shelford PC)
In areas of significant housing growth, developer contributions for health and care services must be sought to meet growing demand. Planning obligations should address strategic and local priorities.	59114* (Cambridgeshire and Peterborough Clinical Commissioning Group)
The cumulative impacts of residential developments on healthcare infrastructure in the area should be recognised. Planning policies must help finance improved healthcare services and facilities through effective estate management.	59134 (Cambridgeshire and Peterborough Clinical Commissioning Group)
The plan should consider education and hospital needs in greater detail.	58882 (A Sykes)
There is insufficient infrastructure (roads, schools and hospitals in particular) to support delivery of the strategy.	59258* (Teversham PC)
For a plan to be sound the cumulative impact of policies should not undermine its deliverability. Viability assessment must consider all policy costs and benchmark land values accurately. Land values for brownfield sites appear low, should be reconsidered and increased to reflect higher existing use values.	60175* (Home Builders Federation)

Justification for/presentation of the development strategy

Summary of issues raised in comments	Comments highlighting this issue
The plan is not clear what is meant by development having “the least climate impact”, the term is not defined, leading to ambiguity for developers as to what proposals should be seeking to achieve	58676 (The Church Commissioners for England)
Comment that the policy should include greater clarity about the full list of allocations including for employment, and their relationship with adopted allocations.	57340 (HD Planning Ltd)
Comment that the plan does not include a trajectory setting out the anticipated rate of development for specific sites.	58676 (The Church Commissioners for England)
Comment that there isn't an overarching spatial strategy that explains the rationale behind the distribution of future development, and why the areas and locations identified will help achieve the Vision and Aims. The strategy should be more strongly presented in the context of proposed connectivity enhancements such as East West Rail and Cambourne to Cambridge.	58237 (Hallam Land Management Limited)
<p>Comment that the reasons for selecting the preferred strategy are not clearly set out:</p> <ul style="list-style-type: none"> • the Preferred Option (Spatial Option 9), along with the alternative blended strategy (Spatial Option 10), appear as standalone options without reference to the previous options • Appendix E to the Sustainability Appraisal ostensibly provides the justification for the preferred spatial strategy, however this also does not explain why the preferred spatial strategy is considered to be the best performing option when compared to other spatial options, nor does it give reasons for why other spatial options have been discounted • The Councils fail to demonstrate that the conclusions of assessment of the 10 spatial options have led the determination of the best performing 	58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)

Summary of issues raised in comments	Comments highlighting this issue
<p>strategy for the First Proposals document. Instead, there is the very strong suspicion that a spatial strategy has instead been retrofitted to suit a series of pre-chosen sites</p> <p>no clear explanation as to why transport corridors option was discounted</p> <ul style="list-style-type: none"> • there are no SA Objectives where Spatial Option 9: Preferred Option Spatial Strategy clearly performs better than the other Spatial Options • The Sustainability Assessment appraisal only of sites that fitted with the emerging spatial strategy has prevented the allocation of suitable sites that could be included in a more appropriate development strategy • Assessment of site options on 'Public Transport Corridors' source of supply was combined with Villages to create a category of 'Dispersal: Villages / Transport Corridors' for which no clear explanation is provided. In combining the two options, many of the benefits of aligning major development sites (200+ units) to a Public Transport Corridor location are neutralised by the disbenefits of Dispersal Villages. 	
<p>Comment that the plan does not justify why Cambourne is identified for development when the Development Strategy Options – Summary Report noted that the relevant Spatial Option to Cambourne performed 'relatively poorly within the plan period, as it is unlikely that the full infrastructure to support development will be provided'.</p>	<p>58899 (Axis Land Partnerships), 59040 (Axis Land Partnerships)</p>
<p>Comment that the plan lacks clarity as to how the overall figure for future development at Cambourne during the Plan period accords with the Councils' development strategy</p>	<p>58676 (The Church Commissioners for England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>Comment that more distinction needs to be given as between consideration of rural settlements as opposed to rural areas, noting that interrelationship with surrounding areas is material and that it is accepted that residents in village locations must rely upon services and facilities outside of their particular settlement to meet all of their needs.</p>	58694 (LVA)
<p>Concern that the rationale for proposing some allocations in in the rural area and for rejecting other available and suitable villages sites is not evidenced robustly, for the following reasons:</p> <ul style="list-style-type: none"> • Suggestion that the approach to rural allocations was site-led rather than being led by an objective process which compares the sustainability credentials of sustainable rural settlements. • Other sites with more positive Housing & Employment Land Availability Assessment (HELAA) assessments were not allocated. • Concern how the strategy has been interpreted into the allocations proposed. 	56713 (KB Tebbit Ltd), 57346 (Clarendon Land), 58534 (Martin Grant Homes Ltd), 59252 (Croudace Homes), 60568 (Countryside Properties – Fen Ditton site)
<p>Lack of information how extra housing will impact the city/wider area. Proceed slowly until more information is available.</p>	60673 (Anonymous)
<p>Comment that the plan should show for reference the relocation of Cambridge Waste Water Treatment Plant (CWWTP)</p>	58106 (M Asplin)

Spatial strategy sources of supply

Cambridge urban area, including brownfield sites

Summary of issues raised in comments	Comments highlighting this issue
Support for focus on densification, including: <ul style="list-style-type: none"> in existing urban areas in locations well served by public transport making effective use of land within Cambridge as a sustainable location for development 	58053 (Trinity Hall), 58668 (Wates Developments Ltd), 58808 (R Mervart), 59048 (Emmanuel College), 57709 (J Pavey),
Support for smaller sites where well-integrated with existing neighbourhoods, including on previously developed sites in the urban area, including for windfall development, especially in such locations	58922 (Metro Property Unit Trust)
Brownfield development should be prioritised	58325* (Linton PC)
Agree that brownfield development should be prioritised and in locally-agreed not nationally targeted locations. Development “around” villages is not considered sustainable.	59851 (Barrington PC)
Plan does not follow ‘brownfield first’ approach; it should encourage urban intensification.	59945 (O Harwood)
Take opportunities to reuse brownfield land to ensure protection of other more sensitive locations in the countryside.	60640 (TTP Campus Limited)
Support for the proposed approach however this should focus sustainable development on under-utilised previously developed sites	58907* (Metro Property Unit Trust)
Existing buildings should be re-used wherever possible before new building is considered.	60677 (Cambridge and South Cambridgeshire Green Parties)
Objection to focus on densification, noting <ul style="list-style-type: none"> potential harm to quality of life and that is not in keeping with the objectives of Wellbeing & Social inclusion” and “Great Places” 	57798 (M Starkie), 57638 (J Conroy), 57766* (T Elliott); 57582* (C Maynard)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • harm to quality of life and economic growth • Cambridge has reached maximum; more growth will impair quality of life; • Other urban centres should be developed with adequate transport links to avoid permanent gridlock in Cambridge; 	
<p>Comment on the potential challenges of developing on brownfield sites, including that they:</p> <ul style="list-style-type: none"> • can be blighted by contamination, • have complex ownership issues that affect delivery • be too small or inadequately accessed • are usually associated with higher abnormal costs which can sometimes put pressure on viability and the ability to deliver higher standard, sustainable developments 	57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures - Cambridgeshire), 58676 (The Church Commissioners for England), 58693 (Wates Developments Ltd)
<p>Comment that the setting of the historic centre, and its relationship with the countryside with a network of green spaces complementing the built environment, must be preserved</p>	57938 (North Newnham Residents Association)
<p>Comment in relation to densification, that thought also needs to be given to development of new communities on sites that: facilitate greater space for people; provide a greater variety of housing; increase affordability for those unable to afford urban prices; and provide opportunities to connect with the surrounding countryside to improve mental and physical health</p>	58963 (Endurance Estates), 59082 (L&Q Estates Limited and Hill Residential Limited)
<p>Question raised whether sites within Cambridge brought forward from the 2018 Local Plan and some of which were previously allocated in the 2006 Local Plan are likely to deliver within the plan period.</p>	58923 (Clare College, Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
No mention of Covid and city centre opportunities from potential radical changes in retail and office working.	60236* (Federation of Cambridge Residents' Associations)
Support identification of North East Cambridge for the creation of a compact city district on brownfield land. Concerned by homes target (page 32); trajectory at odds with that agreed with Homes England as pre-requisite for relocating WWTW. Policy should include 5,600 homes on Core Site by 2041.	60148 (U&I PLC and TOWN)
Anglian Water agrees that North East Cambridge should be listed first in the strategy given it is 'a compact city district on brownfield land already identified for development, including a mix of jobs and homes'.	60444 (Anglian Water Services Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Support for NEC but object to lack of consideration for accommodating displaced commercial uses	60762 (U&I Group PLC)
<p>Objection to inclusion of North East Cambridge for the following reasons:</p> <ul style="list-style-type: none"> • it is premature to include it ahead of Development Consent Order outcome for relocation of Cambridge Waste Water Treatment Plant (CWWTP) • Unnecessary and too large. • Relocated WWTW will be insufficient for needs of further growth. • Oversupply of homes within City. • Tall buildings 4 stories max. • 300dph too dense. • Nearest local shops Newmarket Rd • Huge impact Milton Rd, Elizabeth Way, A10 north • next to two of more deprived LSOAs and requires sewage works to relocate to Green Belt rather than upgrading. • No mention of retired for balanced community • Scale and density not supported • Plan and NEC AAP do not require relocation of WWTW • S/NEC reliant on relocation of WWTW in Green Belt • No justification or operational need for WWTW to relocate to Green Belt • Housing development is not supported, focus on employment with public transport • development at the proposed location, on Green belt would result in 'Very High Harm' contrary to the substantial weight. 	57798 (M Starkie), 58106 (M Asplin), 57129* (D Lott), 57548* (Save Honey Hill Group), 57632* (J Conroy), 58105* (M Asplin), 59883 (Fen Ditton PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>Objection to inclusion of North East Cambridge as presented and correspondent lack of draft allocation at Cambridge Science Park, as it conflates the delivery of new homes reliant on the DCO with the ongoing growth of employment associated with the existing Cambridge Science Park cluster.</p>	58400 (Trinity College)
<p>Objection to assumed trajectory for North East Cambridge, noting</p> <ul style="list-style-type: none"> • Likely challenges to the build out rate generated by the requirement for a trip budget • expected DCO outcome timings 	59040 (Axis Land Partnerships)
<p>Objection to the relocation of Cambridge Waste Water Treatment Plant (CWWTP) to enable development at North East Cambridge, for the following reasons:</p> <ul style="list-style-type: none"> • Loss of Green Belt • Development of green spaces • Carbon impact • The current WWTP is still operational • Harm to the current open landscape • Relatively small number of homes enabled by the relocation 	56523 (C Martin), 58106 (M Asplin)
<p>Objection to S/C/SMS Garages between 20 St. Matthews Street and Blue Moon Public House, Cambridge on basis that loss of off-street parking provision at the garages will harm residents' amenity.</p>	58381 (F Gawthrop)

The edge of Cambridge, and Green Belt

Summary of issues raised in comments	Comments highlighting this issue
Support for the approach of limiting development on the edge of Cambridge beyond already approved sites.	56965 (Trumpington Residents Association), 58241 (Cambridge Past, Present & Future)
Support the delivery of sites on edge of Cambridge given they are sustainable locations to existing jobs, services, infrastructure, and transportation	58731 (Trumpington Meadows Land Company)
Urge greater protection of village separation, noting example of inadequate separation between proposed Cambridge Airport (Land North of Cherry Hinton) site between the settlement and new development.	59258* (Teversham PC)
Support for limited release of Green Belt on the edge of Cambridge	57502 (Cambridgeshire County Council - as landowner)
Support for conclusion that housing needs alone do not provide the 'exceptional circumstances' to justify removing land from the Green Belt on the edge of the city	56965 (Trumpington Residents Association)
The additional 11,640 dwellings required to cover a 10% buffer have already been provided for elsewhere, so the high level of need that should be demonstrated before considering any additional Green Belt land release has not been met.	58166* (Dr S Kennedy)
Comment that edge of Cambridge greenfield sites can deliver policy compliant levels of affordable housing	58950 (North Barton Road Landowners Group)
Comment that exceptional circumstances exist to justify release land from the Green Belt in all parts of Greater Cambridge affected by the designation, for the following reasons:	57063 (C Meadows), 57083 (Shelford Investments), 57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57636 (Dudley Developments), 58433 (NW Bio and its UK Subsidiary)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> the significant need for housing and affordable housing in Greater Cambridge and the need to support economic growth opportunities exist in the Green Belt to promote sustainable patterns of development 	Aracaris Capital Ltd), 58629 (Hill Residential), 58731 (Trumpington Meadows Land Company), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group)
<p>Comment regarding the reasonable options needing to be explored before considering whether exceptional circumstances exist to justify changes to Green Belt boundaries, including the following:</p> <ul style="list-style-type: none"> In Cambridge increasing densities and reusing previously developed land is not straightforward and may be inappropriate because of heritage assets and the difficulty of finding alternative sites for existing uses previously developed land opportunities that are deliverable have already been identified within and on the edge of Cambridge 	57063 (C Meadows), 57083 (Shelford Investments), 57121 (KG Moss Will Trust & Moss Family), 57636 (Dudley Developments), 58629 (Hill Residential), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group)
<p>Development on GB is not generally acceptable, but to release a small site from the GB which in parallel secures greatly enhanced bio-diversity, and some informal rural public access, is a factor that weighs heavily in favour of the release</p>	60561 (W Garfit)
<p>Support for releasing Green Belt land in Shelford.</p>	58815 (Great Shelford (Ten Acres) Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Support for releasing Green Belt land in Sawston	57376 (Deal Land LLP)
Support for releasing Green Belt land in Coton	60580 (Martin Grant Homes)
Don't build on Green Belt	57980* (E Osimo),
Comment that the plan should include even less focus on the Green Belt and villages	58808 (R Mervart)
Objection to proposed development in the Green Belt, in particular at villages. Place greater focus on new settlements/communities and expansion of existing sites.	56803 (M Colville)
Objection to proposed busways to new settlements as they would harm Green Belt, landscape, ecology and heritage.	58241 (Cambridge Past, Present & Future)
Do not oppose development around Cambridge outside Green Belt provided new green spaces delivered to North East to reduce pressure on Wicken Fen. Any changes to Green Belt must be fully evidenced and justified.	59273 (National Trust)
Oppose proposals to remove further land from Green Belt, particularly Babraham and Hinxton. Inconsistent with purposes of Green Belt in Great Places Aim.	59595 (Campaign to Protect Rural England)
No exceptional circumstances for releasing Green Belt land in excess of meeting Cambridge's needs, particularly around villages when there are other non-Green Belt suitable and sustainable sites.	60310 (Gladman Developments)
Concern about the amount of Green Belt land likely to be destroyed, in particular through relocating WWTW to Honey Hill.	60677 (Cambridge and South Cambridgeshire Green Parties)
Support the provision of additional housing on existing allocated land at Eddington.	58297* (University of Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East represents the largest and most sustainable opportunity to realise this potential.	58335* (Marshall Group Properties)
Comment that development at Cambridge East can support cross-city connectivity through the provision of a transformational transport strategy.	58359 (Marshall Group Properties)
Support for inclusion of Cambridge Biomedical Campus for additional development, noting that the scale of floorspace requirements justifies the full scale development of the district set out in Vision 2050, west as well as east of the West Anglia mainline.	58961 (Jesus College (working with Pigeon Investment Management and Lands Improvement Holdings), a private landowner and St John's College)
Support proposed allocation for Campus. CBC Limited will support landowners deliver a Vision 2050 compatible scheme.	58247* (CBC Limited, Cambridgeshire County Council and a private family trust)
Support the need for growth and to concentrate that growth in sustainable locations. Cambridge Biomedical Campus is one of the best locations to sustainability address future needs.	58251* (CBC Limited, Cambridgeshire County Council and a private family trust)
Spatial Strategy refers to the desirability of locating homes close to existing and proposed jobs at the cluster of research parks to the south of Cambridge. Strongly support, a similar approach should be adopted at the Cambridge Biomedical Campus, with the provision that this is offered as tied accommodation to create genuine affordable housing.	59770* (B Hunt)
Objection to inclusion of S/CBC/A area for housing.	57933 (F Goodwille)
Objection to proposed Green Belt release at Cambridge Biomedical Campus, for the following reasons: <ul style="list-style-type: none"> • Scale of proposal 	56965 (Trumpington Residents Association), 58090 (D Lister), 58167 (Kennedy)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Harm to the Green Belt • Loss of high quality agricultural land • Objection to inclusion of housing within the allocation • Employment needs could be met by densification of the existing campus or at off-site research locations • Creates urban sprawl • Harm to biodiversity 	
<p>Comments about growing the Cambridge Biomedical campus;</p> <ul style="list-style-type: none"> • Impact on quality of life of residents; • Unclear whether infrastructure to support; • Impacts on green belt and biodiversity, including Ninewells nature reserve; • Accessibility and congestion; • Better, frequent low emission public transport could spread population growth; • Only justification for Green Belt release is affordable housing for hospital workers to reduce commuting, but must remain affordable. 	57628* (M Polichroniadis), 58307 & 58322* (D Lynch)
<p>Releasing Greenbelt land next to Babraham Road: Green Belt land protects countryside. Only justification for releasing it is affordable housing for hospital workers to reduce commuting, but must remain affordable.</p>	59028* (R Stone)

New settlements

Summary of issues raised in comments	Comments highlighting this issue
<p>Support for development at new settlements for the following reasons:</p> <ul style="list-style-type: none"> • They can be designed with excellent transport links • They offer a blank canvas with which to design climate friendly and enjoyable living spaces within suitable locations • They do not burden existing villages • They can be sited outside of the Green Belt 	<p>56803 (M Colville), 56965 (Trumpington Residents Association)</p>
<p>Support for continuing development at the new settlements of Northstowe, Waterbeach and Bourn Airfield allocated in previous plans</p>	<p>56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard), 58639 (R Grain)</p>
<p>Northstowe, Waterbeach, Bourn and Cambourne are unproven employment markets with demand remaining in and on edge of Cambridge, and encourage unsustainable travel patterns.</p>	<p>60281 (Commercial Estates Group)</p>
<p>Support for expanding Cambourne, for the following reasons:</p> <ul style="list-style-type: none"> • the new East West Rail station will make it a well-connected area • Cambourne was the best performing in transport terms of the free-standing new settlements of those tested at stage one- with the Cambourne to Cambridge public transport scheme and East West Rail included • Opportunity to co-locate homes and jobs, in close proximity to major public transport routes 	<p>56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard), 56923 (Cambridgeshire County Council), 57893 (Martin Grant Homes), 58585 (Endurance Estates - Caxton Gibbet Site), 58639 (R Grain), 58676 (The Church Commissioners for England), 59833 (MCA Developments Ltd), 59866 (East West Rail)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • It is a location capable of higher levels of self-containment and where the options to reduce reliance on private cars is highest • Further develops and enhances a new settlement where the groundwork has already been laid, providing access to services and facilities within Cambourne and likely provision of new services and facilities • One of largest and most sustainable settlements in Greater Cambridge • EWR will provide a sustainable new travel option contributing towards achieving net zero carbon 	
Comment that the delivery of additional employment land at Cambourne must be part of any strategy to make it more vibrant	58585 (Endurance Estates - Caxton Gibbet Site)
Comment that there is little evidence that travel behaviour in Cambourne will shift significantly with the delivery of a railway station given the small take up of employment units in its business park and limited high street offer.	59082 (L&Q Estates Limited and Hill Residential Limited)
Comment that the Councils should be planning for a significant extension or new settlement within the Cambourne area	58676 (The Church Commissioners for England)
Comment that no decision on development at Cambourne should be taken until there is confirmation regarding East West Rail	59153 (Cambourne TC)
Comment that the policy for Cambourne should state that planning permission will not be granted until work commences on a Cambourne Station and no new homes will be allowed to	59153 (Cambourne TC)

Summary of issues raised in comments	Comments highlighting this issue
be occupied until the station and East West Rail services are operational	
Comment that Cambourne was the best performing in transport terms of the free-standing new settlements of those tested at stage one- with the Cambourne to Cambridge public transport scheme and East West Rail included. Any development in the Cambourne / Bourn Airfield area needs to have good links to the existing community to enable greater access to services and to reduce the potential transport impacts of any new development.	56923 (Cambridgeshire County Council)
Suggestion that the plan should provide greater clarity about the location of growth at Cambourne, and that development can come forward here ahead of East West Rail, supported by Greater Cambridge Partnership's Cambourne to Cambridge Public Transport Scheme	57893 (Martin Grant Homes)
Concern raised about assumed trajectory at Cambourne given uncertainty over East West Rail delivery and timing	58879 (Scott Properties)
Proposal for additional new settlements, to support the aim of significantly boosting housing supply.	58622 (Vistry Group and RH Topham & Sons Ltd)

Rural area

Summary of issues raised in comments	Comments highlighting this issue
Support for limits on rural development proposed in the plan, for the following reasons: <ul style="list-style-type: none"> • Protecting existing villages • Protecting rural nature of the area 	56789 (Shudy Camps PC), 56803 (M Colville), 58345 (Caxton PC), 58350 (Toft PC), 58808 (R Mervart), 59957 (Little Abington PC), 59995 (Steeple Morden PC), 60077

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Other locations have equal or better public transport connections • Maintain the character of Cambridgeshire • Particularly protect villages in the Green Belt • Improve public transport using existing road network • Villages have already absorbed significant growth. 	(Guilden Morden PC), 60110 (C Blakeley), 59710 (Caldecote PC), 56521* (R Smith)
Villages have endured significant development recently with no infrastructure and facilities.	58039 & 58041* (Great and Little Chishill PC)
Enabling infill development within smaller villages is supported as this will support rural services, the vitality and viability of villages, and their shops and services contributing to overall sustainability.	59691 (Central Bedfordshire Council)
Support for inclusion of allocations for housing and employment in the rest of the rural area as part of the proposed development strategy	58196 (Countryside Properties (UK) Ltd), 58255 (Bletsoes), 58952 (Varrier Jones Foundation)
Support for recognition in the policy DS recognises that appropriate development in the rest of the rural area includes “new employment sites in the countryside meeting specific business needs”	
Comment that the strategy should be more flexible to allow greater scales of development at Group and higher tier villages.	57374 (Colegrove Estates), 59056* (A P Burlton Turkey’s Ltd)
Comment that the strategy for the rural area should also reflect on the merits of planned public transport provision, as this further strengthens the sustainability of villages.	57310 (Deal Land LLP), 57650 (Endurance Estates - Balsham Site), 58647 (Deal Land LLP)
Comment that affordable housing in locations requiring car ownership is not affordable.	58183 (Cllr N Gough)

Summary of issues raised in comments	Comments highlighting this issue
More housing in rural areas should be allowed with the redevelopment of windfall sites.	59056* (A P Burlton Turkey's Ltd)
Comment that Foxton is a more sustainable village given its rail station	57516 (R2 Developments Ltd)
Comment noting the planned improvements to sustainable transport connections that will enhance the sustainability of Papworth, including: East West Rail; GCP proposed bus service enhancements, A428 Black Cat to Caxton Gibbet project, cycle and pedestrian links to Cambourne.	57348 (Bloor Homes Eastern), 58567 (MacTaggart & Mickel), 58900 (Varrier Jones Foundation), 58952 (Varrier Jones Foundation)
Note the improvement to connectivity in Caxton Village created by the proposed Cambourne East West Rail station.	56481 (V Chapman), 56489 (D & B Searle), 56499 (W Grain), 56517 (RJ & RS Millard)
Objection to statement on page 30 of the First Proposals document "Using less land for development reduces our carbon emissions, and allows more space for nature and wildlife". High quality development can also, at suitable lower densities, achieve carbon neutrality and provide enhancements for nature and wildlife, along with a wealth of other benefits.	58668 (Wates Developments Ltd)
Objection to the limits placed on small new housing sites in, and around smaller settlements	56557 (Bonnell Homes Ltd), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58644 (Abbey Properties Cambridgeshire Limited), 58694 (LVA), 58899 (Axis Land Partnerships)
Request that the development strategy increases its provision of housing for rural areas where redundant farm buildings exist	59080 (A P Burlton Turkey's Ltd)
The list of permitted categories in the rural area should be amended to include 'horticulture and garden centres.'	58852 (Dobbies Garden Centres Ltd)

Summary of issues raised in comments	Comments highlighting this issue
<p>Support settlement hierarchy policy as a means of directing development towards most suitable and sustainable locations. Concerned about impact of speculative applications. Suggest the word 'indicative' be removed to strengthen and add clarity. Support the reclassification of Cottenham and Babraham villages.</p>	6011 (C Blakeley)
<p>Support for inclusion of Babraham Research Campus in the Plan, to provide additional space for life science businesses to cluster and grow</p>	58087 (Babraham Research Campus Ltd)
<p>Provisos needed for Babraham Institute being released from Green Belt. "How Many Homes" by CPRE Devon, demonstrates ONS population projections seriously flawed, 40% overestimation of housing needs. Anthony Browne MP survey found very high proportion of residents did not want further housing developments. Green Belt under pressure and been nibbled away. Very high employment so no need for more, and associated housing.</p>	59501* (Babraham PC)
<p>Support for inclusion of Mingle Lane, Great Shelford within the plan, for the following reasons:</p> <ul style="list-style-type: none"> • close proximity to employment opportunities and the good accessibility by sustainable modes of transport • good range of services and facilities within the village • exceptional circumstances relating to housing need justifies Green Belt release • supports vitality of rural communities • supports a range of housing types and sizes • Opportunity to address identified local housing needs including for affordable housing which won't be met by other means 	57301 (Mrs Ann Josephine Johnson)

Summary of issues raised in comments	Comments highlighting this issue
<p>Objection to site S/RRA/MF in Oakington, for the following reasons:</p> <ul style="list-style-type: none"> • Removal of Green Belt is not justified in relation to harm to separation between Oakington and Northstowe • Harm to heritage and landscape • Floodrisk in the vicinity 	56873 (J Prince)
<p>Concern that development at village sites such as Melbourn will exacerbate existing problems, noting that this village has seen significant development in recent years with no infrastructure and facilities, putting pressure on both schools and roads.</p>	58041* (Great and Little Chishill PC)
<p>Support for approach taken to meeting logistics sector needs along the A14, including the following points:</p> <ul style="list-style-type: none"> • Locating logistics facilities close to urban centres enables the use of electric fleet and cargo bikes for last mile deliveries • The area has high accessibility to the strategic network • The area along the A14 is served by large scale residential development providing a labour pool at short commuting distances 	59053 (Lolworth Developments Limited)
<p>Support for Policy S/RRA identifying two manufacturing and warehousing allocations around the Swavesey junction of the A14</p>	59053 (Lolworth Developments Limited)
<p>Support the proposals which exclude any development in Little Linton and the land between Little Linton and Linton.</p> <p>The settlements of Linton and Little Linton have historically had distinct identities. New development in the area would disrupt the historic open landscape, destroying the separation and damaging the individual character of each settlement. Land in this area is a valuable environmental resource, which should be protected.</p>	57914* (H Lawrence-Foulds), 59432* (J Pearson)

Summary of issues raised in comments	Comments highlighting this issue
The direction of future development to other more sustainable locations is appropriate and will ensure that Little Linton and Linton retain their identity.	

Sites not included in the First Proposals

Summary of issues raised in comments	Comments highlighting this issue
<p>Promotion of specific sites not included in the First Proposals, for a range of reasons including:</p> <ul style="list-style-type: none"> • It accords with the strategy of the plan • Opportunity for development at a sustainable village • Opportunity to address identified local housing needs including for affordable housing which won't be met by other means • Support development of underutilised land and buildings • Limited contribution to Cambridge Green Belt purposes • Contributions that development will make to local infrastructure and facilities • Will be supported by planned Public Transport provision • Can meet identified employment sector needs 	<p>Developers, Housebuilders and Landowners 58146 (J Manning), 56713 (KB Tebbit Ltd), 56848 (Gonville and Caius College), 56902 (R. Cambridge Propco Limited), 56995 (Hastingwood Developments), 57051 (Cemex UK Properties Ltd), 57056 (Endurance Estates), 57083 (Shelford Investments), 57094 (RO Group Ltd), 57113 (Cambridge District Oddfellows), 57121 (KG Moss Will Trust & Moss Family), 57150 (Southern & Regional Developments Ltd), 57195 (European Property Ventures (Cambridgeshire)), 57202 (MPM Properties (TH) Ltd and Thriplow Farms Ltd), 57310 (Deal Land LLP), 57346 (Clarendon Land), 57348 (Bloor Homes Eastern), 57376 (Deal Land LLP), 57427 (Mission Street Ltd), 57502 (Cambridgeshire County Council (as landowner)), 57557 (Cheveley Park Farms Limited), 57558 (Cheveley Park Farms Limited), 57559 (Cheveley Park Farms Limited) 57565, (Cheveley Park Farms Limited), 57636 (Dudley Developments), 57650 (Endurance Estates - Balsham Site), 57684 (Endurance Estates - Bassingbourn Sites), 57893 (Martin Grant Homes), 58003 (Imperial War Museum/Gonville and Caius College), 58187 (Enterprise Property Group Limited), 58195 (Terence O'Rourke Ltd), 58196 (Countryside Properties (UK) Ltd), 58237 (Hallam Land Management Limited), 58257 (Pembroke College), 58333</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • To maintain smooth delivery of housing throughout plan period • Support A10 Cambridge to Waterbeach corridor as a focus for growth • Contribute to NPPF paras 69 & 79 • Performs equitably or better than allocated sites • Provide as much choice as possible in terms of the location, size, type and tenure of housing that the plan can offer • Meets evidenced need for logistics land 	<p>(Simons Developments Ltd), 58355 (Bridgemere Land Plc), 58400 (Trinity College), 58401 (Hawkswren Ltd), 58433 (NW Bio and its UK Subsidiary Aracaris Capital Ltd), 58471 (Cheveley Park Farms Limited), 58488 (BDW Homes Cambridgeshire & The Landowners (Mr Currington, Mr Todd, Ms Douglas, Ms Jarvis, Mr Badcock & Ms Hartwell), 58503 (Bloor Homes Eastern), 58512 (Hill Residential Limited), 58523 (Phase 2 Planning), 58561 (Grosvenor Britain & Ireland), 58567 (MacTaggart & Mickel), 58585 (Endurance Estates - Caxton Gibbet Site), 58600 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58622 (Vistry Group and RH Topham & Sons Ltd), 58629 (Hill Residential), 58647 (Deal Land LLP), 58668 (Wates Developments Ltd), 58676 (The Church Commissioners for England), 58693 (Wates Developments Ltd), 58704 (Grange Farm Partnership), 58899 (Axis Land Partnerships), 58900 (Varrier Jones Foundation), 58922 (Metro Property Unit Trust), 58923 (Clare College, Cambridge), 58929 (Carter Jonas), 58950 (North Barton Road Landowners Group), 58952 (Varrier Jones Foundation), 59020 (Peterhouse), 59040 (Axis Land Partnerships), 59048 (Emmanuel College), 59053 (Lolworth Developments Limited), 59082 (L&Q Estates Limited and Hill Residential Limited), 59100 (Pace Investments), 59148 (Silverley Properties Ltd), 59252 (Croudace Homes), 59307 (Countryside Properties), 60263 (Gonville & Caius College), 60284 Wheatley Group Developments Ltd), 60295 (Miller Homes – Fulbourn Site), 60302 (Miller Homes – Melbourn Site), 60709 (Vistry Group – Linden Homes), 60819 (Gonville & Caius College), 57009* (KWA Architects), 60545* (Thakeham Homes Ltd), 58188* (Smithson Hill), 58297* (University of Cambridge), 58613* (MacTaggart & Mickel), 58652* (Wates Developments Ltd), 57891* (Martin Grant Homes), 58265* (Pigeon Land 2 Ltd), 59053 (Lolworth Developments Limited), 59131* (Lolworth</p>

Summary of issues raised in comments	Comments highlighting this issue
	Developments Ltd), 58651* (Wates Developments Ltd), 60561 (W Garfit), 57063 (C Meadows), 57014 (J Francis)
Support for the rejection of specific sites promoted to the plan, for the following reasons: <ul style="list-style-type: none"> • Strain on local infrastructure • Traffic • Worsening flooding 	56789 (Shudy Camps PC), 56965 (Trumpington Residents Association)
Objection to perceived incorrect assessment of site within the Strategy topic paper and HELAA	57015 (KWA Architects)
Request for clarity regarding inclusion or not of a specific site within the housing commitments identified in the First Proposals.	57076 (R Wilson)
Comment identifying the need to proactively plan for educational facilities when sites are actively being sought, and most specifically to provide a site for Cambridge Maths School.	57477 (ESFA (Department for Education)), 57494 (ESFA - Department for Education)
Objection to the proposed reclassification of Cottenham to Minor Rural Centre, due to its good services and facilities.	57114 (Cambridge District Oddfellows)

Appendix B: Summaries of representations and responses – North East Cambridge, Cambridge East, Cambridge Biomedical Campus

Introduction

This appendix includes summaries, by policy, of the main issues raised in representations and provides a summary response; a fuller narrative is provided in the Strategy Topic Paper: Development Strategy Update.

Decisions being taken in early 2023 relate only to limited aspects of the development strategy and only those issues are addressed in the responses to representations below. Representations on topics not addressed in the responses below are not relevant to those decisions, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Cambridge Urban Area

Hyperlink for all comments

Open this hyperlink - [Cambridge urban area](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

28 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development in the urban area of Cambridge, some comments attached to this webpage relate to specific sites within the urban area. These comments have been moved to the relevant site specific policy: S/NEC: North East Cambridge and S/C/SCL: Land south of Coldham's Lane.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

General support for developing in the Cambridge urban area, with particular support from Parish Councils, Huntingdonshire District Council and the University of Cambridge for: protection of the historic core, appropriate design for new developments, regeneration of areas that are not fulfilling their potential, re-use of brownfield sites (particularly existing buildings) and enabling a decrease in climate impacts. Concerns from Teversham PC about the benefits of redeveloping particular sites if these facilities are lost or relocated to rural areas, and about the loss of green spaces for wildlife and quality of life. Concerns from Cambridge Past, Present & Future and Cambridge and South Cambridgeshire Green Parties about the capacity of the urban area to accommodate the scale

of the proposed growth. Comments from Parish Councils, Cambridgeshire County Council and University of Cambridge about private car use, and use of alternative forms of transport. Site promoters' comments highlight the need for a better balance of development across Greater Cambridge and the problems of focussing on large sites. Comments that no reference has been made to the pandemic and its implications for future development. Support for protection of historic core, however, Historic England and Cambridge and South Cambridgeshire Green Parties highlight need to consider wider setting and views, and need for more detailed considerations and evidence.

Response to representations

Responses to the representations regarding Cambridge Urban Area relevant to the decisions being taken in early 2023 are addressed in Appendix A S/DS Development Strategy, and within this appendix the issues which are relevant to specific sites. Representations regarding topics beyond those addressed in the locations referred to above are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Table of representations: Cambridge urban area

Summary of issues raised in comments	Comments highlighting this issue
Generally and broadly support these developments.	58043 (Great and Little Chishill PC), 58364 (Linton PC)
Support ambition for historic core to be protected and enhanced by appropriate new development of highest design quality and for regeneration of areas that are not fulfilling their potential.	58314 (University of Cambridge)
General support for development of sustainable brownfield sites in and around north east Cambridge, on the basis these will have the necessary infrastructure and a lower carbon footprint.	59469 (Shepreth PC)
Support for proposals making use of brownfield sites, as this will reduce pressure on rural areas. However, need to ensure have	59247 (Teversham PC)

Summary of issues raised in comments	Comments highlighting this issue
character and are not just blocks of flats that do not match the surrounding area.	
Agree new neighbourhoods should be delivered on brownfield sites such as North East Cambridge.	57320 (Huntingdonshire DC)
Question benefits of redevelopment of retail parks and football ground, as will have a detrimental effect on local facilities and will potentially result in current occupiers looking for new sites in rural areas.	59247 (Teversham PC)
Huge challenge to balance wildlife vs people in the urban area. More gardens (rather than relying on parks) are needed to support wildlife.	59247 (Teversham PC)
Loss of grassland has a negative impact on the environment and quality of life. Also results in concerns about flooding as loss of green areas for water to soakaway.	59247 (Teversham PC)
Support any potential for change of use of existing buildings.	59899 (Fen Ditton PC)
Support for good designed, active compact new developments, reuse of brownfield land, and continued development of larger neighbourhoods where possible.	60113 (C Blakeley)
Cambridge urban area needs to be sympathetically developed before considering greenfield sites in South Cambridgeshire.	56722 (Croydon PC)
The urban area should be the focus for new homes (alongside new settlements).	56805 (M Colville)
Agree urban area should be focus for new developments, as this will enable the Councils to achieve their vision of a big decrease in climate impacts, minimising carbon emissions, and reduce reliance on the private car. Will have a positive impact on surrounding areas.	57320 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Concerned about the capacity of the urban area to accommodate the scale of the proposed growth – particularly inadequate space in historic streets and city centre for people to move about.	58252 (Cambridge Past, Present & Future), 60189 (J Preston), 60740 (Cambridge and South Cambridgeshire Green Parties)
Adopted Local Plan includes a requirement for a Supplementary Planning Document to address capacity issues within city, but so far limited progress on its preparation.	58252 (Cambridge Past, Present & Future)
Capacity issues need to be tackled, and only if they can be resolved should additional growth be allowed.	60189 (J Preston), 60740 (Cambridge and South Cambridgeshire Green Parties)
Over reliance on proposed development in urban area and to north east of Cambridge to support the housing needs arising from employment areas to south of the city.	58716 (Grosvenor Britain & Ireland)
Concerns that transport projects are being led by separate bodies and do not appear to be co-ordinated. Particularly concerned that many of the projects are designed to benefit Cambridge city alone, to the detriment of surrounding villages.	59041 (Great Shelford PC)
Unconvinced that realistic traffic modelling has been used – main roads into Cambridge already have high volumes and are gridlocked in the rush hour and at weekends. Additional development will have a big impact on these roads and the volume of traffic, even with wish to minimise car use.	59247 (Teversham PC)
The term ‘unnecessary private car use’ is very subjective, would recommend a clearer definition.	56926 (Cambridgeshire County Council)
Need to link to Cambourne and East West Rail to maximise the benefits.	56926 (Cambridgeshire County Council)
Need to recognise that some private car use will still be needed. Need to recognise the difference between car ownership and car	57648 (Histon & Impington PC)

Summary of issues raised in comments	Comments highlighting this issue
usage. Try to discourage car usage, but accept there will be car ownership.	
Lack of secure parking will lead to on-street parking creating issues for emergency vehicles and inconveniencing those with restricted mobility or vision. Needs to be parking for trades people and to make deliveries.	57648 (Histon & Impington PC)
Agree Cambridge should be a place where walking, cycling and public transport is the natural choice and where unnecessary private car use is discouraged to help achieve net zero carbon.	58314 (University of Cambridge)
Welcome engagement with Network Rail to ensure that Cambridge South Station maximises use of active travel, provides sufficient drop-off/collection points, and does not cause a negative impact on surrounding area.	56926 (Cambridgeshire County Council)
Recognise that locating development within Cambridge is sustainable, however too much emphasis on this location in the Local Plan as the focus on providing large sites could lead to problems with infrastructure provision and housing delivery.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)
More focus on home working since the pandemic, therefore less reliance on needing to be located close to urban areas and less need/desire to be located there.	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire)
No reference to the pandemic and opportunities for city centre residential and other uses resulting from changes in retail.	60189 (J Preston)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure	59140 (Cambridgeshire and Peterborough Clinical Commissioning Group)

Summary of issues raised in comments	Comments highlighting this issue
capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59140 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Essential that all development is synchronised with the relevant infrastructure.	59150 (M Berkson)
<p>The following should be used as principles for selecting areas for sustainable development:</p> <ul style="list-style-type: none"> • taking opportunities to regenerate areas that are not yet reaching their potential • development carefully designed to respect the historic character of the city 	57928 (E Davies)
Welcome the reference to the protection and enhancement of the historic core, but need to consider that the setting of Cambridge is broader than that and includes views into and across the historic city.	59599 (Historic England)
Agree that development must be carefully designed to respect the historic character of the city but this aspiration is not backed up by detailed plans or evidence.	60740 (Cambridge and South Cambridgeshire Green Parties)
Strategic Heritage Impact Assessment claim that “future growth in Cambridge has the potential to strengthen and reinforce these characteristics, enabling the City to meet contemporary	60740 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
environmental, economic and social drivers without undermining its economic identity" is not supported by evidence.	
Green Belt assessment ignores historic environment designations.	60740 (Cambridge and South Cambridgeshire Green Parties)
Essential to consider transport issues in Cambridge, and to ensure that disabled individuals have the ability to access the city centre including parking for adapted vehicles.	58091 (R Wallach)
No new cultural provision included, or other city scale uses, therefore greater pressure on existing uses.	60189 (J Preston)
The map in Figure 14 should include a reference to the proposed relocation site for the Waste Water Treatment Works.	58110 (M Asplin), 58112 (M Asplin)
Should refer to 'regenerating or enhancing' rather than just 'regenerating' parts of the city that are not fulfilling their potential.	58346 (ARU)
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities • over reliance on proposed development in urban area and to north east of Cambridge to support the housing needs arising from employment areas to south of the city 	57154 (Southern & Regional Developments Ltd), 57201 European Property Ventures - Cambridgeshire), 58716 (Grosvenor Britain & Ireland)

S/NEC: North East Cambridge

Hyperlink for all comments

Open this hyperlink - [Policy S/NEC: North East Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

64 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the Cambridge urban area or edge of Cambridge headings as the comments were specific to North East Cambridge. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

The majority of comments received were in objection to development at North East Cambridge due to reliance on relocation of the Waste Water Treatment Plant (WWTP) and concerns for the environmental and wellbeing impacts of the relocation of the WWTP to a Green Belt site. Comments raised concern that the relocation of the WWTP was contrary to the protection and enhancement of the Cambridge Green Belt, with the demolition of an operational sewage plant, and relocation causing the destruction of Honey Hill. Concerns for the Development Consent Order (DCO) process were also raised, particularly the deliverability of 4,000 homes being

expected to be built in the plan period, given the dependence on a successful DCO, and viability concerns with potential impact on affordable housing and infrastructure delivery. Comments questioned whether the relocation of the WWTP was a 'requirement' of the plan or not, and due to these concerns thought that the North East Cambridge Area Action Plan and this policy should be reconsidered. Some comments suggested that the Cambridge East site at the existing Marshall airport site, presented a realistic alternative for development on brownfield land.

Other comments were in objection to development at North East Cambridge, for reasons including: unsustainability of the location, lack of green open space provision, concern for over-reliance on existing provision such as Milton Country Park and Wicken Fen. Concerns were raised by The Wildlife Trust, Parish Councils, Cambridge Past, Present & Future, National Trust, Campaign to Protect Rural England, Save Honey Hill Group, Federation of Cambridge Residents' Associations, Cambridge and South Cambridgeshire Green Parties, some developers, and other individuals.

There was particular concern for the high density of the development, and heights that are unprecedented in the Cambridge area. However, Historic England were keen to continue to work alongside GCSP on areas that will need to be addressed, including heights, densities, mass, views, light, treatment of heritage sensitivities, including through recommendations of the Heritage Impact Assessment.

There was some support for the policy, with particular support from Historic England, Gonville & Caius College, Anglian Water Services Ltd, some Parish Councils and a number of developers for the following reasons: delivery in a sustainable location, good accessibility along the transport corridor, the exciting opportunity for regeneration, and delivery of a sustainable neighbourhood.

In addition to these representations, question 4 of the questionnaire was also related to the provision of housing, jobs, facilities and open spaces at North East Cambridge. Many responses voiced similar concerns that appeared in the representations to the policy, particularly in relation to the potential impact upon the environment and biodiversity due to the relocation of the WWTP onto a Green Belt site. Additionally, comments thought that the development should be built at lower density, with affordable homes to accommodate families, and provision of retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere.

Response to representations

The response to representations relevant to this policy includes:

- **Objections relating to objection to relocation of the Waste Water Treatment Plant:**
 - The impact of the proposed development at North East Cambridge has been carefully considered across a range of issues. The impact of the relocation of the WWTP to an off-site location, including the impact on the Green Belt, the environment and water discharge into the River Cam, will be considered as part of the separate WWTP DCO process being undertaken by Anglian Water. The outcome of the DCO process will inform the Local Plan Sustainability Appraisal in terms of its in-combination effects with other plans and projects, as noted in the Sustainability Appraisal accompanying the First Proposals.
 - Pursuing a medium growth approach to NEC that does not require the relocation of the WWTP would not be achievable in terms of the cost of reconfiguring the existing WWTP, and would not make best use of brownfield land. Allocating the site for a significant amount of employment uses with little or no housing provision would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites, and would also worsen the existing issue of significant amounts of in-commuting into the area.
 - North East Cambridge and Cambridge East are the most sustainable new strategic scale locations available to meet our objectively assessed needs for development; not including development at North East Cambridge would require the Councils to meet our jobs and housing need for the area at alternative, less sustainable, sites.
- **Support for development:** North East Cambridge forms a highly sustainable development option, including being the best performing new strategic scale location available for development within Greater Cambridge in transport terms. In accordance with the NPPF, by promoting the effective use of land on previously development or brownfield land, including supporting the development of under-utilised land and buildings, the proposed policy approach at North East Cambridge seeks to make the best use of land by placing homes, jobs and other supporting services and facilities within the existing urban area of Cambridge.
- **Deliverability challenges:** Information regarding the expected submission of the DCO for the relocation of Cambridge Waste Water Treatment Plant provides confidence that we can expect the full site to be available for redevelopment by the middle of the plan period, enabling significant delivery of jobs and homes by 2041. Infrastructure and viability evidence

supporting the AAP confirm that development at North East Cambridge is viable, robust and that a policy compliant provision of affordable housing as well as necessary infrastructure can be delivered.

- **Concern for impacts:** Representations on this topic are not relevant to the decisions being taken in early 2023 relating to the principle of development at North East Cambridge, but will be taken into account in the preparation of the site allocation policy for inclusion in the full draft plan and a response to those further issues will be provided at that time.

Table of representations: S/NEC – North East Cambridge

Summary of issues raised in comments	Comments highlighting this issue
<p>General support for the policy, including for the following reasons:</p> <ul style="list-style-type: none"> • Exciting opportunity for regeneration • Highly accessible site • Delivery of homes • Good public and active transport • A sustainable neighbourhood and location • Waterbeach and NEC transport corridor is a focus for growth • This brownfield site is in accordance with the NPPF approach to sustainable development. 	<p>56567 (Croydon PC), 56806 (M Colville), 56864 (Bassingbourn-cum-Kneesworth PC), 59268 (Socius Development Limited on behalf of Railpen), 59603 (Historic England), 59870 (East West Rail), 60114 (C Blakeley), 60150 (U&I PLC and TOWN), 60264 (Gonville & Caius College), 60447 (Anglian Water Services Ltd), 60763 (U+I Group PLC), 58565 (Brockton Everlast)</p>
<p>Development in this location is unsustainable, and therefore the policy is not supported, for the following reasons:</p> <ul style="list-style-type: none"> • the number of new houses already committed in the adopted Local Plans is sufficient to meet objectively assessed need • contrary to climate change policies • contrary to biodiversity and green spaces policies 	<p>59282 (National Trust), 60678 (Cambridge and South Cambridgeshire Green Parties), 57608 (J Pratt), 58115 (M Asplin), 57057 (The Wildlife Trust), 57471 (C Martin), 57649 (Histon & Impington PC), 58295 (Cambridge Past, Present & Future), 58967 (Endurance Estates), 57643* (J Conroy), 57499 (A Martin), 59551 (CPRE), 60190 (J Preston), 59091 (L&Q Estates Limited and Hill Residential Limited) 60698* (The White Family and Pembroke College), (59055 (Axis Land</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • contrary to wellbeing and social inclusion policies • contrary to great places policy, particularly GP/GB: Protection and Enhancement of the Cambridge Green Belt (due to relocation of WWTP) • no operational need to relocate the plant • lack of green infrastructure and open space provision • Site is too high in density • Do not support delivery of homes • Questionable deliverability and viability of homes in the plan period • Concern for relocation of the WWTP and impacts, including on the environment and wellbeing • Concern for DCO process and likely impacts, including on affordable housing delivery. 	Partnerships), 56837 (Save Honey Hill Group), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 56474 (M Starkie), 56478 (P Halford), 57664 (J Conroy), 60036 (T Warnock), 58417 (F Gawthrop), 59159 (M Berkson), 58063 (Horningsea PC), 56469 (A Martin),
<p>Development at the Marshall airfield site should be built up before NEC. Marshall will be vacant by 2030, supposedly the construction of NEC will start in 2028. This would be a better option as at Marshall airfield there is one owner and no existing infrastructure, allowing it to be developed with real green spaces.</p>	58353 (C Lindley), 57499 (A Martin), 56837 (Save Honey Hill Group)
<p>St John's College has welcomed the opportunity to engage throughout this process and looks forward to continuing engagement. It is important that developments that will not prejudice the ambitions of the plan continue to be considered on their own merits whilst the specific policies are evolving.</p>	58891 (St John's College Cambridge)

Summary of issues raised in comments	Comments highlighting this issue
<p>The exclusion of a draft allocation for Cambridge Science Park North (CSPN) at this stage is regrettable and it is TCC's view that following a review of both the supporting evidence bases for the JLP and North East Cambridge Action Plan (NECAAP), that neither documents current aims are deliverable without CSPN being allocated.</p>	<p>59269 (Trinity College)</p>
<p>Request that GCLP policy for S/NEC is entirely consistent with NEC AAP. A simple policy that specifies reference to NEC AAP will enable GCLP policy to remain up to date, as and when changes are made through the examination and adoption process.</p>	<p>60150 (U&I PLC and TOWN), 60763 (U+I Group PLC)</p>
<p>GCSPS have taken an inconsistent approach in terms of the scoring of North- East Cambridge site within the HELAA than they have for land adjacent to Rectory Farm. Land at Rectory Farm has been deemed unsuitable on the basis of additional traffic pressure on the A14, however Cambridge North- East, which is both a significantly larger development and closer to the A14 has been deemed suitable on transport grounds. It is therefore unclear, why a different approach appears to have been taken between Cambridge North- East and land at Rectory Farm in this regard, which is not justified or sound in planning terms.</p>	<p>60264 (Gonville & Caius College)</p>
<p>No comment.</p>	<p>58365 (Linton PC)</p>

S/NEC – North East Cambridge (Relocation of the WWTP / Delivery)

Summary of issues raised in comments	Comments highlighting this issue
<p>Object to the relocation of the WWTP as it is contrary to Policy GP/GB: Protection and Enhancement of the Cambridge Green Belt. Particular reasons include:</p> <ul style="list-style-type: none"> • destruction of Green Belt • impact on open spaces • impact on biodiversity • impact on surrounding SSSI's • loss of valuable farmland • impact on local communities • densification is against GP/GB • unsustainable location, creating a brownfield site • carbon cost of relocating WWTP • destroys buffer between ancient settlements and new developments • Cop26 and the pandemic should change the priority of the move • Destruction of Honey Hill. 	<p>56469 (A Martin), 56474 (M Starkie), 56478 (P Halford), 57471 (C Martin), 57608 (J Pratt), 57664 (J Conroy), 58063 (Horningsea PC), 58115 (M Asplin), 58417 (F Gawthrop), 59159 (M Berkson), 59282 (National Trust), 59591 (CPRE), 59900 (Fen Ditton PC), 60036 (T Warnock), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 60678 (Cambridge and South Cambridgeshire Green Parties) 56837 (Save Honey Hill Group)</p>
<p>Object to parts of the policy. The area is described as a significant brownfield site. This is not correct as it is occupied by commercial buildings. It can only become brownfield if vacated by relocating the Cambridge Wastewater Treatment Plant to Honey Hill. The relocation depends on a successful DCO and therefore this policy cannot come into effect if the application fails. There is no operational need to relocate the plant, that would cost at least £227 million of taxpayers money. Other</p>	<p>56474 (M Starkie), 56478 (P Halford), 57664 (J Conroy), 58417 (F Gawthrop), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents' Associations), 60503 (A de Burgh), 60678 (Cambridge and South Cambridgeshire Green Parties), 56837 (Save Honey Hill Group)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>modern works in UK have been amended or built to minimise their odour and traffic footprint and allow a much smaller buffer zone. A realistic alternative would be to amend the works. Therefore, the North East Cambridge Area Action Plan and this policy should be reconsidered.</p>	
<p>NEC development is predicated on the move of the Waste Water Treatment plant. This was voted for by Councillors without due regard to its possible designation. Anglian Water nominated Honey Hill as the location in the Green Belt.</p>	56469 (A Martin)
<p>The map shown in the plan does not show the destruction of the Green Belt that the WWTP will have.</p>	56469 (A Martin)
<p>There is no mention of the WWTP moving to Green Belt with the GCSP stating to clarify that the relocation of the Cambridge WWTP is not a “requirement” of the North-East Cambridge Area Action Plan. The plan should not be ambiguous. There is a regulatory requirement that the public and all consultees have sufficient information about any significant effects of the Local Plan in order to make a judgement. Horningsea PC believes that Councils are hiding behind the DCO. The public has the right to know why it is being expected to give up Green Belt (high grade agricultural land with important recreational value).</p>	58063 (Horningsea PC), 59900 (Fen Ditton PC), 60239 (Federation of Cambridge Residents’ Associations)
<p>Greater Cambridge is reliant on 8,350 new homes being delivered at North-East Cambridge under Policy S/NEC. This is a significant level of housing to be provided on a brownfield site, part of which is contaminated and comprises a sewage works. There are likely to be significant costs associated with remediating the site and potential time delays on bringing</p>	57155 (Southern & Regional Developments Ltd), 57204 (European Property Ventures – Cambridgeshire), 57321 (Huntingdonshire DC), 60264 (Gonville & Caius College)

Summary of issues raised in comments	Comments highlighting this issue
development forward on the site. It is considered that the Council should look at providing more of a range of smaller and medium sites that have the ability to come forward at a faster rate than strategic sites of this size.	
Careful consideration should be taken to ensure the Councils have additional housing sites to meet housing needs if delivery slows as a result of the relocation of the WWTP. Need to ensure there aren't additional demands on the wider housing market in surrounding areas as a result of under delivery in Greater Cambridgeshire.	57321 (Huntingdonshire DC)
Whilst the approach to the Local Plan and North East Cambridge AAP/DCO is acknowledged, there is a risk that the relocation waste water treatment plant proposals could be delayed, which in turn will influence the remaining stages of the Local Plan process, should the Local Plan continue to be contingent on Anglian Water's DCO. The GCSP should consider accelerating the Local Plan ahead of the DCO if this begins hold up the progress of the Local Plan.	58379 (Marshall Group Properties)
Question the deliverability and viability of 4,000 homes being delivered within the plan period given relocation of WWTP and remediation which will be required as part of any development proposal. In view of the average length of time it takes to achieve a DCO consent and the significant remediation that will be required prior to the construction of housing, we have strong reservations with regards to the draft trajectory.	57337 (HD Planning Ltd), 58967 (Endurance Estates), 59091 (L&Q Estates Limited and Hill Residential Limited), 60264 (Gonville & Caius College), 60297 (Miller Homes – Fulbourn site), 60304 (Miller Homes – Melbourn site)
This allocation may cause the plan to be vulnerable to challenge at Examination stage.	57337 (HD Planning Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Object to the assumed housing trajectory lead in time and build out rates for NEC, as these conflict with those recommended in the Housing Delivery Study and do not provide sufficient time for post-adoption supplementary plans or guidance.	59055 (Axis Land Partnerships)
This site is subject to significant constraints. We consider that the Councils should review both the overall quantum of residential development to be allocated to the NECAAP Area and the ability of the site to deliver within the Local Plan Period to 2041.	58402 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58967 (Endurance Estates), 59091 (L&Q Estates Limited and Hill Residential Limited), 60252 (T Orgee)
Anglian Water claim in their submission to the Planning Inspectorate requesting a Scoping Opinion that it is local planning authority pressure for the developments in North East Cambridge which is forcing the move. However, in the Scoping Opinion for the proposed relocation prepared by the Planning Inspectorate, on page 6 of Appendix 2, the Shared Planning Service response states: "We would like to clarify that the relocation of the Cambridge WWTP is not a "requirement" of the North-East Cambridge Area Action Plan and must not be referred to as such. This is because we are not requiring the relocation, but the NEC AAP7 and the emerging joint Local Plan have identified the opportunity that the relocation creates for homes and jobs in the North-East Cambridge area." So, we can only assume that the North East Area Action Plan can be progressed without the financially and environmentally costly move of the WWTP. This is very welcome news.	59591 (CPRE)
Unsustainable as demolition of an operational sewage plant is not included in the sustainability appraisal.	57471 (C Martin)

Summary of issues raised in comments	Comments highlighting this issue
<p>Page 58 of the First Proposals says that an alternative to Policy S/NEC of retaining a consolidated waste water treatment works on its existing site (either as an indoors or outdoors facility) is not considered a “reasonable alternative” as it is not “deliverable or viable”. It is not clear what information has been taken into account when the Councils formed this conclusion and as a result we have not been able to comment on this in any detail. We request further detail is provided to explain the Councils’ decision making in this regard. We also note that Anglian Water’s Initial Options Appraisal reported that it “would be technically feasible to consolidate the existing treatment assets and occupy a smaller area of the existing site” which appear to show that this policy option is possible.</p>	<p>58967 (Endurance Estates), 59159 (M Berkson)</p>
<p>Concerns regarding the viability assumptions behind this site. The First Proposals Viability Appraisal by Aspinall Verdi makes a number of assumptions that we think are not reflective of the real world context in which it will come forward. For example:</p> <ul style="list-style-type: none"> • NEC will be built out by a consortium of housebuilders, whereas it is far more likely a master developer model will be pursued. This has a substantial bearing on scheme viability given no allowance is made for the master-developer profit return. At the very minimum this needs to be tested as a scenario to stress test the assumptions made and ensure a robust approach. • The estimated market revenues require reconsideration. At an average of £452 per square foot these do not appear realistic for a development of this density and 	<p>58967 (Endurance Estates)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>scale, where market saturation could become an issue. Again, sensitivity testing is required to ensure a robust approach.</p> <ul style="list-style-type: none"> • The market revenues then have a knock-on impact on the affordable revenues, given they are based on the former. As a result, the modelled results show that the plot values of the social rent units are higher than First Homes (which are capped at £250,000 per plot). This does not seem correct and we would ask that more detail is provided around the calculation of affordable values and the evidence to support them. • The appraisal also includes zero S106 contributions, which should be included as a cost within any assessment of this nature. Please could information be provided as to why they are not included, or if they have been, where. <p>More information and viability evidence is also required in relation to:</p> <ol style="list-style-type: none"> a) How the calculation of the residential coverage at 32,000sqft per net acre has been provided; b) how the included finance costs have been calculated; c) how the infrastructure costs at £30k per plot has been calculated; and d) how the abnormal costs of £1.15m been calculated and how these relate to any funding that the project has been granted. <p>For a project of this complexity, more detail is needed to understand whether the assumptions are robust.</p>	

Summary of issues raised in comments	Comments highlighting this issue
<p>Redevelopment of this site requires the relocation of the sewage treatment works and businesses. Development is therefore complex and highly likely to have delays and viability issues, resulting in reduction in affordable housing provided.</p>	<p>60698* (The White Family and Pembroke College)</p>
<p>There is no mention in these plans of how relocation of the wastewater plant will address any of the concerns about all the sewage being dumped in the Cam or how Anglian Water proposes to make the River Cam clean and safe for all users.</p>	<p>60239 (Federation of Cambridge Residents' Associations)</p>
<p>The spatial options review supporting the existing Local Plan (2018) identified a medium growth approach to NEC that did not require the relocation of CWWTP. This focused principally on employment, 15,000 jobs with homes in the region of 200 close to the station area and outside of the 500m odour buffer zone. These employment targets without the relocation of CWWTP match those of S/NEC in the First Proposals. It is recommended this option is represented as an alternative policy.</p>	<p>56837 (Save Honey Hill Group)</p>
<p>Cambridge Airport now presents as a realistic alternative for major housing development on brownfield. The site fares well in the Sustainability Assessment and it has good links to employment sites. Furthermore, if careful planning was carried out, the 4,000 housing supply could be obtained by other locations, including the Cam airport, the Bio-medical campus and 1000 areas of Major Change.</p>	<p>56837 (Save Honey Hill Group)</p>
<p>The impact of large population increases in Greater Cambridge as a result of an unprecedented amount of new homes already in the pipeline, 30,000 + amounting to a 37% increase homes already existing in 2020, are yet to be known/tested and will not</p>	<p>56837 (Save Honey Hill Group)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>be known until mid-plan period and beyond. This high growth strategy may fail if sustainable solutions do not come to the fore in a timely way and the attractiveness of Cambridge for homes and business is eroded. The Aims of the Local Plan: 'Wellbeing & Social inclusion' and 'Great Places' are of particular relevance and at risk here.</p>	
<p>If the vision for North East Cambridge level of densification etc., proves not to be popular and sustainable solutions to support the 31,000 homes already committed and yet to be built are not delivered, these homes, including the promise of affordable homes, may not be built in a timely way or the infrastructure promised realised. If Anglian Water's DCO is successful, long before any of the above are known or review of the impact of the high growth housing targets for Greater Cambridge are realised, relocation will have taken place with significant negative impacts on another area of Greater Cambridge in the Green Belt.</p>	56837 (Save Honey Hill Group)
<p>Omitting discussion of DCO planning process from the Local Plan seems quite extraordinary. Including NECAAP/S/NEC in the Local Plan First Proposals but excluding sufficient or significant information about the effects of the fulfilment of the Policy for effective public consultation at Reg 18 is contrary to the principals and regulations of the SA/SEA and will influence the Consultation and could be construed as effecting bias. This anomaly is further exacerbated given that neither the emerging Local Plan nor NECAAP are dependent on the relocation. If it is regulatory to exclude reference to the site selected for relocation or subjecting the full effect of NECAAP to the SA/SEA</p>	56837 (Save Honey Hill Group)

Summary of issues raised in comments	Comments highlighting this issue
<p>within the emerging Local Plan, it is recommended in the interest of an informed and fair public consultation NECAAP is excluded from the Local Plan until after the outcome of the DCO is known and that an alternative is presented in the emerging Local Plan that can be subject to SA/SEA and an informed, evidence based public consultation at Reg 18.</p>	

S/NEC – North East Cambridge (Climate change)

Summary of issues raised in comments	Comments highlighting this issue
<p>S/NEC Policy is contrary to Policy CC/NZ.</p>	<p>57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)</p>
<p>S/NEC Policy is contrary to Policy CC/CS</p>	<p>56837 (Save Honey Hill Group)</p>
<p>Discussion with Anglian Water on how they might reduce the environmental footprint and physical area of their existing site could still yield some land for industrial and housing development. The Anglian Water site would form a convenient barrier between new developments and the A14.</p>	<p>59551 (CPRE)</p>
<p>The existing site at Fen Road, Chesterton continues to be a source of ongoing local water quality and environmental health problems due to inadequate foul drainage provision. There have been a number of reports of foul sewage from the site discharging into the River Cam, causing chronic on-going pollution. The relocation of the existing Milton sewage works and extensive redevelopment of North East Cambridge presents the</p>	<p>59720 (Environment Agency)</p>

Summary of issues raised in comments	Comments highlighting this issue
opportunity to incorporate mains drainage connection into the Fen Road site.	
The intention of the policy is to set out the place-making vision and a robust planning framework for the comprehensive development of this site. There are both environmental risks and opportunities to developing this site sustainably. Ensuring sustainable water supplies, improving water quality and the effective remediation of land contamination will be key considerations in achieving this. The proposed policy direction anticipates the site (once developed in full, which will extend beyond the Local Plan period of 2041) will deliver 8,350 new homes. The IWMS Detailed WCS will need to provide evidence the new homes (and employment) can be sustainably supplied with water in time for the development phases.	59720 (Environment Agency)
Since the site election for relocation by AW there has been no public consultation on the consequences or environmental effects of the Councils pursuing NECAAP /S/NEC in the context of the relocation to Honey Hill, nor has any alternative vision for NECAAP been presented in the emerging Local Plan First Proposals.	56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Biodiversity and green spaces)

Summary of issues raised in comments	Comments highlighting this issue
The AAP has fundamentally failed to provide for the strategic greenspace that the new population will require, with lacking open space provision and green infrastructure.	57057 (The Wildlife Trust), 57471 (C Martin), 57649 (Histon & Impington PC), 58295 (Cambridge Past, Present & Future), 58967 (Endurance Estates), 59282 (National Trust)

Summary of issues raised in comments	Comments highlighting this issue
<p>The Local Plan HRA identifies the need to provide Suitable Alternative Natural Greenspaces and not rely on existing provision such as</p> <ul style="list-style-type: none"> • Milton Country Park • Wicken Fen <p>It is essential that this policy and the AAP provide for sufficient strategic natural greenspace, which would also benefit other nearby communities with deficiencies in natural greenspace.</p>	57057 (The Wildlife Trust), 58282 (H Smith), 58295 (Cambridge Past, Present & Future)
<p>Natural England's ANGSt would require NEC to have a 100ha site within 5km.</p>	58295 (Cambridge Past, Present & Future)
<p>S/NEC Policy is contrary to Policies:</p> <ul style="list-style-type: none"> • BG/GI • BG/RC • BG/PO • BG/EO 	57608 (J Pratt), 58115 (M Asplin), 58967 (Endurance Estates), 59282 (National Trust) 56837 (Save Honey Hill Group)
<p>Highly likely that 20% on site biodiversity net gain will be unachievable and will be dependent on off-site land acquisition or biodiversity credits.</p>	58967 (Endurance Estates)
<p>Allocation policy wording needs explicit objectives, or clear links to other policies on BNG and environmental design.</p>	58984 (RSPB Cambs/Beds/Herts Area)
<p>The proposal to create a country park as mitigation appears to be an underhand attempt at carbon offsetting on what is much needed, productive, carbon sequestering farmland.</p>	59900 (Fen Ditton PC)
<p>Formal sports pitches are required onsite</p>	58282 (H Smith)
<p>Cemetery provision is required</p>	58282 (H Smith)

Summary of issues raised in comments	Comments highlighting this issue
Welcome changes made to green space provision, following the consultation of the AAP.	60678 (Cambridge and South Cambridgeshire Green Parties)

S/NEC – North East Cambridge (Wellbeing and social inclusion)

Summary of issues raised in comments	Comments highlighting this issue
S/NEC Policy is contrary to Policy WS/HS	57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Great places)

Summary of issues raised in comments	Comments highlighting this issue
The site is too high in density with large scale overdevelopment of housing focused on a relatively small site.	57499 (A Martin), 58967 (Endurance Estates), 59551 (CPRE), 60190 (J Preston)
High density and heights are unprecedented in the Cambridge area raising significant challenges in terms of townscape impacts and the sites ability to deliver sustainable development.	58967 (Endurance Estates), 59282 (National Trust)
The development appears characterless and lacking in a practical base for a thriving community, so close to the expanded A14.	59551 (CPRE)
S/NEC Policy is contrary to Policies: <ul style="list-style-type: none"> • GP/LC • GP/GB • GP/QP • GP/HA 	57608 (J Pratt), 58115 (M Asplin) 56837 (Save Honey Hill Group)
This has potential to be a showcase development if done right. The plan should create high-density dwelling with plenty of	57711 (J Pavey)

Summary of issues raised in comments	Comments highlighting this issue
green space (of varied kinds), recreation and entertainment facilities. The co-location of retail and dwelling provision should be used to enhance vibrancy	
Care is needed to ensure mistakes of the development around Cambridge Rail Station are not repeated.	56806 (M Colville)
Early residential phases provide opportunity for redevelopment whilst still being able to respond to local character. They have the potential to create a scheme of high design quality that would make a significant contribution to the emerging city district at Cambridge North. They will both generate the critical mass that generate exciting new places.	59268 (Socius Development Limited on behalf of Railpen)
<p>It will be important that the policy ensures the protection and enhancement of the historic environment including the conservation areas, river corridor and wider city scape. We welcome the preparation of an HIA for the site although as previously discussed we have raised some concerns about some aspects of the HIA. The HIA should inform the policy wording in the Plan as well as the NEC AAP.</p> <p>Look forward to ongoing work over the coming months as the revised Draft Local Plan and AAP are developed. Areas that will still need to be addressed include detailed consideration of heights, densities, mass, views from Anglesey Abbey, views from the south, revised wirelines/photomontages of reduced heights, consideration of issues such as light etc and the general treatment of the edge of City site including heritage sensitivities along the river corridor and from other assets.</p>	59603 (Historic England)

Summary of issues raised in comments	Comments highlighting this issue
Ensure Historic environment considerations are included in policy, including recommendations of HIA. On-going discussions in relation to detail.	
The area is within close proximity to three conservation areas and villages; green infrastructure and numerous historical assets. The historical setting of Cambridge will be impacted.	

S/NEC – North East Cambridge (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
A focus on employment growth in the area and improved sustainable public transport from within Cambridge City, Greater Cambridge and the wider region as an alternative is recommended.	56837 (Save Honey Hill Group), 57643* (J Conroy)
The policy should consider a "Plan B" with fewer dwellings, less commercial especially as the policy also fails to consider the changed working and living conditions resulting from the Covid 19 pandemic.	56474 (M Starkie) 56837 (Save Honey Hill Group)
Can't assume everyone will work from home.	57649 (Histon & Impington PC)
Working and living patterns were different before the global pandemic so should be considered in the plan.	58063 (Horningsea PC)
Acknowledgment that the Local Plan will not have included projected new employment numbers on recently acquired sites west and east of Milton Road.	58565 (Brockton Everlast)
Early residential phases provide opportunity to meet identified need for commercial uses.	59268 (Socius Development Limited on behalf of Railpen)
Support densification of existing employment uses.	59900 (Fen Ditton PC)

Summary of issues raised in comments	Comments highlighting this issue
The further expansion of the Trinity Science Park further exacerbates the need of housing in Cambridge and is unnecessary.	58417 (F Gawthrop)

S/NEC – North East Cambridge (Homes)

Summary of issues raised in comments	Comments highlighting this issue
Do not support delivery of homes at North East Cambridge.	57643* (J Conroy)
How many dwellings in Cambridge are a) student accommodation and b) vacant investment properties? If either of these figures are significant and/ or increasing I believe the Local Plan should consider ways to restrict both moving forward. If investors and colleges snap up a high % of property within Cambridge then that pushes residents out & drives the need to build more.	58065 (Horningsea PC)
Support high density development approach within North East Cambridge.	58565 (Brockton Everlast)
DCO process is likely to negatively impact on affordable housing.	58967 (Endurance Estates), 59091 (L&Q Estates Limited and Hill Residential Limited)
Early residential phases provide opportunity to meet identified need for mixed tenure, Build to Rent housing.	59268 (Socius Development Limited on behalf of Railpen)
Support for some increases in affordable and social housing on land outside existing and in revised WWTW buffer zone since this will assist shortages in both LA's.	59900 (Fen Ditton PC)
Should offer a residential opportunity for those employed in the technology sectors around Cambridge, including a significant	60046 (Cambridgeshire Development Forum)

Summary of issues raised in comments	Comments highlighting this issue
component of affordable housing for market sale, market rent, shared ownership, and social housing.	
We would note that Policy 1 of the NEC AAP proposed Submission states 'approximately 8,350 new homes, 15,000 new jobs', as opposed to 'up to' as set out in S/NEC. S/NEC policy should therefore be amended to refer to 'approximately' and provide a clearer link to NEC AAP	60150 (U&I PLC and TOWN), 60763 (U+I Group PLC)
Challenge the densification strategy, because these dwellings will not be attractive to people beyond young workers, i.e. those in stable relationships seeking family accommodation.	56837 (Save Honey Hill Group)

S/NEC – North East Cambridge (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
This many jobs and homes will create an increase in traffic as people will not necessarily work here, and people who work here will travel in. Not necessarily walking or cycling. Property on this site will attract investors and people who commute to London.	57603 (A Martin)
Support a bus and rail network for convenient use.	56567 (Croydon PC)
Road access to Fen Road, Chesterton should be safeguarded	58282 (H Smith)
The housing mix for the North East Cambridge Area Action Plan will generate approximately 1,362 early years' children, 790 primary-aged pupils (3.8FE) and 205 secondary-aged children (1.4FE). This would require two primary schools on site with early years' provision and additional sites allocated for full day care provision. The Council will confirm its education requirements later in the planning process when the housing mix	56927 (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
is finalised. School playing fields should be located on-site to ensure that high-quality PE curriculum can be delivered without the requirement to travel.	
Council should have regard to the NPPF requirements to allow for sufficient choice of school places (particularly para 94) and provide new school places directly linked to the need from housing growth.	
CMS would be instrumental in diversifying educational opportunities for this new community, the rest of Cambridge and the wider sub-region. Cambridgeshire County Council has provided a letter of support, and would also consider supporting alternative sites for CMS provided they are equally accessible by public transport and offer equally good connectivity for students travelling from a wide area. If a site for CMS within the NEC allocation were secured, the department would work closely with the councils to ensure the development accorded with the NEC Trip Budget, making sustainable transport the most attractive option for students and staff.	57476 (ESFA -Department for Education), 57493 (ESFA – Department for Education)
NEC relies on a trip budget to manage its transport impacts on the Milton Road Corridor. This means, any new development has to achieve a 0% car driver mode share with the trip budget not allowing any further car trips to be generated. Despite the very good non-car accessibility of the area, this is a very challenging target. Or: Any new development has to commit to reducing the car mode share for existing developments in the area in order to give these new developments some headroom in which they can	58967 (Endurance Estates)

Summary of issues raised in comments	Comments highlighting this issue
<p>generate some car trips, albeit the overall car mode share will be significantly less than current mode shares. The issue here is how new developments are meant to have control over the travel patterns and what would be the mechanism for new development's planning permission that secures this?</p>	
<p>Question of practical monitoring and enforcement of the vehicular trip budget. The monitoring itself would be technically complex, but assuming that it detects that the trip budget for the overall area has been exceeded, how would the system identify the perpetrator?</p>	58967 (Endurance Estates)
<p>Trip budget applies to the pre-Covid conventional weekday AM and PM peak hours. Whether this is still the right approach given the very different working patterns that have emerged since Covid is still up for debate. Since May this year, the Department for Transport has advised on the use of their 'Uncertainty Toolkit' to assess uncertainty over future travel demand, and the use of different future scenarios so decision-makers can see the implications of applying differing assumptions on how travel patterns and characteristics may now change over time. Neither the Local Plan transport evidence base nor the NECAAP consultation mention using this Uncertainty Toolkit.</p>	58967 (Endurance Estates)
<p>Development in this location combined with the committed development at Waterbeach will put enormous pressure on existing infrastructure in this area.</p>	59282 (National Trust)
<p>It is also strange that proximity to the existing Guided Busway is given as a positive factor. Are the people living here expected to commute to St Ives? Because</p>	59551 (CPRE)

Summary of issues raised in comments	Comments highlighting this issue
from Milton the busway ceases and its vehicles run on the city streets.	
Given its proximity to the existing railway, EWR Co requests that a requirement is included within the proposed wording of the policy allocation to ensure that development of the site does not prejudice the preferred EWR route alignment nor the delivery of EWR.	59870 (East West Rail)
Without significant interventions such as those which may be delivered by Cambridge Science Park North (Land East of Impington (HELAA site 40096)), a reduction in vehicle trips at CSP, sufficient to allow the delivery of the wider NECAAP will be difficult to deliver.	60687 (Trinity College)

The edge of Cambridge

Hyperlink for all comments

Open this hyperlink - [The edge of Cambridge](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

31 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development on the edge of Cambridge, some comments attached to this webpage relate to specific sites within the urban area or at new settlements. These comments have been moved to the relevant site specific policy: S/NEC: North East Cambridge, S/CE: Cambridge East, S/NWC: North West Cambridge, S/CBC: Cambridge Biomedical Campus, S/WC: West Cambridge, S/CB: Cambourne, and S/NS: Existing new settlements.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

General support for developing on the edge of Cambridge, but that encroachment into the Green Belt should be minimal and the setting of Cambridge needs to be preserved. Concerns about the effects on traffic congestion of new developments in this location, and the impacts on those travelling into Cambridge from the villages. Comments outline that there should be clear requirements for new developments in terms of open space, provision of services and facilities, and affordable housing. Site promoters' comments

highlight that there are too few sites allocated to meet the long term demand, and that given the significant sustainable infrastructure on the edge of Cambridge there are more sites that could be allocated to provide sustainable developments. Site promoters' comments also highlight the need for a better balance of development across Greater Cambridge and the problems of focussing on large sites. Requests for specific sites to be allocated from site promoters. Comments that no reference has been made to the pandemic and its implications for future development. Cambridge and South Cambridgeshire Green Parties highlight need particular concerns about assessment of Green Belt and heritage assets.

Response to representations

Responses to representations regarding The edge of Cambridge relevant to the decisions being taken in early 2023 are addressed in Appendix A S/DS Development Strategy, and within this appendix as issues are relevant to specific sites. Representations regarding topics beyond those addressed in the locations referred to above are not relevant to the decisions being taken in early 2023, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Table of representations: The edge of Cambridge

Summary of issues raised in comments	Comments highlighting this issue
Generally and broadly support these developments.	56575 (Gamlingay PC), 58043 (Great and Little Chishill PC), 58374 (Linton PC), 59903 (Fen Ditton PC), 60115 (C Blakeley)
Too few sites allocated to meet long term demand – more land must be allocated if growth is to be effectively enabled for the wider benefits of residents and the economy.	58753 (CBC Limited, Cambridgeshire County Council and a private family trust), 58974 (Jesus College, a private landowner, and St John's College)
Given significant investment in new sustainable infrastructure, there is additional land on the edge of Cambridge that offers opportunity to accommodate demand in a sustainable and inclusive way.	58974 (Jesus College, a private landowner, and St John's College)
Encroachment into the Green Belt must be minimal.	58374 (Linton PC), 59471 (Shepreth PC)

Summary of issues raised in comments	Comments highlighting this issue
Preservation of semi rural quality of West Cambridge and Green Belt between the Backs and M11 is vital for unique setting of Cambridge.	57940 (E Davies)
Support for completion of new neighbourhoods on the edge of Cambridge as well as bringing forwards new opportunities for sustainable developments.	58343 (University of Cambridge)
Education – will work closely with Cambridge City Council and South Cambridgeshire DC to develop action plans and policies for education provision to ensure timing of delivery, connectivity and integration into the community.	56931 (Cambridgeshire County Council)
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59145 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59145 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Traffic congestion could prevent those in villages reaching education and work in Cambridge, therefore must be part of an integrated public transport system.	58374 (Linton PC)
Recognise that locating development on the edge of Cambridge is sustainable, however too much emphasis on this location in the Local Plan as the focus on providing large sites could lead to problems with infrastructure provision and housing delivery.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)

Summary of issues raised in comments	Comments highlighting this issue
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)
Object to the high risk nature of the development strategy which is dependent on the delivery of some strategic, complex sites which are likely to have delays in delivery and viability issues. Need greater certainty regarding delivery within the plan period, and that those sites will provide affordable housing.	60698 (The White Family and Pembroke College)
To generate the investment for significant infrastructure and to meet the housing and employment needs, it is necessary to adopt a strategy that combines different locations for focussing growth. Directing development to edge of Cambridge is the only option likely to generate the quantity of land in a sustainable location that is suitable for development.	58391 (Marshall Group Properties)
More focus on home working since the pandemic, therefore less reliance on needing to be located close to urban areas and less need/desire to be located there.	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire)
Over reliance on proposed development on the northern edge of Cambridge compared to existing and proposed developments to south of Cambridge.	58724 (Grosvenor Britain & Ireland)
Concentrating development in northern and eastern quadrants will have significant local benefits.	59182 (M Berkson)
Concerned about over development of the eastern edge of Cambridge and impacts on Teversham.	59251 (Teversham PC)
Green Belt assessment ignores historic environment designations and landscape character constraints.	60191 (J Preston), 60682 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
Policies in the Local Plan must take a holistic view of the combination of different elements, including historic and natural environment that make up the character of Cambridge.	58328 (Cambridge Past, Present & Future), 60191 (J Preston)
When identifying land for development, must consider how it performs against the functions of the Green Belt and also its built and natural heritage value.	58328 (Cambridge Past, Present & Future)
Green Belt function of preventing urban sprawl to protect the setting of Cambridge is irreconcilable with continued development on the edge of Cambridge.	60682 (Cambridge and South Cambridgeshire Green Parties)
Councils should be committed to completing the new developments, with continued support beyond s106 funding to ensure community development and youth services.	56969 (Trumpington Residents Association)
No limit set out for individual scheme sizes on edge of Cambridge.	57981 (Cambridge Doughnut Economics Action Group)
Should set out more clearly the requirements for new developments to provide open space, access and community areas. Lessons should be learnt from existing developments (e.g. GB1 and GB2), where proposals permitted are not compatible with aims of minimising transport and building new communities.	57981 (Cambridge Doughnut Economics Action Group)
Developments should be of a sufficient size to cater for daily needs and with good access to public and active transport.	60115 (C Blakeley)
Would like assurances that affordable housing in these new developments will include real social housing and key worker housing.	59251 (Teversham PC)
Although no significant growth in the Green Belt surrounding Coton, the destruction of the rural environment and way of life of	57800 (Coton PC)

Summary of issues raised in comments	Comments highlighting this issue
<p>the village has been given low priority by South Cambridgeshire DC and Greater Cambridge Partnership (GCP) for many years. Arguments for protecting this area from development include:</p> <ul style="list-style-type: none"> • would be destruction of natural environment on a high point overlooking Cambridge • disregard for heritage of American Cemetery • breaching the Green Belt would open it up to further development • refusal by GCP to look at East West rail as a more sustainable form of travel and to look at adapting existing infrastructure 	
<p>The map in Figure 25 should include a reference to the proposed relocation site for the Waste Water Treatment Works.</p>	58126 (M Asplin)
<p>No comment.</p>	57325 (Huntingdonshire DC)
<p>Promotion of specific sites not included in the First Proposals, for the following reasons:</p> <ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities. • over reliance on proposed development on the northern edge of Cambridge compared to existing and proposed developments to south of Cambridge • edge of Cambridge is a sustainable location • site can be delivered within the first five years of the new plan period • too few sites allocated to meet long term demand 	57157 (Southern & Regional Developments Ltd), 57213 European Property Ventures - Cambridgeshire), 58724 (Grosvenor Britain & Ireland), 58739 (Trumpington Meadows Land Company), 58753 (CBC Limited, Cambridgeshire County Council and a private family trust), 58974 (Jesus College, a private landowner, and St John's College), 60684 (Trinity College), 60698 (The White Family and Pembroke College), 60719 (Commercial Estates Group)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Local Plan's aims are not deliverable without additional sites to meet its future jobs requirements need greater certainty regarding delivery within the plan period, and that those sites will provide affordable housing will provide a sustainable expansion of a successful hi-tech research and development cluster 	

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
North of Barton Road Landowners Group proposals for development of south west Cambridge (HELAA site 52643) – should be allocated for urban extension	58343 (University of Cambridge)
Land north of M11 and west of Hauxton Road, Trumpington (HELAA site 40048) – should be allocated for residential development, primary school, other uses and open space	58739 (Trumpington Meadows Land Company)
Land south east and south west of Cambridge Biomedical Campus (HELAA site 40064) – should be allocated for mix of housing and employment uses with supporting facilities	58974 (Jesus College, a private landowner, and St John's College)
Land East of Impington (HELAA site 40096) – should be allocated for employment uses	60684 (Trinity College)
Land east of Gazelle Way and west of Teversham Road (HELAA site 40250) – should be allocated for housing and employment uses	60698 (The White Family and Pembroke College)
Land south of Fulbourn Road and north of Worts Causeway, known as Cambridge South East (HELAA site 40058) – should be allocated for housing and employment uses	60719 (Commercial Estates Group)

S/CE: Cambridge East

Hyperlink for all comments

Open this hyperlink - [Policy S/CE: Cambridge East](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

37 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to Cambridge East. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

There was general support for the development at Cambridge East, particularly the relocation of the airport to allow for the delivery of a mixed-use site, providing open spaces, housing (including affordable housing), employment, retail, and cultural facilities with high quality and comprehensive transport networks. Supporters of the proposed policy direction included: Huntingdonshire DC, Cambridge Past, Present & Future, National Trust, Anglian Water Services Ltd, Marshall Group Properties, and some individuals. There was encouragement for transport improvements on already congested access routes, provision of public transport to improve connectivity, and support for separate designated cycle and walking infrastructure.

There was some concern for the relocation of the current airfield, particularly the uncertainty of timing of the relocation of airport and related uses, unforeseen delays in relocation affecting the delivery of housing within the plan period (including affordable housing), reliance on the GCP Cambridge Eastern Access scheme, and deliverability and viability development risks leaving the plan vulnerable at examination stage. Campaign to Protect Rural England were concerned with the loss of existing jobs on the site, with a large number of representations to question 3 also raising concern for the displacement of a skilled workforce and engineering jobs that had been part of the airport for decades.

Some comments including those from Historic England, Save Honey Hill, Cambridge Past, Present and Future, Parish Councils, and individuals were in opposition to the development as they thought the character and landscape of the surrounding areas should be retained with likely pressures on areas including Teversham village, the Green Belt land, Eastern Fens and Fen Ditton. This was also reflected in the responses to question 3 of the questionnaire.

In addition to these representations, question 3 of the questionnaire was also related to the provision of housing, jobs, facilities and open spaces at Cambridge East. Many responses voiced concerns for impacts on water supply and aquifers at high demand. Other responses raised concerns for the provision of biodiversity and green spaces through a range of landscaping of all scales.

Additionally, comments on question 3 thought that the development should be built with a range of well-designed and climate friendly homes (including affordable housing) to accommodate families with provision of a range of job opportunities, retail and leisure facilities within a 15-minute radius to support the local community without having to travel elsewhere. These responses also supported the need for design of safe, and cohesive communities that support the mental health and wellbeing of people living there.

Although responses to the policy were generally in support of improvements to existing road infrastructure and provision of public transport, cycle and walking infrastructure, a high number of responses to question 3 were concerned for impacts on infrastructure from development at Cambridge East. Some comments suggested that congestion will be increased even with improvements due to reliance on cars to travel into town by older people and disadvantaged groups and expressed the need for parking on-site for people who need a car. However, most responses to question 3 were in support of creating a car-free development and the

provision of zero carbon transport options, with separate cycling and walking infrastructure. Lastly, some comments suggested the provision of a light railway, metro or underground as an alternative to bus use.

Response to representations

The response to representations relevant to this policy includes:

- **Support:** Cambridge East Cambridge forms a sustainable development option, including being the second best performing new strategic scale location available for development within Greater Cambridge in transport terms. As such, Cambridge Airport would make good use of safeguarded land in the 2018 Local Plans that is also a brownfield site and is a good fit with a climate focused strategy. Within the Edge of Cambridge outside of the Green Belt there are no alternative strategic scale sites available for development.
- **Concern for impacts:** We are exploring constraints and capacity testing at Cambridge East ahead of the draft Local Plan, including considering transport, landscape and character impacts, and the loss of jobs associated with the relocation of the airport. Our evidence shows that development here can be deliverable and sustainable in transport terms, and we consider that the development can be designed to mitigate its landscape and character impacts, and will provide a range of jobs including for local communities.
- **Deliverability challenges:** Marshall’s submission of an application for relocation of their airside uses to Cranfield provides good evidence that we can expect Cambridge Airport to be available for redevelopment by the middle of the plan period. We also consider the delivery and timing risks associated with Cambridge Eastern Access scheme Phase B, which will support development of the site, to be low. As such we expect there to be time for a substantial amount of development to take place within the plan period to 2041, subject to the approach of the plan in respect of water supply and housing delivery.

Table of representations: S/CE – Cambridge East (Relocation of Airport and delivery of Cambridge east)

Summary of issues raised in comments	Comments highlighting this issue
Support in general, for the proposed policy direction and relocation of the existing airport uses to Cranfield Airport to allow for:	56473 (M Starkie), 56827 (Save Honey Hill Group), 57327 (Huntingdonshire DC), 57607 (J Pratt), 57666 (J Conroy), 58404 (Marshall Group Properties), 58531 (Cambridge Past, Present &

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • affordable housing • mix of uses • employment • commercial • retail • open spaces • appropriate green infrastructure • cultural facilities • high quality and comprehensive sustainable transport connections • opportunity to meet growth aspirations. 	Future), 59218 (M Berkson), 59285 (National Trust), 59904 (Fen Ditton PC), 60045 (Cambridgeshire Development Forum), 60251 (Tony Orgee), 60448 (Anglian Water Services Ltd), 59903* (Fen Ditton PC)
This is the only side of Cambridge that is not constrained and which can accommodate significant levels of housing and employment, whilst also being close to existing employment centres and transport infrastructure.	58391* (Marshall Group Properties)
Concern for the uncertainty of deliverability in the Development Strategy Topic Paper (2021) that states ‘this gives a reasonable level of confidence’ / ‘there should be sufficient evidence to demonstrate that the plan can be delivered by the time it reaches the later formal stages and so the position will be kept under review during the plan making process’.	59229 (Wates Development Ltd), 59248 (Wates Developments Ltd)
The relocation of the airport is a significant undertaking and an ‘option agreement’ does not provide sufficient justification that the site will be available by 2031.	60296 (Miller Homes – Fulbourn site)
Concern for the relocation of the Airfield, particularly:	57158 (Southern & Regional Developments Ltd), 57217 (European Property Ventures - Cambridgeshire), 57336 (HD

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • uncertainty of timing of relocation of airport and related uses • unforeseen delays in relocation, affecting delivery of housing within the plan period (including affordable) • reliance on GCP Cambridge Eastern Access scheme • deliverability and viability development risks leaving plan vulnerable at examination stage. 	Planning Ltd), 60698* (The White Family and Pembroke College)
The policy proposals should not depend on complete integration with or extension to the proposed North East Cambridge Area Action plan which predicated on the relocation of Cambridge Waste Water Treatment Plant to an area of Green Belt at Honey Hill which is the subject of a Development Consent Order.	56473 (M Starkie), 56827 (Save Honey Hill Group), 57607 (J Pratt)
Council should provide more of a range of smaller and medium sites to come forward at faster rate than strategic sites of this size.	575158 (Southern & Regional Developments Ltd), 57217 (European Property Ventures)
In the case that Marshalls Airfield does not relocate, alternative sites should be identified and reserved in the plan.	57327 (Huntingdonshire DC)
Contingency sites should be included at this early stage in the plan process to ensure deliverability over the plan period.	59229 (Wates Developments Ltd.), 59248 (Wates Developments Ltd.)
Alternative proposal for land at Marshalls should be considered including: <ul style="list-style-type: none"> • Re-wilding with 400 acres of country parks, planted woods, nature reserves • 1 acre 'Village Square' with communal inside and outside space 	60683 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Natural skills centre for growing, land health, wildlife protection 500 homes – genuinely zero carbon, good sized private and public gardens, minimum 50% affordable homes Vehicles kept outside the village, existing local and new residents have access to shared EVs. Protected wildlife corridor to Coldham’s Common. 	
Oppose any larger release of land in the Green Belt; the Airport site is large enough for significant development.	57844 (D Lister), 58127 (M Asplin)

S/CE: Cambridge East (Climate Change)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East and other developments will create unsustainable demand on water during building and completion of new homes, from open and green spaces (needing water for plant/tree life).	60231 (H Warwick)
Relocation of the WWTP to Honey Hill will have carbon impacts.	56514 (C Martin)

S/CE: Cambridge East (Biodiversity of green spaces)

Summary of issues raised in comments	Comments highlighting this issue
Maintenance of the green corridor providing green separation as adopted in the Local Plan should be retained (linking the countryside with areas such as Coldham’s Common).	56473 (M Starkie), 56827 (Save Honey Hill Group), 57666 (J Conroy), 58531 (Cambridge Past, Present & Future)

Summary of issues raised in comments	Comments highlighting this issue
Relocation of the WWTP provides opportunity to deliver green infrastructure in Cambridge East including improved connectivity to recreation and open space.	60448 (Anglian Water Services Ltd)
Relocation of the WWTP to Honey Hill does not accord with the policy intention to provide additional wildlife habitat as part of Eastern Fens GI initiative.	56473 (M Starkie), 57607 (J Pratt)
Recreational disturbance will cause significant risk to important species and designated nature conservation sites.	58531 (Cambridge Past, Present & Future)
New 'Country Park' provision should be in an area that can divert pressure from ecologically sensitive sites and to tie in with plans of environmental NGO's.	58531 (Cambridge Past, Present & Future)
Biodiversity 20% targets should be referenced in supporting text, objectives and headline targets not only in the AAP but also in allocation policy relating to water demand, GI, SUDs and climate change/great places policies.	58995 (RSPB Cambs/Beds/Herts Area)
Cambridge East should benefit local people with good quality green and community spaces.	60683 (Cambridge and South Cambridgeshire Green Parties)
Important to include space to grow food.	60231 (H Warwick)

S/CE: Cambridge East (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
Cambridge East should be a distinct place with its own character.	60045 (Cambridgeshire Development Forum)
Opposed to development due to loss of Green Belt.	59088 (F Gawthrop)

Summary of issues raised in comments	Comments highlighting this issue
<p>Should retain/maintain/extend the character of surrounding areas including:</p> <ul style="list-style-type: none"> • Teversham village • The Green Belt (inc. at Honey Hill) • Eastern Fens • Fen Ditton 	<p>56473 (M Starkie), 56514 (C Martin), 56827 (Save Honey Hill Group), 57468 (C Martin), 57607 (J Pratt), 57666 (J Conroy), 58531 (Cambridge Past, Present & Future), 59634 (Historic England), 59904 (Fen Ditton PC)</p>
<p>Concern for the potential impact on heritage assets and their settings including:</p> <ul style="list-style-type: none"> • on-site Marshalls Airport Control and Office buildings (Grade II listed) • Teversham Conservation Area and associated listed buildings including Church of All Saints (Grade II listed) • Moated site at Manor Farm to east of site is a scheduled monument with the Manor Farmhouse (Grade II listed) • Several Grade II listed buildings to the south (Cherry Hinton Road) with St Andrews Church (Grade I listed). 	<p>59634 (Historic England)</p>
<p>Should prepare an HIA to inform the policy wording and settle concerns for significant densities and heights on the edge of Cambridge. It should consider:</p> <ul style="list-style-type: none"> • the likely density and scale of development • implications of capacity, height and density on overall setting of the city (should provide evidence). 	<p>59634 (Historic England)</p>
<p>Relocation of the WWTP to Honey Hill is too close to conservation areas and new development of Marleigh and Airport site.</p>	<p>56514 (C Martin)</p>

S/CE: Cambridge East (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
Employment uses need to reflect post-Covid working and living conditions.	56473 (M Starkie)
Support for the new development enhancing access to services, facilities and employment opportunity of Teversham and RWS Ltd's site Land at Fulbourn Road.	56898 (RWS Ltd)
Where will skilled engineering staff from the existing airport find employment?	59553 (Campaign to Protect Rural England)
Concern that the move of the Airport will result in a reduction in the range of job opportunities.	60251 (Tony Orgee)

S/CE: Cambridge East (Homes)

Summary of issues raised in comments	Comments highlighting this issue
Delivery of 2,900 homes out of proposed 7,000 by 2041: <ul style="list-style-type: none"> • is unambitious • should deliver more housing in the plan period. 	56473 (M Starkie), 56514 (C Martin), 56827 (Save Honey Hill Group), 57468 (C Martin), 57666 (J Conroy)
Concern for the deliverability of 350 homes per year from 2031/32 as set out in the assumed housing trajectory if Cranfield Airfield is available from 2030 at earliest.	59229 (Wates Development Ltd), 59248 (Wates Developments Ltd),
Object to the assumed housing trajectory lead in time and build out rates for Cambridge East, as conflict with those recommended in the Housing Delivery Study and do not provide sufficient time for post-adoption supplementary plans or guidance.	59060 (Axis Land Partnerships)

Summary of issues raised in comments	Comments highlighting this issue
Homes built ahead of 2041 should prioritise affordable and social housing to ensure housing available for the employment mix proposed.	56473 (M Starkie)
Housing should be provided that is suitable for a range of users, including: <ul style="list-style-type: none"> • young workers • key workers. 	60045 (Cambridgeshire Development Forum), 60231 (H Warwick)

S/CE: Cambridge East (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
Cycle and walking infrastructure should be fully optimised to enable safe foot-cycle access, including routes and locations: <ul style="list-style-type: none"> • across Coldham's Common • National Cycling route No.11 • National Trails e.g., Harcamlow Way • SSSI Quy Fen • SSSI Wilbraham Fen • Wider network of PRow's. 	56827 (Save Honey Hill Group), 57666 (J Conroy),
Transport assessment should be done for Newmarket Road: <ul style="list-style-type: none"> • if 7,000 homes and 9,000 jobs are planned • and should be in place/delivered before the development happens. 	57657 (Histon & Impington PC)
Concern for the existing local infrastructure, transport connections and use of public transport on access roads due to: <ul style="list-style-type: none"> • resulting traffic/congestion, 	57657 (Histon & Impington PC), 59771 (B Hunt), 60231 (H Warwick), 59088 (F Gawthrop), 56477* (M Mckenzie-Davie)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • weather related dependencies on cars (rather than walking/cycling routes), • transport issues • rat-running on side streets • already dangerous roads on Airport Way (despite lowering the speed limit) • will there be another access off it (as well as from the Gazelle Road roundabout)? 	
<p>What public transport solutions will be provided to link new housing at Cambridge East to employment centres like CBC to private car use on roads at capacity?</p>	57844 (D Lister)
<p>Transport network should include provision of accessible and cheap public transport for essential car use e.g., people with disabilities.</p>	59218 (M Berkson)
<p>Connectivity and road links between Cambridge East and the three southern campuses should be improved. Particularly:</p> <ul style="list-style-type: none"> • Road structure beyond the Robin Hood crossroads • Access to the Cambridge Biomedical Campus (limited to Queen Edith's Way) • Access to Babraham and Genome Campuses via Lime Kiln Road. 	59771 (B Hunt)
<p>Should consider access links in the North East corner of the Airport site to have direct access to the roundabout and avoid congestion.</p>	59904 (Fen Ditton PC)
<p>Some complicated scenarios relating to education provision to be considered.</p>	56931* (Cambridgeshire County Council)

Summary of issues raised in comments	Comments highlighting this issue
<p>Education needs required by proposed 2,900 dwellings until 2041:</p> <ul style="list-style-type: none"> • 2FE/two 3FE schools • further possible 3FE school (630 places) for 1,600 dwellings after 2041 • land allocated for full day care (Early Years provision) • land for secondary provision closer to 2041 and post 2041 residual build-out. 	56932 (Cambridgeshire County Council)
<p>Need for adoption of an up-to-date AAP for the Cambridge East development to:</p> <ul style="list-style-type: none"> • allow for coordination of delivery of education infrastructure. 	56932 (Cambridgeshire County Council)
<p>Challenges and costs of bringing Coldham's Lakes into public use is only likely to be viable as part of the Cambridge Airport development and could be used by new residents.</p>	58531 (Cambridge Past, Present & Future)
<p>Biomedical and high tech opportunities should be encouraged to relieve pressure on existing road networks in existing clusters such as Cambridge Science Park, Cambridge Business Park, Cambridge Biomedical Campus and by-passing the City Centre. Also, relieving pressure on Southern Fringe from expansion of Cambridge Biomedical Campus.</p>	59218 (M Berkson)
<p>Cambridge East should be connected directly to the City centre, Biomedical campus, North Cambridge and the Science Park, Eddington, and West Cambridge.</p>	60045 (Cambridgeshire Development Forum)
<p>County Council Highways Committee determined that a separate and integrated policy should be created for Mill Road to</p>	60074 (C de Blois)

Summary of issues raised in comments	Comments highlighting this issue
prevent volumes of traffic and accidents. This should be noted in the policy on development to the East of Cambridge.	
Opportunity to connect to the Wicken Fen Vision Area and create high quality green infrastructure, delivering high level ambitions of the Local Plan.	59285 (National Trust)
Why would Cambridge not need its own airport providing national and international travel for significant international business?	59553 (Campaign to Protect Rural England)
The new wastewater plant will be able to support the water recycling needs of the mix of employment uses, services and retail.	60448 (Anglian Water Services Ltd)

S/CE: Cambridge East (Other)

Summary of issues raised in comments	Comments highlighting this issue
Land at Cambridge Airport, Newmarket Road, Cambridge (HELAA site 40306): The Preferred Options rightly recognises the importance of Cambridge East to the growth strategy of Greater Cambridge through the allocation of the site for a significant mixed-use development. Marshall strongly supports the principle that the Local Plan should allocate Cambridge East and optimise the potential of the land to meet housing, employment and cultural needs in the City. It presents the opportunity to plan for forms of development that cannot be accommodated within the historic core and it is capable of providing the key missing links in a comprehensive sustainable transport network for the City.	58404 (Marshall Group Properties)

Summary of issues raised in comments	Comments highlighting this issue
Continue to work with Marshalls, Hill and South Cambridgeshire DC to develop the community at Marleigh.	59903* (Fen Ditton PC)
Is Teversham going to remain a village and be screened from the noise and pollution generated by this development?	56477* (M Mckenzie-Davie)
Ecological issues around Biomedical Site will have a negative impact on biodiversity, including: <ul style="list-style-type: none"> • loss of insects and wildlife • loss of plants • loss of farming bird populations. 	60231 (H Warwick)
CE/R45: Land north of Newmarket spatial extents unresolved.	59904 (Fen Ditton PC)
Should link S/AMC/Policy 16: South of Coldham's Lane to S/CE: Cambridge East	58531 (Cambridge Past, Present & Future)
Object to moving Newmarket Road Park & Ride as an alternative Greenbelt site will be needed.	59904 (Fen Ditton PC)
Wish to engage throughout progression of the Local Plan and development of Cambridge East (James Littlewood – Cambridge Past, Present & Future, Paul Forecast – National Trust, Martin Baker – Wildlife Trust BNC).	58531 (Cambridge Past, Present & Future)
Site is alongside A14 causing a problem with noise and pollution	57468 (C Martin)
Green belt is being imposed on with the WWTP	57468 (C Martin), 58127 (M Asplin)
Capital carbon / climate change impacts	58127 (M Asplin)
Cambridge East is more suitable in size and can provide sufficient and suitable housing	58127 (M Asplin)
Object to moving WWTW to Green Belt as open space will become important to future residents.	59904 (Fen Ditton PC)
No comments.	58375 (Linton PC)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital)

Hyperlink for all comments

Open this hyperlink - [Policy S/CBC: Cambridge Biomedical Campus \(including Addenbrooke's Hospital\)](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

83 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge heading as the comments were specific to Cambridge Biomedical Campus. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

Several respondents supported the proposal, with Fen Ditton PC noting that it reflected Cambridge's specific strengths. However, some respondents added caveats to their support, for example, the University of Cambridge argued that the proposed growth requirements were too restrictive. Other respondents argued that the site's design needs refinement, and the Wildlife Trust stressed the continuing importance of protecting the city's green edge. One respondent argued that currently on the site there is an imbalance in the availability of facilities for research organisations compared to the general hospital, but they noted that planning gain from the proposal could be used to address this.

Some respondents submitted neutral comments, including citizens who asked for an assessment of whether the expansion was necessary after Covid-19. Other respondents requested for the masterplan to be redrafted to improve things such as cycle and pedestrian permeability. Several respondents used their feedback to focus upon technical elements of the proposal such as measurements and policy wording. Developers also submitted representations arguing that the proposal necessitated the delivery of additional housing.

Some respondents objected to the proposals. Reasons for opposition included environmental concerns, specifically relating to the perceived threat of flooding, carbon emissions potentially produced by the proposal and the adverse impact that the expansion could have upon red-listed farm birds which currently frequent the site. Other objections were justified on the basis that the proposal would negatively impact green belt land and harm the city's green edge. Some people felt that the proposal would be more suitable in other parts of Cambridge, or if it was in another area of the country.

In addition to these representations, question 5 of the questionnaire was also related to the extension of the Biomedical Campus. Many responses voiced similar concerns that appeared in the representations to the policy, particularly in relation to the proposal's potential impact upon the environment, green spaces, and flooding. Some comments asked for the proposal to improve the layout, traffic flow, and amenities of the Campus as well as the need to provide affordable housing for key workers. There were also different opinions about the types of jobs that should be delivered, specifically whether there should be an emphasis upon healthcare or research.

Response to representations

It should be noted that following the First Proposals Consultation an errata was published in relation to this policy. An error was identified in the online interactive version of the First Proposals. The third bullet in the Proposed Policy Direction for Cambridge Biomedical Campus (Policy S/CBC) was an error and did not reflect the wording agreed by the Councils for consultation. The interactive web based version of the First Proposals included a different third bullet to the pdf document version which was also available during the consultation. The PDF document version reflects what was agreed by the Councils for consultation and is correct. This error will be addressed at the next stage in the plan-making process. It is intended that an opportunity to make further

representations specifically in respect of the paragraph included in error will be given at the next stage of consultation on the emerging plan.

The response to representations relevant to this policy includes:

- **Support:** There is a clear and agreed case to make better use of the existing Campus. The case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement.
- **Support for improving existing Campus:** There is a clear and agreed case to make better use of the existing Campus. As an important location for the City the Greater Cambridge Local Plan needs to provide a policy framework to guide its development, including providing a comprehensive approach that carefully considers the need for different land uses alongside infrastructure delivery and transport.
- **Concern regarding expansion of Campus into Green Belt:** The Councils will continue to review the evidence and consider need for the site, but currently consider that the case for Green Belt release continues to merit exploration given the international importance of the campus and opportunities for its improvement. The First Proposals suggested a number of policy criteria that would need to be addressed if the additional area adjoining Babraham Road (S/CBC-A) was released from the Green Belt to meet the long-term needs of the Campus. At this stage we consider that these policy criteria are capable of being met; we will explore them further ahead of draft plan to come to a conclusion regarding the expansion of the Campus into Green Belt.

Table of representations: S/CBC – Cambridge Biomedical Campus (including Addenbrooke’s Hospital) – (Support)

Summary of issues raised in comments	Comments highlighting this issue
Support	56807 (M Colville), 57659 (Histon & Impington PC), 58453 (University of Cambridge), 58790 (CBC Limited, Cambridgeshire County Council and a private family trust), 59905 (Fen Ditton PC), 60047 (Cambridgeshire Development Forum), 60449 (Anglian Water Services Ltd), 60564 (Countryside Properties), 60611 (CALA Group Ltd), 60616 (Endurance Estates – Orwell Site) 60626 (NIAB Trust – Girton Site), 60634 (NIAB Trust)

Summary of issues raised in comments	Comments highlighting this issue
Reflects Cambridge's specific strengths.	59903* (Fen Ditton PC)
Offers the opportunity to accommodate demand in a sustainable and inclusive way. Agree that additional development is possible without undermining the wider function of the Green Belt or impacting on landscape.	58753* (CBC Limited, Cambridgeshire County Council and a private family trust)
<p>Support the policy position that the first priority should be to reassess the existing campus land, however:</p> <ul style="list-style-type: none"> • the First Proposals, set out an inappropriately restricted approach to growth requirements which have been demonstrated in the Vision 2050. The Local Plan needs to provide a more comprehensive response • the allocated land will be exhausted in the site early on in the Plan's lifespan. • Aware that the existing proposed land release may be insufficient to address all the pertinent matters, including employment, landscape and amenity issues. 	58453 (University of Cambridge), 58790 (CBC Limited, Cambridgeshire County Council and a private family trust), 58982 (Jesus College (working with Pigeon Investment Management and Lands Improvement Holdings), a private landowner and St John's College)
<p>Support with caveats, including:</p> <ul style="list-style-type: none"> • The importance of providing Green Belt enhancement in neighbouring areas is welcome. • Important to emphasise expansion will not go beyond Granham's Road • There should still be a 'green edge' to Cambridge • Issue of water is still a potential 'show-stopper' • Issue of Lime Kiln Road needs to be addressed • Activities need to be monitored to avoid inappropriate development 	57058 (The Wildlife Trust) 57667 (J Conroy), 58382 (Linton PC) 59774 (B Hunt)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • CBC should include members of the Queen Edith's Community Forum on their liaison group • Discussion should start with CBC and southern campuses to explore how life-sciences can be accommodated in south-east Cambridge. • Care will need to be taken over site design to limit the impact of buildings/homes on landscape and natural environment • CBC needs to explore the topic of collaboration with the incoming businesses, i.e. who will collaborate with how and how depended is it on being on same site? 	
<p>Considers the loss of Green Belt to be justified and the loss can be offset by public environmental and biodiversity gains.</p>	60449 (Anglian Water Services Ltd)
<p>Support the proposal not to build south of Granhams Road.</p>	57667 (J Conroy)
<p>At CBC, there is a growing imbalance between the facilities available to the research partners on the site and the public hospital. 'Vision 2050' fails to examine this imbalance and uncritically supports proposals that will place significant further demands on hospital facilities. The hospital should be vigorously pursuing the argument that some of the planning gain from further CBC development must be ringfenced for hospital renewal. This must be in addition to reliance on HIP, prospects for which appear increasingly uncertain. The Local Plan offers an exceptional opportunity for such an approach.</p>	58250 (S Davies)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Objections)

Summary of issues raised in comments	Comments highlighting this issue
<p>No development due to concerns about Sustainability issues, including:</p> <ul style="list-style-type: none"> • Carbon emissions from construction • Loss of biodiversity • Effect on national food security • Flooding • Concerns about flooding • Water supply makes development untenable. • Area has high-quality agricultural land, developing here undermines Policy J/AL. • Concerns about pollution/ increase in congestion • Proposal for a country park is 'greenwashing' 	<p>56522 (H Donoghue), 56817 (M Guida), 56814 (R Sorkin), 56966 (C Archibald), 57126 (R Cushing), 57130 (M Majidi), 57153 (J Nilsson-Wright), 57313 (J Buckingham), 57584 (M Jump), 57589 (J Jump), 57629 (M Polichroniadis), 57699 (S Wilkie), 57826 (M Thorn), 57830 (S Marelli), 57885 (M Brod), 58030 (K Rennie), 58031 (D Blake), 58042 (F Waller), 58045 (J Carroll) 58077 (S Kennedy), 58078 (J Stapleton), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian), 58352 (R Edwards), 58411 (Cambridge Past, Present & Future), 58450 (F Gawthrop), 58768 (J Lister), 58916 (A Sykes), 59046 (Great Shelford PC), 59254 (C Goodwille), 59493 (J Hunter), 59555 (Campaign to Protect Rural England), 59739 (S Steele), 59816 (A Thompson) 60230 (Heather Warwick), 60238 (Federation of Cambridge Residents' Associations), 60400 (V F Bolt), 60559 (J Buckingham), 60742 (Cambridge and South Cambridgeshire Green Parties)</p>
<p>No development, due to concerns including:</p> <ul style="list-style-type: none"> • Impact on views • Impact on Green Belt + would weaken the urban/ rural divide • Area should be designated as a country park/ Land including Nine Wells LNR must be protected • Areas for accessing nature are being pushed further away beyond walking reach of Queen Edith's 	<p>56522 (H Donoghue), 56734 (Croydon PC), 56796 (R Elgar), 56817 (M Guida), 56814 (R Sorkin), 56966 (C Archibald), 56970 (Trumpington Residents Association), 57126 (R Cushing), 57130 (M Majidi), 57584 (M Jump), 57589 (J Jump), 57629 (M Polichroniadis), 57699 (S Wilkie), 57826 (M Thom), 58077 (S Kennedy), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian), 58342 (F Goodwille) 58352 (R Edwards) 58411 (Cambridge Past, Present & Future) 58450 (F</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Commercial gain from releasing Green Belt land not strong enough justification for development • The Council's planners' Site Assessment Survey for the Land at Granham's Road, deems the suitability of the site as 'RED' • Contradicts the aim of Policy 17 of the 2018 Local Plan • Would contravene Policy 18f) of 2018 Plan • Ninewells houses were sold on idea they would be at the boundary of the city • Any large development should have been planned at the 2018 Local Plan. Ninewells, GB1 + GB2 have already been approved and development will now be piecemeal rather than integrated • Contradicts the Council's own policies on Green Belt and entrance into the city policies • Would produce several commercial structures unsuitable for area • Would undermine Cambridge's 'special character' • The soft edge of the city should be defended + it would give the city a hard, commercial edge 	<p>Gawthrop) 58768 (J Lister), 58916 (A Sykes) 59046 (Great Shelford PC) 59254 (C Goodwille) 59267 (M Berkson), 59493 (J Hunter), 59555 (Campaign to Protect Rural England), 59739 (S Steele) 59816 (A Thompson) 60238 (Federation of Cambridge Residents' Associations), 60400 (V F Bolt) 60559 (J Buckingham)</p>
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> • Brownfield sites in north Cambridge would be more suitable • Spreading services around surrounding areas would reduce travel burden for patients, airport area is suggested. 	<p>57153 (J Nilsson-Wright), 58042 (F Waller), 58144 (D Brian) 58768 (J Lister) 59739 (S Steele) 60400 (V F Bolt)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Undermining of government's policy of 'levelling-up' Not developing the site will mean less need for houses on other sites Not developing would mean that it could go to another part of the city 	
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> Concerned about developing poor quality housing Traffic is already bad on-site. There is a lack of consideration given to how transport will operate on site, leading to an increase in traffic Lack of consideration about civic facilities Lack of consideration about amenities for campus users Lack of consideration about school facilities 	<p>56817 (M Guida) 56814 (R Sorkin), 56970 (Trumpington Residents Association), 57126 (R Cushing), 57313 (J Buckingham), 57699 (S Wilkie), 57826 (M Thom), 57830 (S Marelli), 58030 (K Rennie), 58031 (D Blake), 58042 (F Waller), 58077 (S Kennedy), 58078 (J Stapleton), 58089 (D Lister), 58095 (A Hobbs), 58120 (P Edwards), 58144 (D Brian) 58342 (F Goodwille) 58352 (R Edwards) 58768 (J Lister) 59046 (Great Shelford PC) 59254 (C Goodwille) 59739 (S Steele) 59816 (A Thompson), 60400 (V F Bolt), 60559 (J Buckingham)</p>
<p>Object due to reasons including:</p> <ul style="list-style-type: none"> It will make wealthier residents flee which will lead to further development. Plan will have negative effect on lives of residents/ not improve their lives 	<p>56814 (R Sorkin), 56970 (Trumpington Residents Association), 57584 (M Jump), 57589 (J Jump), 57699 (S Wilkie), 58089 (D Lister),</p>
<p>Object due reasons including:</p> <ul style="list-style-type: none"> Increasing use in technology undermines need to expand The evidence that justifies the need for development beyond the CBC's current boundary has not been demonstrated 	<p>56814 (R Sorkin), 56970 (Trumpington Residents Association), 57584 (M Jump) , 58030 (K Rennie), 58045 (J Carroll) 58077 (S Kennedy), 58089 (D Lister), 58095 (A Hobbs), 58144 (D Brian), 58164 (S Kennedy 2nd comment) 58342 (F Goodwille) 58352 (R Edwards) 58120 (P Edwards), 58411 (Cambridge Past, Present & Future), 58419 (S Marelli) 58450 (F Gawthrop) 58768 (J Lister), 58916 (A Sykes) 59046 (Great Shelford PC) 59254 (C</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There are limits to land which Campus can expand. Why not build a new campus in a different location now as part of this Plan? • Question the need for facilities to be next to each other • Why are nearby employment sites already identified sites not sufficient? • The Biomedical Campus should first be required to optimally utilise its existing space • Proposed growth exceeds that which is projected • Why expand when research buildings are empty? • Bottleneck for filling existing space is not lack of housing, but Brexit, so more development is not needed. • Indication companies will not move to UK after Brexit which lessens need for development. • It is unclear what kind of development would be allowed • Land is smaller than CBC want to build in their '2050' vision. So where do we draw the line? • Significant amount of southern Green Belt land was taken out because of the 2006 and 2018 Local plans / The campus has enough land to run to the end of the Plan's current period • Importance of hospital buildings not recognised in 2050 vision document. • No indication in 2018 Plan of these changes 	<p>Goodwille) 59267 (M Berkson), 59555 (Campaign to Protect Rural England) 59816 (A Thompson) 60230 (Heather Warwick)</p>
<p>Why should we trust an organisation – CBC - which has consistently failed to plan their campus.</p>	<p>58342 (F Goodwille) 59254 (C Goodwille)</p>

Summary of issues raised in comments	Comments highlighting this issue
Above all, don't allow a speculative sprawl now. Don't give permission that depends on conditions being met, but make it part of a future Local Plan with all of the consultation and consideration that entails.	58164 (S Kennedy 2 nd comment)
It puzzles me why the air ambulance doesn't go straight to a dedicated helipad on the roof of the hospital. This would free up land and undermine the need for building in the Green Belt.	58077 (S Kennedy)
There has been a lack of consideration for resident's views/ a democratic deficit in the process and evidence-base/ an appreciation on how the proposal will impact residents	57629 (M Polichroniadis), 58030 (K Rennie), 58042 (F Waller) 58095 (A Hobbs) 59816 (A Thompson), 60400 (V F Bolt), 60559 (J Buckingham)
Angered by proposal to change the junction of Granham's Road as this was recently modified, including a hedgerow which was cut down and still hasn't been restored.	58077 (S Kennedy)
I support the letter of objection sent to you by Friends of the Cam	58042 (F Waller)
Need to sort out other problems before developing and pursuing Ox-Cam Arc	60230 (Heather Warwick)
We have previously objected to the expansion of CBC that was included in the current Local Plan (S/CBC/Policy E/2), as far as we are aware, no plans have been put forward for the use of the growth area that was included in the current Local Plan.	56970 (Trumpington Residents Association)
Restrict housing to south of the present line of Granham's Road (which is apparently to be rerouted to the south anyway) and use S/CBC/A for recreational purposes. A boating lake would help with drainage both north and south of the field	57885 (M Brod) 58095 (A Hobbs)

Summary of issues raised in comments	Comments highlighting this issue
Infrastructure improvements need to be delivered before further development permitted (within existing boundary) to reduce impact and improve wellbeing of surrounding communities.	58089 (D Lister)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Neutral)

Summary of issues raised in comments	Comments highlighting this issue
No comment	57335 (Huntingdonshire DC)
There needs to be an assessment of whether the expansion is needed in the post-Covid context	58095 (A Hobbs) 58342 (F Goodwille) 59254 (C Goodwille) 59739 (S Steele), 59774 (B Hunt) 59816 (A Thompson)
Accept the desirability of expanding the campus, but there are more pressing issues, such as the inadequate public transport and the need to 'green' the campus.	57596 (C Maynard)
You have already allocated extra land on Dame Mary Archer Way, and that has been accepted. If more land is required definitely required, that area could be extended round Ninewells, which would have to be carefully landscaped	60559 (J Buckingham)
If Campus expansion is deemed to be inevitable there would appear to less environmental impact from development of the land south of Addenbrooke's Road, between Hobson's brook and the railway line, or indeed land further to the West, between Addenbrooke's road and the M11.	58144 (D Brian)
Who will judge whether the existing CBC site (including its current allocations) has been properly utilised before releasing development land at S/CBC/A?	58342 (F Goodwille) 59254 (C Goodwille)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Deliverability)

Summary of issues raised in comments	Comments highlighting this issue
<p>GCSP should ask for a review of the 2020 Vision, the existing master plan, outline planning permission for the Biomedical Campus and the more detailed subsequent applications to pull together things proposed, or conditions imposed which have not yet been fulfilled</p>	<p>58916 (A Sykes) 59254 (C Goodwille)</p>
<p>The masterplan document is key, it should:</p> <ul style="list-style-type: none"> • Coordinate in time and space with all the local and regional transport, housing and industrial proposals. • The masterplan must cover the whole Campus and the effects on the surrounding region. 	<p>59267 (M Berkson)</p>
<p>A revised 2050 document is needed, it needs to:</p> <ul style="list-style-type: none"> • begin with the hospitals and set out their renovation and expansion plans, and explaining expected timing and funding. This is likely to highlight that, among other things, s106 funding will be needed to make them achievable. • The hospitals should, in this suggested revised 2050 Vision, along with their partners on the biomedical campus, identify what the clinical areas which support further expansion are. • The revised 2050 Vision needs to review other employment sites identified in Appendix H of the Greater Cambridge Economic Development and Employment Land Evidence Study close to the Biomedical Campus 	<p>58916 (A Sykes)</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>and, if appropriate, explain why they cannot be used for its proposed expansion.</p> <ul style="list-style-type: none"> • It should also be scaled back to address the more limited allocations already in SCDC's Local Plan and, if appropriate, the additional allocation in the First Proposals • The hospitals should also lead the revision of this document. 	
<p>Attached in their representation, the commenter included a list of tasks which they assert will need to be completed with GCSP to deliver the site. This long list includes outputs such as an environmental strategy and placemaking strategy. It is not copied here but is attached with the representation. In their representation, the commenter also offers to formalise this approach with the Council</p>	58790 (CBC Limited, Cambridgeshire County Council and a private family trust)
<p>An effective series of Town Planning controls is essential to guide development, help realise Vision 2050 and deliver benefits for local communities. CBC seeks to work with the Planning Authority to agree a suite of planning framework controls to safeguard the 2050 Vision.</p>	59129 (Cambridge Biomedical Campus Ltd.)
<p>The establishment of a formal review forum to review and influence any proposed campus planning applications and Planning Gain discussions would ensure that all those with a material interest in the campus had a say. A similar forum could also engage in negotiations on Community Infrastructure Levy, Section 106 or other 'Planning Gain' mechanisms.</p>	59129 (Cambridge Biomedical Campus Ltd.)

Summary of issues raised in comments	Comments highlighting this issue
<p>If it has to be delivered, there is a case for phasing it well into the future beyond 2041 after the current site's area has been maximised and requiring a design code that restricts its visual impact, removing homes and instead prioritising functions that need to be on campus.</p>	56970 (Trumpington Residents Association)
<p>Argue that a more rigorous set of criteria should be agreed so that new enterprises and activities have to demonstrate why co-location within the Campus is absolutely essential for their operation.</p>	58411 (Cambridge Past, Present & Future)
<p>The commentator points out mistakes in the site allocation including:</p> <ul style="list-style-type: none"> • “There are no apparent priority habitats within the site”. This is not so: please see John Meed's Response to Local Plan Policy S/CBC. • That the development would “not have a detrimental impact on the functioning of trunk roads and/or local roads”. This is highly improbable. • “Distance to City ... Centre: Less than or Equal to 2,000m”. This is incorrect. The distance from Ninewells to the City centre is more than 4,000m. • “Distance to Rapid Public Transport: Less than or Equal to 1,800m”. This is incorrect. The distance from Ninewells to the Central Railway Station is 3,300m 	58342 (F Goodwille) 59254 (C Goodwille)
<p>If the Campus must be extended, do it in-line with the present permission on Dame Mary Archer way to the south creating a</p>	57313 (J Buckingham)

Summary of issues raised in comments	Comments highlighting this issue
park round Ninewells and maintaining and adding to existing greenery.	
If the proposal is brought ahead, other features could include enhancing sustainable access routes towards the Gog Magog Hills	57058 (The Wildlife Trust)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Climate Change)

Summary of issues raised in comments	Comments highlighting this issue
Relocation of the WWTP to Honey Hill will have carbon impacts.	56514 (C Martin)
The area between the Ninewells estate and Granham's Road is prone to significant flooding which presents challenges to development in this area.	56814 (R Sorkin), 56966 (C Archibald)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Biodiversity and green spaces)

Summary of issues raised in comments	Comments highlighting this issue
We should be protecting the Campus which is already constructed including the new children's hospital with a "natural based" solution / wetland area, which will hold back the water. These areas could be "Green Belt Enhancement"	59493 (J Hunter) 58342 (F Goodwille) 59254 (C Goodwille) 59816 (A Thompson)
Ideally for biodiversity the proposed housing between Worts Causeway and Babraham Road should be an extension to the green belt.	59493 (J Hunter)

Summary of issues raised in comments	Comments highlighting this issue
Land should be set aside to protect to Nine Wells Reserve/ The area should be designated a country park/ the Reserve should be restored	56797 (R Elgar), 57126 (R Cushing), 58352 (R Edwards) 58916 (A Sykes), 60742 (Cambridge and South Cambridgeshire Green Parties)
We welcome the significant Green Belt enhancement which will come with the proposal. In addition to this, policy drafting must ensure that: i). Any development is contingent on green infrastructure and biodiversity improvements in the adjoining area. ii). The scale and type of improvements are spelt out clearly so that both the developer and community understand what is expected.	58411 (Cambridge Past, Present & Future)
The area has a remarkable population of red-listed farmland bird species, water voles and other species. Mitigation measures are needed on this area and adjacent land to mitigate and compensate for the loss of biodiversity. These changes would need to be built into the Local Plan, via some form of agreement, and be regularly monitored through surveys.	56962 (J Meed), 57058 (The Wildlife Trust), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58411 (Cambridge Past, Present & Future) 60230 (Heather Warwick)
It is unrealistic to expect that Policy S/CBC/A, will achieve a minimum 20% biodiversity net gain, leave the natural environment better than it was before or help halt the decline in species abundance. Proper Green Belt enhancement will require substantially more land.	56814 (R Sorkin), 56962 (J Meed), 57699 57699 (S Wilkie), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58342 (F Goodwille) 59254 (C Goodwille), 60559 (J Buckingham)
Policy S/CBC does not specify how the area would be managed to achieve a net gain in biodiversity. Even with enlightened habitat management, there would still be difficult decisions to be taken about which species would be favoured and which management measures to implement.	56962 (J Meed), 58042 (F Waller) 58214 (J Meed 2 nd comment) 58342 (F Goodwille) 59254 (C Goodwille)

Summary of issues raised in comments	Comments highlighting this issue
A walk within a development is not the same as walking in a green field with open views.	58342 (F Goodwille)
Should instead create a green wildflower meadow between Cambridge centre to Magog Down.	58342 (F Goodwille)
Habitat creation is harder work than maintaining existing habitat. Retaining the existing fields would be a less risky option.	56962 (J Meed) 58042 (F Waller) 58214 (J Meed 2 nd comment)
Development would likely entail rerouting of helicopter which would lead to visual and noise pollution of green spaces around site.	58342 (F Goodwille)
There is already a very easily accessible large green public space close to the Campus near to and surrounding the Hobson's Park bird reserve, which is currently under-utilised and could be made more accessible by providing easier access by foot and cycle to cross the railway line	58144 (D Brian)
The area could better be enhanced by increasing the green infrastructure either side of the railway line and towards the Shelfords.	58144 (D Brian)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
There are no designated heritage assets within the boundary of the Cambridge Biomedical Campus or extension. However, there are nearby listed monuments and long- range views from Wandlebury and the Gogs across the site and City. Any development of this site has the potential to impact upon the heritage assets and their settings. Therefore we recommend you	59607 (Historic England), 59636 (Historic England 2 nd comment)

Summary of issues raised in comments	Comments highlighting this issue
prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording.	
In relation to Policy S/CBC - A Possible future expansion adjoining Babraham Road- there are important views of the edge of the city from the higher land to the south and in particular from heritage assets including the scheduled monuments of Little Trees Hill (on Magog Down) and Wandlebury. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Furthermore, careful consideration should be given to development because the city edge in this area is currently screened by mature trees, whereas the site itself is much more exposed in views from the south.	59637 (Historic England 3 rd comment)
In relation to policy S/CBC/PolicyM15 Cambridge Biomedical Campus (Main Campus), development of this site should ensure the protection and enhancement of the wider setting of the city, with buildings of an appropriate height, scale and mass for this edge of city location. These considerations should be included in the policy for this area.	59638 (Historic England 4 th comment)
In relation to S/CBC/Policy E2 Cambridge Biomedical Campus Extension existing committed expansion, it is noted that the site lies close to scheduled monuments and long-range views are also a potential issue. Therefore, we recommend you prepare an HIA. The recommendations of the HIA should then be used to inform the policy wording. Development in this location will need to conserve and enhance the significance of heritage assets	59639 (Historic England 5 th comment)

Summary of issues raised in comments	Comments highlighting this issue
including any contribution made to that significance by setting. Opportunities should be taken to enhance the setting of these assets through the wider strategic green infrastructure proposals in the area.	
In relation to Policy 17 –Cambridge Biomedical Campus (including Addenbrooke’s Hospital) Area of Major Change, Historic England welcomes the proposals for green infrastructure and biodiversity improvements. We suggest that this is widened to include historic environment enhancements given the scheduled monument and other archaeological finds in the area as well as the monument at Nine Wells. The opportunity should be taken to enhance the setting of these assets. This could be informed by the HIA for the area. As with other sites along this edge of the City long range views are also a potential issue, affecting the setting of the City.	59640 (Historic England 6 th comment)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Jobs)

Summary of issues raised in comments	Comments highlighting this issue
There is a sufficient supply of employment land elsewhere, as detailed in the Employment Land and Economic Evidence Base (Appendix H).	56970 (Trumpington Residents Association)
Benefits that come from life science jobs will outweigh the cons	59774 (B Hunt)
The Preferred Option for future expansion does not support CBC Ltd and the landowners’ projections on future demand for life sciences space in Greater Cambridge. We are concerned that	58453 (University of Cambridge)

the Council's preferred jobs forecast is based on an assumption that jobs growth for life sciences to 2041 will be lower than that achieved between 2001-2017. A common set of growth projections for the CBC needs to be agreed in order to inform the next stages of local plan preparation.	
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S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Homes)

Summary of issues raised in comments	Comments highlighting this issue
<p>It is considered important that substantial housing growth is provided:</p> <ul style="list-style-type: none"> • in close proximity to the Biomedical Campus to support its growth and so it can be accessed by sustainable transport means. • to the south-west of Cambridge, with access to the railway • South-east of Cambridge • It is imperative that a proportion of new housing growth is located along sustainable transport corridors from the Biomedical Campus/ has sustainable transport links to the Campus 	60626 (NIAB Trust – Girton site) 60611 (CALA Group LTD) 60616 (Endurance Estates – Orwell Site) 60564 (Countryside Properties), 60634 (NIAB Trust)
A proper plan for hospital infrastructure needs to support expected housing and economic growth and the ageing population in the region.	59267 (M Berkson)
Given land is constrained in this area, we question whether there should be any housing/ healthcare, research, and technology uses should be prioritised	58411 (Cambridge Past, Present & Future) 58916 (A Sykes) 60047 (Cambridgeshire Development Forum)

Cambridge Biomedical Campus – to improve and develop this site for the two hospitals and research is sensible. However, need accommodation at affordable prices for those working on the site.	57210* (D Lott)
A high proportion of Key Worker accommodation for the Addenbrookes site is needed	57659 (Histon & Impington PC) 58144 (D Brian), 58740 (Trumpington Meadows Land Company), 59774 (B Hunt)
Appropriate housing is needed, is there no aims to build a new settlement in this area similar to Northstowe or Cambourne?	56807 (M Colville)
The proposed use of this land is for employment space, won't this intensify the imbalance between jobs (too many) and housing (too little)?	56814 (R Sorkin)
Policy implies there will be no market housing. If affordable housing is limited to campus employees to support the expansion of the Campus, it would have limited impact on the existing shortfall in affordable housing.	56970 (Trumpington Residents Association)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
The Policy states 'Development is dependent on the successful implementation of a Trip Budget approach, to ensure that the level of vehicle trips is limited to an appropriate level for the surrounding road network.' If that is the case, then unless the level is 'zero', no development should be sanctioned because the road network is already overloaded.	56814 (R Sorkin)
The previous expansion of the CBC and Addenbrookes has impacted negatively on the surrounding communities, specifically by an increase in illegal parking, smoking and traffic.	60377 (RedCross Areas Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<p>CBC cannot manage the unintended consequences of their growth. How can they expand without robust prevention? Examples to improve this situation for the Red Cross residents could include:</p> <ul style="list-style-type: none"> • Signage direct footfall/vehicles away from RedCross Areas • Module filters slowing through traffic • Signage not allowing no motorbikes into CBC through cycle path • Add P&R with cycle route into CBC site • Move cycle path around Ninewells so it does not direct traffic through Greenlands which was a cul-de-sac only has 32 houses only 4 road side taking thousands passing by weekly 24/7 letters to patients/staff/contractors /visitors • no waiting or parking in RedCross Area • A multi-agency approach is necessary to address these issues • CCTV • CBC need to better communicate with their staff the issues and enforce policies • Funding for community rangers to resolve traffic issues 	
<p>A significant number of people who cannot use bicycles or even walk easily and they must be provided for.</p>	59267 (M Berkson)
<p>A redesigned masterplan should provide:</p> <ul style="list-style-type: none"> • All the facilities required on a campus of this size, before any further land allocation is considered. 	59254 (C Goodwille) 59267 (M Berkson) 58144 (D Brian), 60377 (RedCross Areas Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Redesign must additionally address inadequate cycle and pedestrian permeability through the campus and to the new station and busway. • Safer walking routes including more street and key area lighting, pavement bollards. • Adequate smoking areas to stop smokers going into neighbouring areas. • Extend Ninewells Cycle path around Ninewells (not through it) and connect to cycle path by Helicopter pad – linking Park & Ride/Trumpington and give a Safer Active Travel Route for the increasing numbers of staff going into the Biomedical Campus • Discourage cars to trail/ illegally park on campus by offering adequate parking on-site. • Better signage on the site • Must take account of historic mistakes in design of campus which has caused parking issues • It is essential that there is a comprehensive network of rapid, accessible and cheap public transport provisions both within the Campus and along the feeder routes. No development can be permitted before such a network is operational. 	
CBC needs a station	60377 (RedCross Areas Residents Association)
Consult with the neighbours who will be impacted by infrastructure changes	60377 (RedCross Areas Residents Association)

Summary of issues raised in comments	Comments highlighting this issue
Should the expanded site for CBC be allowed, GSPC believes that an alternative busway along the route of the A1307 would better serve CBC whilst minimising the significant ecological damage that CSET would create.	59046 (Great Shelford PC)
Schemes such as the light rail concept proposed by Cambridge Connect also demonstrate some attractive aspects that could benefit the whole of the GCSP area	59046 (Great Shelford PC)
One of the transport proposals made in the context of the more extensive Cambridge South proposals for Biomedical Campus expansion was to close Granham's Road to through traffic. This would be very damaging to Great Shelford and Stapleford and should not be taken forward.	58916 (A Sykes)
Better signposting is needed on the campus for cycling paths	58916 (A Sykes)
Expect to see some workable, affordable, transport solutions in place before any more major building takes place. Charging people for access to Cambridge would be good for the Council but not for anyone else, and we would all like to see a real commitment from the planners for a top class transport system.	60559 (J Buckingham)
The expansion will lead to increased trips from North Hertfordshire and potentially negatively impact Royston. North Hertfordshire will need data from GCPS to understand the pressures on Royston, so it can respond positively. North Hertfordshire also asks that the central role of Royston is recognised and the policies in the Greater Cambridge Local Plan will allow for appropriate contributions to be made for sustainable travel projects which will support commuters in Royston.	58663 (North Hertfordshire DC)

Summary of issues raised in comments	Comments highlighting this issue
We would welcome further discussions about potential longer term cross boundary issues as both the Greater Cambridge and North Hertfordshire plans progress.	58663 (North Hertfordshire DC)
An efficient, high density development will be more effective than a sprawl. Use less space for car parks and keep cars off the Campus more effectively.	58164 (S Kennedy)
(Minerals and Waste) Most of Consultation Area (CA) for Addenbrooke's energy from waste Management Area (WMA) is within the Proposed Area of Major Change. S/CBC/E/2 is partly within the CA. All of the PAMC is within a MSA for chalk and parts are within a MSA for sand & gravel.	56935 (Cambridgeshire County Council)

S/CBC: Cambridge Biomedical Campus (including Addenbrooke's Hospital) – (Other)

Summary of issues raised in comments	Comments highlighting this issue
In relation to CBC, Land north west of Balsham Road, Linton (HELAA site 60562) would provide vital housing for the new campus and enable sustainable transport. Linton is one of the largest settlements in South Cambridgeshire that will be served by the CSET route and would therefore reduce travel trips. Linton is situated outside of the Green Belt and therefore it is considered that Linton should be the focus for growth ahead of settlements that lie within this designation such as Sawston.	60564 (Countryside Properties)
In relation to CBC, HEELA Site 40247 'Land off Water Lane, Melbourn, Cambridgeshire' would fulfil some of the key housing needs which will be created by the new Campus and be accessible by the Cambridge South Station once it is built.	60611 (CALA Group Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Growth in Melbourn would be consistent with one of the key objectives of the Local Plan, which seeks to minimise car travel by focusing growth on locations with good transport infrastructure.	
In relation to CBC, the site 'Land Rear of Fisher's Lane, Orwell' would fulfil some of the key housing needs which will be created by the new Campus and that can benefit from the Cambridge South Station. Growth in this area would be able to ensure sustainable travel to the CBC, especially due to its proximity to Cambridge South Station via Shepreth which is a short cycle from Orwell	60616 (Endurance Estates – Orwell Site)
In relation to CBC, the site 'Land East of Redgate, Girton' would fulfil some of the key housing needs which will be created by the new Campus whilst linking with sustainable forms of transport. The site is within half an hour cycling distance of the Campus and bus links are also available. Growth in Girton would be consistent with one of the key objectives of the Local Plan, which seeks to minimise car travel by focusing growth on locations with good transport infrastructure.	60626 (NIAB Trust – Girton Site)
In relation to CBC, their site 'Land West of South Road' in Impington would fulfil some of the key housing needs which will be created by the new Campus whilst linking with sustainable forms of transport. The site is within half an hour cycling distance of the campus and bus links are also available.	60634 (NIAB Trust)
In relation to CBC, as with the release of Green Belt land at Babraham (Policy S/BRC) Anglian Water consider the role of the Green Belt should be re- assessed and modified where	60449 (Anglian Water Services Ltd)

Summary of issues raised in comments	Comments highlighting this issue
necessary to enable crucial services and public functions to continue, expand and be delivered when location options are constrained.	

New settlements

Hyperlink for all comments

Open this hyperlink - [New settlements](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

25 (albeit see note below)

Note

- Whilst the webpage linked above effectively included only general comments on development at new settlements, some comments attached to this webpage relate to specific sites or the overall amount of jobs and homes proposed. These comments have been moved to the relevant site specific policy: S/CE: Cambridge East, S/CB: Cambourne, and S/NS: Existing new settlements, or to the housing and jobs requirement policy: S/JH: New jobs and homes.

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

Broad support for new settlements, while noting the need to ensure that they have their own identity and provide the necessary services, facilities, public transport and other infrastructure. Sport England highlight need to provide significant on-site facilities for sport and physical activities, with requirements identified through evidence. Parish Councils support the use of brownfield sites, and reduction of allocations on greenfield sites. Some site promoters' comments highlight the potential for further new settlements to be identified, including by creating new settlements around existing infrastructure and services. Other site promoters' highlight the

need for a better balance of development across Greater Cambridge and the problems of focussing on large sites. Requests for specific sites to be allocated from site promoters.

Response to representations

Responses to representations regarding New settlements relevant to the decisions being taken in early 2023 are addressed in Appendix A S/DS Development Strategy. Representations on topics not addressed in the responses above are not relevant to those decisions, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Table of representations: New settlements

Summary of issues raised in comments	Comments highlighting this issue
Broadly supportive as Northstowe, Waterbeach, Cambourne and Bourn are major opportunities to meet growth aspirations with good or potential sustainable travel opportunities.	59907 (Fen Ditton PC)
New settlements are the best way of achieving an increased housing stock.	56808 (M Colville)
Support Councils aspirations of ensuring new settlements mature into great places to live and work, that make the most of existing and planned transport infrastructure, that are real communities with their own distinctive identity, and with the critical mass to support businesses, services and facilities.	58684 (Church Commissioners for England)
Potential for further new settlements to be allocated with the Local Plan. Identification of a further new/expanded new settlement would provide greater certainty over housing supply.	58634 (Vistry Group and RH Topham & Sons Ltd)
New settlements should not be viewed in isolation from existing infrastructure and communities – need to consider opportunities	58634 (Vistry Group and RH Topham & Sons Ltd)

Summary of issues raised in comments	Comments highlighting this issue
for creating new settlements around existing infrastructure and services.	
Local Plans sustainability and climate change objectives mean that spatial strategy must optimise sustainable locations adjacent to Cambridge, rather than dispersing growth and travel.	58409 (Marshal Group Properties)
New settlements should include public transport hubs to serve their surrounding rural areas.	56578 (Gamlingay PC)
Support for new settlements of a substantial size to cater for more than local needs.	60116 (C Blakeley)
Crucial that Northstowe, Waterbeach, Cambourne and Bourn Airfield provide significant on-site facilities for sport and physical activities. Requirements should be identified in the emerging Playing Pitch Strategy and Sports Facilities Strategy.	56853 (Sport England)
Should provide a variety of homes and at different densities, including homes with sizeable gardens, to create an environment and homes that are different from the urban developments in Cambridge and on its fringes.	57827 (W Wickstead)
Develop mechanisms to ensure social facilities and amenities (e.g. schools, shops, green spaces) are provided early in the delivery of the new settlement. If necessary, encouraged by initial lower rent / rent-free premises – could s106 contributions be secured for this?	57827 (W Wickstead)
Must be sustainable with sufficient transport, water, electricity and other infrastructure.	58388 (Linton PC)
Vital that new settlements are served by low carbon transport options and existing major road networks so that the Local Plan can meet its aims for climate change and biodiversity.	58997 (RSPB Cambs/Beds/Herts area)

Summary of issues raised in comments	Comments highlighting this issue
Health services and facilities – any new allocations must undertake an assessment of existing health infrastructure capacity and fully mitigate the impact on the proposed development through appropriate planning obligations. Early engagement needed with the NHS to agree the form of infrastructure required.	59151 (Cambridgeshire and Peterborough Clinical Commissioning Group)
Site specific allocations should set out the principles for delivering improvements to general health and wellbeing, and promote healthy and green lifestyle choices through well-designed places.	59151 (Cambridgeshire and Peterborough Clinical Commissioning Group)
New settlements are well places to meet the economic needs of the wider area, and so these areas should not be reused for other uses even if take up is slow.	57827 (W Wicksteed)
Sufficient employment land for mix of businesses, including for smaller manufacturing businesses that are being pushed out of Cambridge.	57827 (W Wicksteed)
Attractive and easily accessible public transport provision needed to workplaces and leisure uses.	57827 (W Wicksteed), 58388 (Linton PC)
Reducing allocation of greenfield sites is supported.	56578 (Gamlingay PC)
Strongly support new settlements, especially those on brownfield sites.	58388 (Linton PC)
No objection to the three existing new settlements that will continue to be developed during the plan period and beyond.	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Potential to integrate new allocations with planned new infrastructure to the west of Cambridge, such as A428 dualling.	58634 (Vistry Group and RH Topham & Sons Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities.	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Evidence base highlights benefits of meeting needs in sustainable locations adjacent to Cambridge. Opportunities for development on the edge of Cambridge should be optimised and preferred, to reduce need for new settlements that do not offer the same sustainability benefits, proximity to existing employment, or public transport infrastructure.	58796 (CBC Limited, Cambridgeshire County Council and a private family trust)
Past track record of delivery on the new settlements places considerable doubt on whether the proposed trajectory can be achieved. Should be more smaller sites that can be delivered in the early years of the plan.	58737 (Grosvenor Britain & Ireland)
Dry Drayton is in the middle of three new settlements (Northstowe, Bourn and Cambourne) – would we see increased traffic through the village?	59817 (Dry Drayton PC)
No comment.	57349 (Huntingdonshire DC)
Promotion of specific sites not included in the First Proposals, for the following reasons: <ul style="list-style-type: none"> • should be a better balance of new development, with more housing in the rural area to support the vitality and long-term future of rural communities • consistent with the proposed development strategy • potential for further new settlements to be allocated with the Local Plan 	57160 (Southern & Regional Developments Ltd), 57222 (European Property Ventures - Cambridgeshire), 58302 (Hallam Land management Limited), 58634 (Vistry Group and RH Topham & Sons Ltd), 58684 (Church Commissioners for England), 58707 (Grange Farm Partnership), 58737 (Grosvenor Britain & Ireland), 58796 (CBC Limited, Cambridgeshire County Council and a private family trust)

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • expansion of Cambourne presents opportunities to achieve sustainable growth • more smaller sites needed that can be delivered in the early years of the plan • opportunities for development on the edge of Cambridge should be optimised and preferred, to reduce need for new settlements 	

Other sites proposed for allocation

Summary of issues raised in comments	Comments highlighting this issue
Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252) – should be allocated as a new settlement	58302 (Hallam Land Management Limited)
Land at Grange Farm, east of A11 & north of A1307 (HELAA site 59401) – should be allocated as a new settlement	58707 (Grange Farm Partnership)

S/CB: Cambourne

Hyperlink for all comments

Open this hyperlink - [Policy S/CB: Cambourne](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section:

48 (albeit see note below)

Note

Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to Cambourne. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

There were mixed views expressed for an expansion to Cambourne within the representations from across the range of respondents.

There was considerable support for making the most of improved transport connections, the opportunity it presents to make the existing town more sustainable and expanding the employment provision and services and facilities available, and agreement that it should be landscape-led and provide a good amount of green space. In addition, some respondents made suggestions for what the

new development should provide, including facilities such as a swimming pool, more sports facilities and retail, plenty of green space for nature and people including parks and nature trails, and improved sustainable transport connections including for active modes both within Cambourne and to surrounding villages.

There were mixed views around transport provision and in particular the relationship with East West Rail (EWR) and the current uncertainty around its delivery. Some respondents were opposed to further development in the absence of or before delivery of EWR and others opposed the EWR proposal itself. It was suggested that with the slow delivery of the GCP Cambourne to Cambridge scheme other forms of transport require consideration. Other respondents seek to maximise the opportunity EWR presents to create a transport hub and maximise opportunities for sustainable travel and achieve integration with the town.

Concerns were expressed by Parish Councils and developers as to whether expansion of Cambourne was necessary and whether development would be better spread across the area. Several site promoters submitted sites in the vicinity of Cambourne and nearby villages for consideration. Concerns raised against further expansion include the potential loss of Cambourne's character from over-development, the potential impact on neighbouring villages and the need to maintain their separate identity, and the need to explore how Cambourne will function with nearby villages. Other concerns related to potential impacts on landscape, open space, biodiversity, and the historic environment. It was questioned whether additional employment would be achievable.

In addition to these representations, question 6 of the questionnaire was also related to the housing, jobs, facilities and open spaces in and around Cambourne. Responses to this question broadly reflected the comments attributed to policy S/CB summarised above.

Response to representations

Housing Delivery

We note the comments received in relation to the site specific housing trajectory for Cambourne, including on the anticipated lead in times, build out rates, market absorption and uncertainty of delivery within the plan period. A response to these representations is

provided in Appendix A within the 'Housing Delivery' element of the response to the representations received on S/DS: Development strategy.

Other Topics

Decisions being taken in early 2023 relate only to limited aspects of the development strategy and only those issues are addressed in the responses to representations above. Representations on topics not addressed in the responses below are not relevant to those decisions, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Table of representations: S/CB – Cambourne (Support)

Summary of issues raised in comments	Comments highlighting this issue
<p>Support Cambourne development, including:</p> <ul style="list-style-type: none"> • Agree should be landscape led to minimise impact on wider landscape • Making full use of EWR essential • Goes in right direction; making sustainable, high dwelling location with good green space and active travel provision. • Further development to provide much needed housing is logical • Proposed significant new public infrastructure investment in Cambourne to Cambridge corridor • Growing employment centre will provide opportunities for residents and nearby communities • Making effective connections to surrounding villages 	<p>Individuals 56494 (D Clay), 57669 (J Conroy), 57735 (J Pavey), 60116* (C Blakeley)</p> <p>Public Bodies 56868 (Bassingbourn-cum-Kneesworth PC), 57351 (Huntingdonshire DC), 59472* (Shepreth PC)</p> <p>Third Sector Organisations 56854 (Sport England), 57882 (North Newnham Residents Association), 58536 (Cambridge Past, Present & Future), 60743 (Cambridge and South Cambridgeshire Green Parties)</p> <p>Other Organisations 59868 (East West Rail), 60450 (Anglian Water Services Ltd),</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Opportunity to make the most of transport connections and make overall Cambourne area a more sustainable place • Connectivity provided by EWR • Reduce flood risk to surrounding areas through innovative water re-use solutions. Can enable higher water efficiency and reduce quantity of wastewater. • Cambourne has grown rapidly but with a deficit in infrastructure 	<p>Developers, Housebuilders and Landowners 58603 (Pigeon Land 2 Ltd), 59840 (MCA Developments Ltd)</p>
<p>Agree that Cambourne presents opportunities to achieve sustainable growth.</p>	<p>58684* (Church Commissioners for England)</p>
<p>Suggestions for what the development should include:</p> <ul style="list-style-type: none"> • Better quality infrastructure and priority for cyclists and pedestrians within Cambourne and links to surrounding villages & Cambridge • Include and extend the existing nature trails and many parks • Provide a swimming pool • Provide additional retail opportunities (e.g. DIY shop) • Ensure school capacity is provided before development • Employment opportunities – a centre for innovation and design for green technology • Develop infrastructure for sport and physical activity • Ensure the full strategic natural greenspace needs of an expanded population are met, and do not rely on country park. 	<p>Individuals 56494 (D Clay), 57669 (J Conroy), 57735 (J Pavey)</p> <p>Public Bodies 57351 (Huntingdonshire DC)</p> <p>Third Sector Organisations 57070 (The Wildlife Trust), 57882 (North Newnham Residents Association), 58536 (Cambridge Past, Present & Future), 59001 (RSPB Cambs/Beds/Herts Area)</p> <p>Other Organisations 56854 (Sport England)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Focus on place making • Delivery of wider vision for green infrastructure • Making full use of EWR essential. • Biodiversity enhancement should include scrub, new woodland, and meadows. • Needs attractive, segregated, reliable and frequent public transport between Cambourne and Cambridge to be truly successful • Safeguard employment and services and facilities and prevent gradual loss of sites to residential. • Set a modal shift from private cars to public transport, walking and cycling. • Design concept of walkable neighbourhoods. • Needs to be well integrated with the new EWR station location so the station is integral to the town • Adequate on site green infrastructure to provide Suitable Alternative Natural Greenspace 	
Support expansion to north-in relation to proposed EW Rail Station. Develop as a public transport hub whether or not a rail station materialises or not.	56579 (Gamlingay PC)
Agrees with the proposals and that Cambourne should not expand any further and should keep within its existing curtilage.	58348 (Caxton PC)
Noted the allocation responds to EWR which includes new station. Supports the principle of improved access to green transport and is neither for nor against EWR.	59286 (National Trust)

Summary of issues raised in comments	Comments highlighting this issue
Cambourne should provide jobs near new homes, include more employment space potentially including a commercial hub based on any new railway station. Outside this commercial and retail hub, Cambourne should be focused on the large-scale offering of homes for families of those working across Cambridge area.	60048 (Cambridgeshire Development Forum)

S/CB: Cambourne – (Neutral)

Summary of issues raised in comments	Comments highlighting this issue
No comments	58390 (Linton PC)

S/CB: Cambourne – (Objections)

Summary of issues raised in comments	Comments highlighting this issue
Concern that EWR is driving the development of Cambourne.	56682 (S Houlihane)
Concern over development sprawl into neighbouring villages. Cambourne and Papworth Everard should remain distinct developments and not merge.	56682 (S Houlihane)
<p>Concerns over more development at Cambourne, including for the following:</p> <ul style="list-style-type: none"> • Already a large development and should not lose its character by over-development. • Natural greenspace and GI from original development could be lost. • Cambourne West already provides less greenspace than Cambourne. • No certainty over Oxford-Cambridge route and station at Cambourne and slow progress with GCP C2C busway. • Other forms of transport require consideration • Could place additional recreation pressures on Wimpole Estate and potential impacts on nature conservation assets, infrastructure and visitor management. 	<p>Individuals</p> <p>Public Bodies 56710 (Croydon PC), 57662 (Histon & Impington PC), 59643 (Historic England), 59818 (Dry Drayton PC)</p> <p>Third Sector Organisations 57070 (The Wildlife Trust), 59286 (National Trust)</p> <p>Developers, Housebuilders and Landowners 57334 (HD Planning Ltd)</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Careful consideration will need to be given to potential impacts on historic environment, including designated assets and their setting • Suggest a Heritage Impact Assessment be undertaken to inform site location and mitigation • Explore how this will function with nearby existing villages • Concern about landscape and habitat harm • Risk of loss of identity of surrounding villages • Erosion of the Green Belt 	
Concern over whether there is a genuine need for the expansion of Cambourne, particularly as there are serious adverse landscape impacts that have been identified.	57160* (Southern & Regional Developments Ltd), 57222 (European Property Ventures – Cambridgeshire)
Cambourne is already very large – does it really need expanding?	58044* (Great and Little Chishill PC)
Oppose further housing at Cambourne. Consider redistribution of housing to provide a better balance across plan area.	57161 (Southern & Regional Developments Ltd), 57224 (European Property Ventures - Cambridgeshire)
Concern about significant development north of A428, which might put recreational pressure on SSSIs like Overhall Grove and Elsworth Wood. New development needs adequate green infrastructure provided on site to provide Suitable Alternative Natural Greenspace (SANGs).	59001 (RSPB Cambs/Beds/Herts Area)
Objects to policy as so much uncertainty on delivery of a station. Any allocation should be tied to delivery of East West Rail station at Cambourne.	59170 (Cambourne TC), 59178 (Cambourne TC)
Object to any allocation until a final decision has been made on East West Rail and funding committed to the project.	59178 (Cambourne TC)

Summary of issues raised in comments	Comments highlighting this issue
Object to all potential locations to the south, west and south-east of Cambourne. Major adverse impact on roads, high quality landscape and country park. Only support option (contingent on delivery of EWR station) north of A428.	59178 (Cambourne TC)
Object strongly to further expansion of Cambourne West. Urban sprawl without natural barriers to stop it. Loss of productive farmland. Lead to never ending cycle of demand for development and sprawl joining Cambridge to Bedford. Essential to address issues with existing developments first.	59558 (Campaign to Protect Rural England)
New town by stealth. 'Strategic scale growth' and 'broad locations' is vague. Who is setting the agenda to create a 'town for 21 st century'? – not local people. No reference to mitigating impact on landscape or character of older communities. Protect Bourn Valley. Justifying based on carbon benefits - should develop in the Green Belt to maximise walking and cycling.	60249 (Bourn PC)
Businesses have already shown they are not interested in moving to this area, and so those living in the Cambourne area cause a large part of the congestion into the city. No point developing this area further.	57210* (D Lott)

S/CB: Cambourne – (Delivery)

Summary of issues raised in comments	Comments highlighting this issue
Careful consideration will have to be given to timing of delivery with new railway station (EWR) and GCP scheme. No identified fall back position if infrastructure schemes are not brought forward.	57351 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Identified broad location for growth (no identified site to assess) but dependent on EWR programme which could easily slip. Limited prospect of achieving 1,950 completions in plan period.	58431 (Hill Residential Ltd and Chivers Farms – Hardington - LLP), 58750 (Hill Residential Ltd and Chivers Farms – Hardington – LLP)
Whilst we do not disagree with Cambourne as location for growth, not enough certainty to justify inclusion of 1,950 dwellings in plan period. Dependent on EWR station, location and timescales unknown. Additional sites should be identified to meet needs.	59027 (Scott Properties)
No clarity from Government on funding full EWR route, or commentary on consultation with EWR Company around timetable for delivery. Plan should look elsewhere for growth without dependency on upfront major infrastructure delivery.	59097 (L&Q Estates Limited and Hill Residential Limited)
Object to the assumed housing trajectory lead in time and build out rates for Cambourne, as conflict with those recommended in the Housing Delivery Study and do not provide sufficient time for post-adoption supplementary plans or guidance.	59065 (Axis Land Partnerships)
Concern regarding delivery rate. Cambourne c. 4,250 homes was built over 22 years, gives annual rate of c.200 dwellings per annum. Adding Bourn Airfield and West Cambourne would require c.300 dpa. Additional 1,950 would require c.400 dpa. Unrealistic as there is a limit to what the market will absorb.	59178 (Cambourne TC)

S/CB: Cambourne – (Great Places)

Summary of issues raised in comments	Comments highlighting this issue
Green Belt, City Conservation areas and Historic Approach roads like Madingley Road and Barton road must be protected	57132 (North Newnham Res. Ass)

Summary of issues raised in comments	Comments highlighting this issue
<p>from Transport strategies, using principles of visually enhance and protect the character of the approach roads.</p> <p>Engineering must not damage historic streetscape with inappropriate bus lanes, street clutter, gantries and new roundabouts where the car dominates.</p>	

S/CB: Cambourne – (Infrastructure)

Summary of issues raised in comments	Comments highlighting this issue
<p>Council working to expand secondary school capacity. Additional capacity will be needed but not sufficient for a new school. Consider how will function with Bourn and nearby villages and relationship with Cambridge to enhance its sustainability.</p>	56937 (Cambridgeshire County Council)
<p>Cambourne needs better public transport - GCP scheme. EWR has no published business case, will cause unnecessary environmental damage and planning blight. If EWR is built it needs to follow CBRR route, within a trench.</p>	57037 (W Harrold)
<p>Policy makes reference to East West Rail, but not Cambourne– Cambridge busway.</p>	58519 (Smarter Cambridge Transport)
<p>New homes at Cambourne will create serious transport implications. Cannot make assumptions based on transport plans not yet developed.</p>	57661* (Histon & Impington PC)
<p>Cambourne’s wastewater is planned to be served from Uttons Drove Water Recycling Centre.</p>	60450 (Anglian Water Services Ltd)

S/CB: Cambourne – (other)

Summary of issues raised in comments	Comments highlighting this issue
First Proposals document states 1,950 additional homes within the plan period. We assume these are West Cambourne planning permission and therefore should be considered an existing commitment. Document requires amending and no plan was included.	57334 (HD Planning Ltd)
Should be a requirement that future planning applications for development of land at Business Park be required to provide enhanced access through Business Park to Cambourne West.	59840 (MCA Developments Ltd)
Seek to maximise opportunities for intensifying development within existing boundary of Cambourne West, consistent with NW Cambridge.	59840 (MCA Developments Ltd)
Policy should allow for the development of residential uses on land identified for employment on Cambourne West Masterplan. Evidence demonstrating the market for employment floorspace in this location is limited.	59840 (MCA Developments Ltd)
Requests a requirement is included within policy wording to ensure that any additional development at Cambourne does not prejudice the preferred EWR route alignment (once announced) nor the delivery of EWR.	59868 (East West Rail)

S/CB: Cambourne – (Promoters' Sites)

Summary of issues raised in comments	Comments highlighting this issue
Promoting site for development - Land north of Cambourne, Knapwell (HELAA site 40114)	57890 (Martin Grant Homes)

Summary of issues raised in comments	Comments highlighting this issue
Potential to add to range of uses in a highly sustainable way, including new leisure, employment and homes, enabling more residents to both live and work there, increasing self-containment and reducing the need to travel	
Promoting site for development - Scotland Farm (East & West), Scotland Road, Dry Drayton (HELAA site 56252) Broad location should not be limited to expansion of Cambourne, but include other locations accessible to EWR Station and C2C public transport hub at Scotland Farm	58304 (Hallam Land Management Limited)
Promoting site for development - Land at Crow's Nest Farm, Papworth Everard (HELAA site 48096) Papworth is one of lowest impact locations for development (on green infrastructure) in the A428 corridor	58576 (MacTaggart & Mickel)
Promoting site for development - Land at Crow Green, north-east of Caxton Gibbet (HELAA site 56461) Additional employment land should be allocated to meet the needs for high and mid-technology manufacturing and logistics floorspace on strategic road network, and make Cambourne more sustainable by increasing the mix of uses.	58592 (Endurance Estates - Caxton Gibbet Site)
Promoting site for development - Land to the east of Caxton Gibbet Services, Caxton (HELAA site 47945) Settlement boundary shall include Caxton Gibbet services site given its immediate proximity to the approved Cambourne West development.	58664 (Abbey Properties Cambridgeshire Limited)
Promoting site for development - Land north and south of Cambridge Rd, Eltisley (HELAA site 51668)	58692 (The Church Commissioners for England)

Summary of issues raised in comments	Comments highlighting this issue
Strongly recommend Councils' review and re-assess the Site in light of the information prepared to support this representation.	
Promoting site for development - Land north west of A10 Royston Road, Foxton (HELAA site 40084) Object to housing trajectory lead in time and build out rates for allocating site.	59065 (Axis Land Partnerships)
Promoting site for development – Westley Green No clarity from Government on funding full EWR route, or commentary on consultation with EWR Company around timetable for delivery. Plan should look elsewhere for growth without dependency on upfront major infrastructure delivery.	59097 (L&Q Estates Limited and Hill Residential Limited)
Promoting site for development - Land North of Cambourne (Site 40114) Highly sustainable option for accommodating both new housing and new jobs. Significant opportunity for development of a scale that can promote self-containment and consolidate the functions of existing settlement. Will support internalised movements using active travel and sustainable modes, minimising carbon impacts.	60666 (Martin Grant Homes)

S/NS: Existing new settlements

Hyperlink for all comments

Open this hyperlink - [Policy S/NS: Existing new settlements](#) > then go to the sub-heading 'Tell us what you think' > click the magnifying glass symbol

Number of Representations for this section

31 (albeit see note below)

Note

- Some representations included in these summaries of representations tables have been moved from the edge of Cambridge or new settlements headings as the comments were specific to the three existing new settlements. Representations which have been moved in this way are denoted with an asterisk in the following format Representation number* (Name of respondent).

Abbreviations

- PC= Parish Council DC= District Council TC= Town Council

Representations Executive Summary

Broad support for new settlements, while noting the need to ensure that they provide the necessary services, facilities, public transport and other infrastructure. Some site promoters' have highlighted the limited contribution from new settlements within the first five years of the plan period, and the need for more small and medium sized sites to be allocated to deliver within this period. Cambridge Past, Present & Future suggest that all new settlements need to deliver the same role as identified for Cambourne – well connected, town for the twenty-first century, employment areas, and a place that meets day-to-day needs. Campaign to

Protect Rural England highlight need for various issues with existing new settlements to be resolved before further permissions are approved.

SS/5: Northstowe – comments highlight the need to ensure that faster delivery does not impact on infrastructure provision and services in surrounding areas, market absorption, and tenure diversity, and also question whether infrastructure can be delivered at the faster pace. Some site promoters' question the evidence for increased delivery rates and how these increased rates will be achieved. Historic England highlight need to consider heritage assets, Environment Agency highlight continued investigation of flood risk management options to reduce risk of flooding in Oakington, and Cambridge and South Cambridgeshire Green Parties highlight concerns about the impact of the development on the local water tables.

SS/6: Land north of Waterbeach – comments highlight the need to ensure that faster delivery does not impact on infrastructure provision and services in surrounding areas, market absorption, and tenure diversity, and also question whether infrastructure can be delivered at the faster pace. Some site promoters' question the evidence for increased delivery rates and how these increased rates will be achieved. Historic England highlight need to consider heritage assets, Waterbeach PC highlight need to consider the Neighbourhood Plan and infrastructure issues that still need to be resolved, and other comments highlight transport implications from this development.

SS/7: Bourn Airfield – landowner of the employment area highlights that development needs to be compatible with existing industrial uses, and site promoter highlights that there is potential for higher annual delivery rates. Other site promoters' comments highlight transport and infrastructure requirements for this development as being threats to delivery. Cambourne TC comment that transport links for this development should be considered in line with Cambourne and West Cambourne. Historic England highlight need to consider heritage assets.

Response to representations

Note: This addresses only those issues raised relevant to the Development Strategy Update decisions being taken in early 2023.

Housing Delivery

We note the comments received in relation to the site specific housing trajectories for Northstowe, Waterbeach New Town, and Bourn Airfield New Village. A response to these representations is provided in Appendix A within the ‘Housing Delivery’ element of the response to the representations received on S/DS: Development strategy.

Other Topics

Decisions being taken in early 2023 relate only to limited aspects of the development strategy and only those issues are addressed in the responses to representations above. Representations on topics not addressed in the responses above are not relevant to those decisions, but will be taken into account in the preparation of the full draft plan and a response to those further issues will be provided at that time.

Table of representations: S/NS – Existing new settlements

Summary of issues raised in comments	Comments highlighting this issue
Support / Broadly support / Agree / Sensible approach / No objection	56580 (Gamlingay PC), 56714 (Croydon PC), 56869 (Bassingbourn-cum-Kneesworth PC), 57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire), 57737 (J Pavey), 59527 (Countryside Properties – Bourn Airfield), 59644 (Historic England)
New settlements are better than dispersed development.	56714 (Croydon PC)
Need to have good public transport, schools, doctors etc.	56714 (Croydon PC)
Support provision of better public transport at existing new settlements – they need to act as a local transport hub.	56580 (Gamlingay PC)
Even with higher delivery rates, new settlements will not be contributing to the housing supply in the first five years of the plan period – see ‘Start to Finish’ by Nathaniel Lichfield &	58437 (Deal Land LLP)

Summary of issues raised in comments	Comments highlighting this issue
Partners. Although agree the Local Plan should be planning for new settlements, need a greater reliance on small and medium sized sites that can deliver homes earlier in the plan period. Especially important in Greater Cambridge given high house prices and trend for in-commuting.	
Contingency sites should be included to ensure the Local Plan is deliverable throughout the plan period, as required by the NPPF.	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)
Need to improve the carbon footprint of houses already in the pipeline at Northstowe and other existing planned developments.	56874 (J Prince)
All new settlements need to deliver the same role as identified for Cambourne – well connected through high quality public transport, cycling and walking facilities; town for the 21 st century; employment centre to provide opportunities for residents and nearby communities; and place that meets the day to day needs of residents. Therefore, need to safeguard employment areas, services and facilities within the settlement, support a shift from cars to public transport, walking and cycling, and include design concept of walkable and cyclable neighbourhoods.	58550 (Cambridge Past, Present & Future)
New Local Plan will set out significant requirements for Green Infrastructure, Biodiversity Net Gain and environmental design. These requirements need to be reflected in policies for existing allocations that have not yet received planning permission e.g. Northstowe to potentially support Green Infrastructure in the Great Ouse Fenland Arc.	59007 (RSPB Cambs/Beds/Herts Area)
Understand that existing new settlements will be carried forwards as allocations, but concerned by poor building control,	59559 (Campaign to Protect Rural England)

Summary of issues raised in comments	Comments highlighting this issue
lack of democratic control on detailed planning decisions, damage to underground water bodies, increasing flood risk, lack of engagement with communities, and lack of engagement with local experts and statutory bodies e.g. Internal Drainage Boards. These issues need to be resolved before any further permissions are approved.	
Increased densities in areas with access to transport hubs could creep into Dry Drayton.	59819 (Dry Drayton PC)
No comments.	58393 (Linton PC)
Promotion of specific sites not included in the First Proposals, for the following reasons: <ul style="list-style-type: none"> need a greater reliance on small and medium sized sites that can deliver homes earlier in the plan period 	58437 (Deal Land LLP), 57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire), 58306 (Hallam Land Management Limited), 58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP), 58649 (Vistry Group and RH Topham & Sons Ltd), 58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill Residential Limited), 59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)

Continuing existing allocations

SS/5: Northstowe

Summary of issues raised in comments	Comments highlighting this issue
Support.	59472* (Shepreth PC)
Concur that off-site modular construction can assist in accelerating delivery on sites.	57353 (Huntingdonshire DC)

Summary of issues raised in comments	Comments highlighting this issue
Must ensure that faster delivery rates does not impact on infrastructure provision and services in surrounding areas e.g. access to doctors and transport networks, and recreational pressure on green infrastructure.	57353 (Huntingdonshire DC)
Can the necessary infrastructure for this site also be delivered at the faster pace?	58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill Residential Limited)
If faster delivery rates, essential that supporting infrastructure and services are also delivered at an accelerated rate.	58121 (P Bearpark)
Careful consideration should be given to impact that faster delivery could have on market absorption rates and tenure diversity to justify that this is achievable.	57353 (Huntingdonshire DC)
Query whether evidence to justify increased delivery rates is robust, as absence of evidence for higher completion rates and unclear what evidence is being relied on.	58306 (Hallam Land Management Limited), 58649 (Vistry Group and RH Topham & Sons Ltd)
Consultation document states that there is evidence for higher annual delivery rates, however, Strategy Topic Paper states in the section on Policy S/NS that the Councils “have not completed evidence focused on this topic”. Therefore no clear justification for increased delivery by 2041. Unclear whether assumptions on delivery provided in Strategy Topic Paper are from promoter or Councils.	58437 (Deal Land LLP)
Object to assumption that higher delivery rates can be achieved. There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic review of timeframes for development and impacts on the trajectory is required.	58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)

Summary of issues raised in comments	Comments highlighting this issue
No evidence has been put forward to detail how delivery will be sped up – what mechanisms will be used to ensure that the assumed faster delivery happens?	58977 (Endurance Estates)
Unclear what technical work has been undertaken to demonstrate that an additional 750 dwellings within the plan period is achievable.	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)
There is no credible evidence that faster delivery can be achieved at Northstowe. No reference to site specific circumstances that would result in above average annual completions being deliverable on these sites.	60698* (The White Family and Pembroke College)
Northstowe Area Action Plan is now 14 years old – is the Local Plan an opportunity to replace any out of date policies?	58550 (Cambridge Past, Present & Future)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Investigating flood risk management options to reduce the risk of flooding in Oakington, including attenuation upstream within Northstowe, potential channel modifications, and natural flood management. Policy should include this as an opportunity for delivering flood risk management measures or securing financial contributions.	59721 (Environment Agency)
Being served by the Uttons Drove WRC.	60451 (Anglian Water Services Ltd)
Share concerns about impact of building on local water tables. A Hydroecological Assessment concluded that land use change as a result of the development of Northstowe is the most significant impact on local groundwater. Unclear whether local ground water features will ever recover. No further building until issue is	60744 (Cambridge and South Cambridgeshire Green Parties)

Summary of issues raised in comments	Comments highlighting this issue
resolved. Need tighter enforcement of environmental standards on new developments.	

SS/6: Land north of Waterbeach

Summary of issues raised in comments	Comments highlighting this issue
Offers excellent opportunities for linked trips to the existing settlement.	57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire)
Further growth should be located here to ensure the long-term vitality of the settlement.	57162 (Southern & Regional Developments Ltd), 57226 (European Property Ventures – Cambridgeshire)
Must ensure that faster delivery rates does not impact on infrastructure provision and services in surrounding areas e.g. access to doctors and transport networks, and recreational pressure on green infrastructure.	57353 (Huntingdonshire DC)
If faster delivery rates, essential that supporting infrastructure and services are also delivered at an accelerated rate.	58121 (P Bearpark), 59843 (Waterbeach PC)
Can the necessary infrastructure for this site also be delivered at the faster pace? Trip budget caps on both Waterbeach West (first 1,600 dwellings) and Waterbeach East (first 800 dwellings). No certainty over build programme for dualling of the A10. Similar concerns regarding waste water infrastructure and relocation of Waste Water Treatment Works.	58977 (Endurance Estates), 59104 (L&Q Estates Limited and Hill Residential Limited)
Unclear what technical work has been undertaken to demonstrate that an additional 750 dwellings within the plan period is achievable.	59235 (Wates Developments Ltd), 59236 (Wates Developments Ltd)

Summary of issues raised in comments	Comments highlighting this issue
Careful consideration should be given to impact that faster delivery could have on market absorption rates and tenure diversity to justify that this is achievable.	57353 (Huntingdonshire DC)
Query whether evidence to justify increased delivery rates is robust, as absence of evidence for higher completion rates and unclear what evidence is being relied on.	58306 (Hallam Land Management Limited), 58649 (Vistry Group and RH Topham & Sons Ltd)
Consultation document states that there is evidence for higher annual delivery rates, however, Strategy Topic Paper states in the section on Policy S/NS that the Councils “have not completed evidence focused on this topic”. Therefore no clear justification for increased delivery by 2041. Unclear whether assumptions on delivery provided in Strategy Topic Paper are from promoter or Councils.	58437 (Deal Land LLP)
Object to assumption that higher delivery rates can be achieved. There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic review of timeframes for development and impacts on the trajectory is required.	58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)
No evidence has been put forward to detail how delivery will be sped up – what mechanisms will be used to ensure that the assumed faster delivery happens?	58977 (Endurance Estates)
There is no credible evidence that faster delivery can be achieved at Northstowe or Waterbeach. No reference to site specific circumstances that would result in above average annual completions being deliverable on these sites.	60698* (The White Family and Pembroke College)

Summary of issues raised in comments	Comments highlighting this issue
Issues relating to public transport and active travel options must be given proper consideration, and trip budgets will need to be revised.	58121 (P Bearpark)
New homes at Waterbeach will create serious transport implications. Cannot make assumptions based on transport plans not yet developed.	57661* (Histon & Impington PC)
Any changes to the policy for Waterbeach New Town must properly consider the Neighbourhood Plan.	58121 (P Bearpark), 59843 (Waterbeach PC)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Would like to know whether Policy SS/6 will be carried forward into the new Local Plan.	59843 (Waterbeach PC)
<p>There are identified infrastructure issues that need to be overcome in a timely and funded manner:</p> <ul style="list-style-type: none"> • water – until there is a sustainable water supply, the proposed growth may be unsustainable • sewage – build out must be limited until a new Waterbeach pumping station is commissioned and operational • electricity – barrier to current growth, will reinforcements be in place to enable accelerated delivery? • transport – proposals for sustainable transport infrastructure are piecemeal, and responsibility for delivery, cost and funding is unknown 	59843 (Waterbeach PC)

Summary of issues raised in comments	Comments highlighting this issue
Will be served through a connection to Cambridge main and then to the existing Milton Wastewater Recycling Centre and new Cambridge wastewater facility.	60451 (Anglian Water Services Ltd)

SS/7: Bourn Airfield

Summary of issues raised in comments	Comments highlighting this issue
Support the development of Bourn Airfield.	59471* (Shepreth PC)
No objection to the allocation being carried forwards, but development needs to be compatible with the existing industrial uses at Wellington Way and not hamper future expansion plans. The existing uses on the site generate noise and are serviced by heavy goods vehicles. Exploring expansion opportunities that could increase noise and number of heavy goods vehicle movements a day. Design of Bourn Airfield New Village will need to ensure sufficient separation from noise sources and may require acoustic barriers.	58267 (DB Group (Holdings) Ltd)
Recent pre-application advice sought in relation to extension of hours of operation resulted in a response that an application was unlikely to be supported as a result of a “detrimental impact on the living conditions of existing neighbouring properties and future occupiers in the New Village development”. The proposed development of Bourn Airfield New Village is constraining expansion plans and highlighting compatibility issues between neighbouring uses.	58267 (DB Group (Holdings) Ltd)
This is the only existing new settlement not to have amended annual delivery rates. Consider there is potential for higher	59527 (Countryside Properties – Bourn Airfield)

Summary of issues raised in comments	Comments highlighting this issue
delivery rates of up to 190 dwellings a year due to mix of tenures, enabling a range of housing products to be delivered without competing with each other.	
Proposed policy maps should include the strategic site boundary and major development site boundary.	59527 (Countryside Properties – Bourn Airfield)
There are triggers in place for highways, transport and infrastructure works, which are threats to delivery. Realistic review of timeframes for development and impacts on the trajectory is required.	58441 (Hill Residential Ltd and Chivers Farms (Hardington) LLP)
The transport links / hub for Bourn Airfield should be considered in line with Cambourne and West Cambourne.	59180 (Cambourne TC)
Important that the policy identifies onsite and nearby heritage assets and any mitigation measures required to address impacts.	59644 (Historic England)
Within the Bourn waste water catchment, although given the constrained capacity it is planned to be served by a connection to Cambourne main and then to Uttons Drove WRC.	60451 (Anglian Water Services Ltd)

Appendix C: Summary of Representations on Strategy: Quick Questionnaire

Q1. Do you agree that we should plan for an extra 550 homes per year, so that new housing keeps up with the increase in jobs in our area?

Responses	Number of responses / percentage
Strongly Agree	63 / 11%
Agree	115 / 20%
Neutral	90 / 16%
Disagree	111 / 19%
Strongly Disagree	201 / 35%

Q2. Do you agree that new development should mainly focus on sites where car travel, and therefore carbon emissions, can be minimised?

Responses	Number of responses / percentage
Strongly Agree	225 / 39%
Agree	166 / 29%
Neutral	89 / 16%
Disagree	51 / 9%
Strongly Disagree	41 / 7%

Q3. We think a major new neighbourhood can be developed at Cambridge East, on the current airport site. What housing, jobs, facilities or open spaces do you think this site should provide?

Deliverability of the site

Summary of issues raised in comments	Comments highlighting this issue
<p>Do not need to build in this area because:</p> <ul style="list-style-type: none"> • It destroys the Cambridge landscape and biodiversity • Creating a never-ending urban sprawl • Transport infrastructure around the area is insufficient to support any new development • Local infrastructure cannot support the people e.g., amenities, GP's, facilities, schools • Already excessive development including Eddington, Darwin, Green, Waterbeach, Northstowe, Marleigh and LNoCH • Contributes to local pollution • Local residents don't want it • It will make life unpleasant for current residents. • Increases congestion and traffic 	<p>2, 5, 7, 18, 20, 22, 30, 36, 49, 62, 64, 71, 75, 81, 90, 92, 100, 109, 123, 134, 138, 171, 226, 251, 257, 267, 286, 290, 316, 353, 382, 395, 414, 431, 436, 457, 461, 469, 485, 486, 507, 588, 592</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Site is too big • Planned for more housing than nationally required • Don't need for housing • Don't need more jobs • Would put pressure on Cherry Hinton, Coldham's Lane, Teversham • It would exile older residents who need personal transport • local roads, facilities, schools, and GPs are not designed for such population levels 	
Are Marshalls willing to vacate the site & relocate - there's been discussion of this for years?	113
I suspect that given Marshall's are already actively looking at re-locating this is already a done deal?	187
Agree with rational approach in choosing sites.	245, 247, 520, 574
The sites for development should be chosen after a comprehensive evaluation of the impacts on the environment, current and required infrastructure including water, sewage,	439

Summary of issues raised in comments	Comments highlighting this issue
transport and future risks e.g., flooding due to climate change. Looking only at car travel is disingenuous.	

Climate change

Summary of issues raised in comments	Comments highlighting this issue
Too much impact on water supplies. How much water will be used from local aquifers already at high demand. Should not be developed until water supply is guaranteed through survey of needs.	28, 123, 134, 141, 242, 255, 283, 291, 311, 373, 378, 431, 436, 485, 495, 521
How much absorbent surface will be lost?	28
Paved areas should be permeable where possible.	255, 510, 511, 526
Should ensure that the local water supply can sustainably cope with the increased demand including: <ul style="list-style-type: none"> • Through new pipelines to wetter parts of the country • Increasing local supply through new reservoirs • Desalination plants along regional coastline 	68, 510, 511, 526

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Sustainable Urban Drainage Systems (SUDs) 	
Ensure that rain water is captured and used in houses as grey water and then recycled.	148
Everything should be carbon net zero.	86, 218
<p>All homes should of better environmental standard and high quality including:</p> <ul style="list-style-type: none"> Passivhaus standards for all new build projects Using air source and ground source heat pumps Ventilation systems Airtightness Good insulation water harvesting and saving like at Eddington Unobtrusive solar roof tiles/panels with batteries for storage of excess power Buildings with renewable energy Buildings with natural light to conserve energy Planting close to buildings helps to regulate their heating loss and gain 	42, 45, 63, 89, 148, 153, 158, 179, 224, 230, 236, 248, 263, 266, 291, 293, 296, 328, 330, 384, 407, 468, 489, 497, 510, 511, 526, 570

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Outstanding BREAAAM rating • Insulating walls and roofs • Green walls and roofs • Nature spaces integrated into design. 	
The flat airport landscape lends itself to siting wind turbines to feed the local power grid; this should be assessed, and a suitable area should be left unobstructed as appropriate.	255
Encourage community renewable energy projects, with any profits going towards local good causes or to invest in more renewables.	89
How does this help in fight against climate change? The economy cannot always come first we have to think of the environment too. We do not always have to keep growing to develop.	123, 173, 276, 495
The climate impact of developing the current airport site must include the carbon cost of removing current embodied energy infrastructure as well as the installation of a new airport.	506
With no track record on creating any development to date that is carbon neutral, this is a sham to suit the needs of developers	495, 506, 596

Summary of issues raised in comments	Comments highlighting this issue
and banks. Planning Authorities are likely to agree compromises during negotiation with developers - for example the number of social housing units is often reduced.	
<p>This will increase already existing impacts on air quality due to:</p> <ul style="list-style-type: none"> • New building works with generators providing power instead of taking it from the national grid. 	134

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
Provision of green space should be more than the national minimum green area/resident capita in order to protect and promote the environment and human wellbeing.	26, 63, 84
<p>Should provide biodiversity through planting and green landscaping of all scales including:</p> <ul style="list-style-type: none"> • re-foresting the airport site • increasing woodland and small woodlands 	12, 28, 29, 42, 54, 63, 75, 89, 93, 129, 135, 166, 181, 231, 233, 238, 262, 263, 266, 276, 282, 287, 291, 311, 330, 340, 343, 358, 363, 367, 368, 371, 384 376, 378, 385, 386, 387, 394,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • other green carbon reducing areas • re-wilding at the edges • open space for other species • promote wildflowers on verges • green corridors for wildlife access • mature and young trees • bushes • ponds • lakes • insect hotels • mixed hedgerows • meadows • not just sterile urban planning • leave to go wild • hedgehog highways • marshland • bacteriological barriers. 	<p>401, 404, 406, 411, 423, 463, 476, 484, 500, 527, 537, 553, 562, 568, 588</p>

Summary of issues raised in comments	Comments highlighting this issue
The link through a corridor of natural and semi-natural habitat should be maintained, ideally by the creation of a new Local Nature Reserve (LNR).	17, 129, 135, 387, 519, 566
If Marshall did move, then the area should become a wooded area like Wandlebury enabling local recreation.	90, 183, 242
Significant potential effect on biodiversity including: <ul style="list-style-type: none"> • deer • owls • newts • mice • voles • wildflowers • bees • butterflies • sustainable chalk streams. 	109, 255
Existing sites are already at capacity including: <ul style="list-style-type: none"> • Wandlebury • Anglesey Abbey 	373, 592

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Fulbourn Fen 	
The grassland of the airport does remove some carbon and supports a certain amount of species diversity.	330
<p>Should provide outdoor community spaces including:</p> <ul style="list-style-type: none"> • Green spaces • Country park • Recreational parks • Pocket parks • Allotments • Gardening areas and community gardens • Herb and flower garden • 'Mini CoFarms' • Food growing spaces • Sport facilities e.g., a new athletics track (as the only one is on the west side of Cambridge) • Tennis/basketball courts • Playing and sports fields • Football pitches 	6, 8, 9, 11, 12, 13, 16, 23, 29, 31, 32, 40, 45, 52, 53, 63, 70, 77, 79, 84, 101, 106, 119, 120, 121, 126, 127, 128, 130, 135, 144, 148, 150, 151, 155, 157, 158, 162, 174, 179, 190, 201, 206, 212, 215, 220, 221, 224, 228, 230, 231, 236, 237, 238, 239, 247, 248, 253, 261, 262, 264, 266, 267, 274, 278, 280, 282, 283, 284, 287, 293, 296, 299, 306, 309, 311, 315, 317, 318, 319, 321, 323, 325, 327, 330, 340, 342, 343, 345, 349, 350, 351, 352, 356, 362, 363, 364, 367, 368, 371, 373, 375, 376, 378, 379, 384, 385, 386, 387, 393, 394, 400, 401, 403, 404, 405, 406, 407, 409, 413, 415, 418, 419, 422, 423, 424, 425, 426, 433, 437, 445, 449, 450, 454, 459, 468, 473, 474, 477, 480, 482, 483, 484, 487, 490, 491, 492, 493, 500, 502, 504, 505, 508, 509, 510, 511, 515, 518, 525, 526, 527, 528, 535, 537, 544, 545, 547, 548, 550, 551, 554, 562, 565, 567, 568, 570, 572, 574, 582, 583, 584, 586, 590, 596

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Outdoor recreational play areas / parks for children and teenagers • Splash pools • Free exercise facilities/outdoor gym • High quality open spaces for city to use • Public benches and picnic tables • BMX park and track • Bridleways • Dog walking areas • Skateboarding ramps and ledges • Well-lit skateparks for children, young people and adults • MUGAs. 	
Green spaces in between housing, not just on the edge of a housing development.	179
<p>Keep development to a minimum as you are in danger of destroying the very elements of living here including:</p> <ul style="list-style-type: none"> • green spaces • countryside 	200, 397, 484, 486, 855

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • separation with Teversham • nearby nature reserves such as Fulbourn Fen Nature Reserve, Little Wilbraham Nature Reserve, Little Wilbraham River and Quy Water. 	
Development opportunity to build sustainably on brownfield sites.	200, 365, 397, 498
Build as much at Cambridge East rather than spoil the villages.	370
Ensure integrated completely with CBC.	454
It should all be open space to compensate for open space taken already by new developments such as Eddington and Northstowe.	115

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Should provide indoor community facilities including: <ul style="list-style-type: none"> • Community centres like Clay Farm 	6, 8, 9, 11, 12, 13, 29, 31, 32, 47, 50, 51, 53, 55, 56, 58, 73, 74, 77, 79, 85, 96, 106, 108, 113, 121, 127, 128, 129, 130, 135,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Communal hub/hall with kitchen facilities for cooking/community kitchen and food sharing • Community centre for group uses and special hire • Community café • Meeting places • New public swimming pools • NHS dentists • Pharmacies • Opticians • Libraries • Doctors surgeries • Small scale respite care facilities • Medical facilities • Mental health support hub • Nurseries • Primary and secondary schools • High schools • Special needs schools 	<p>146, 147, 151, 157, 171, 174, 177, 179, 190, 192, 212, 213, 215, 220, 221, 224, 229, 230, 232, 233, 238, 246, 248, 261, 267, 274, 279, 280, 284, 291, 293, 296, 309, 315, 317, 324, 325, 327, 330, 331, 334, 340, 343, 345, 348, 350, 351, 356, 359, 361, 363, 367, 371, 375, 383, 386, 388, 389, 392, 400, 403, 405, 407, 411, 415, 416, 419, 423, 425, 426, 432, 433, 434, 437, 449, 450, 454, 456, 459, 463, 466, 468, 474, 483, 487, 488, 489, 490, 493, 498, 502, 504, 505, 508, 509, 514, 515, 518, 519, 525, 535, 537, 538, 540, 544, 547, 548, 549, 551, 560, 562, 568, 570, 572, 575, 584, 586, 590, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Church centre • Indoor play parks for children and teenagers • Indoor skate facilities to accompany the ice skating rink • Youth clubs and facilities • Faith centres • Education facilities • Places of worship • Facilities for surrounding neighbourhoods e.g., Barnwell • Village hall. 	
Should provide space for Cambridge United Football Club.	253, 577
<p>One respondent asked for the following things:</p> <ul style="list-style-type: none"> • An indoor skatepark facility should be provided in this area to accompany the existing ice-skating rink. • It should be managed by the GLL Better leisure provider. It could be incorporated within a multifunctional sports and leisure facility, including swimming pool with flumes and water play, climbing walls, trampolining, 	514

Summary of issues raised in comments	Comments highlighting this issue
<p>competitive BMX race track and top of the range soft play space to encourage family use throughout the year.</p> <ul style="list-style-type: none"> • This would be the only facility of its kind in Cambridgeshire and would help address the under provision for young people and families. • It should not be a quantum of open space provision, but actual facilities that will be used and enjoyed for generations to come. • Sell the Abbey swimming pool site for housing and spend the money on a new facility at Marshall's. 	
Should provide ambulance and police standby location.	279
More money should be given for Addenbrooke's hospital to expand and support the health of the people moving to Cambridgeshire. It is a disgrace that Addenbrooke's is being left without support.	295, 368
Access within 15 minutes to all primary care services, schools, and essential shopping to minimise travel.	190, 232, 289, 425, 468, 490, 497, 508, 510, 511, 526, 544, 545, 548, 571, 572, 586

Summary of issues raised in comments	Comments highlighting this issue
The need for housing in Cambridge is for people who earn the national average income or less. This is what our community needs. Should support underprovided groups and respond to social issues e.g., homelessness.	495, 496, 506, 521
Provision of a cemetery.	12
Provision of community centres and open spaces before residents move in, not several years later as done elsewhere including Northstowe and Cambourne.	106, 232, 268
A thoughtful plan, providing a balanced mix of on-site work, social and cultural facilities will be developed, creating a community and identity of its own. Early promises will be quickly forgotten as developers do the calculations and figure out how much more they can earn by building more houses.	171, 173, 196, 212, 244, 265, 282, 290, 294, 315, 425, 429, 450, 454, 473, 486, 489, 490, 495, 498, 506, 540, 545, 565, 581, 595, 596
Design communities that benefit people's mental health and wellbeing, to build a cohesive suburb where people want to live, and communities cohesively support each other. Cambridge is overdeveloped and the quality of life must remain a key criterion.	212, 251, 262, 291, 306, 327, 347, 349, 356, 363, 378, 386, 387, 496, 500, 596
Safe open streets for children.	544

Summary of issues raised in comments	Comments highlighting this issue
Should use lessons learnt from growth of CBC where infrastructure surrounding the site are polluted, noisy, and has antisocial behaviour.	308
Lessons learnt from other new developments including CB1, Trumpington, Orchard Park where there are high levels of antisocial behaviour and crime. Council should take action and protect the community rather than ignoring the issue.	106

Great Places

Summary of issues raised in comments	Comments highlighting this issue
<p>Should use precedent such as Garden City design and ethos with excellent design standards, including:</p> <ul style="list-style-type: none"> • Natural surveillance • No fenced blocks or flats • No cul de sacs • Should feel safe • Should be attractive 	26, 278, 291, 356, 470, 482, 492, 525, 561, 568, 584, 582, 592, 596

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Should be sympathetic to architecture of Cambridge • Avoid style of housing that creates the feel of 'little boxes in a row' • Architectural variety to avoid monochrome flats • Must not be a dormitory • Encourage vibrancy throughout day and night • Serviced 24/7 by public service. 	
A learning centre teaching others how to build sustainable communities.	54
Art spaces with changing exhibitions. Have a fourth plinth style system that allows residents to choose the artwork, and have it change every 2-5 years to keep fresh artwork that stays relevant.	502
Part of Marshall was in the Green Belt, and taken out for them to expand, moving that land should return to greenbelt.	90
Green Belt should be replaced/extended and be accessible if built on at all.	330, 339, 363, 566
Think outside the box, this will impact future generations.	365

Summary of issues raised in comments	Comments highlighting this issue
Should celebrate the aviation heritage of this space.	551

Jobs

Summary of issues raised in comments	Comments highlighting this issue
<p>Should provide out of town, accessible retail, and leisure facilities, including:</p> <ul style="list-style-type: none"> • Supermarket • newsagents • convenience store • cafes/coffee shops • space for local craft and farmers markets • independent shops • post office • hardware stores • restaurants • public houses 	<p>9, 11, 29, 31, 32, 46, 50, 51, 53, 56, 73, 77, 78, 89, 93, 108, 113, 127, 128, 129, 130, 135, 143, 144, 146, 147, 148, 155, 157, 158, 179, 187, 201, 220, 229, 238, 246, 247, 248, 261, 262, 264, 266, 267, 278, 279, 280, 284, 296, 309, 311, 315, 323, 325, 327, 331, 340, 350, 359, 362, 364, 375, 375, 386, 389, 392, 403, 405, 416, 426, 450, 454, 459, 466, 470, 474, 478, 483, 493, 515, 519, 525, 535, 537, 538, 540, 545, 547, 549, 551, 552, 560, 562, 567, 568, 572, 575, 577, 584, 586, 590, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • nightlife facilities • entertainment • leisure facilities • a cinema • bowling alleys • gym • live music and sports venues • creative spaces • butchers • green grocers • petrol station • toy stores • hospitality 	
Should provide more facilities that will contribute to a circular economy in the city.	6
Retail Park to prevent having to go to the city centre or along Newmarket Road.	130, 538

Summary of issues raised in comments	Comments highlighting this issue
Should service the established Tech / Silicon Fen in terms enabling companies already here to develop and expand.	191
More of a focus on remote working, enabling people to work where they like and less need for office space.	168, 385, 496, 500
Has COVID impact on homeworking been considered and fact that a large proportion of people now want to live in rural community.	520
<p>Should provide a mix and variety of job sectors and employment opportunities including:</p> <ul style="list-style-type: none"> • local businesses • not just chain supermarkets • diverse local foods, markets and goods • small start-ups • workshops • space for repairs and shared tools • offices/shared office environments • light commercial units • light industrial units 	12, 56, 58, 64, 67, 79, 89, 93, 96, 112, 127, 129, 135, 147, 148, 155, 174, 177, 190, 191, 201, 206, 212, 229, 236, 237, 247, 261, 266, 267, 274, 289, 293, 296, 301, 311, 323, 330, 342, 350, 352, 359, 364, 376, 379, 386, 407, 422, 450, 454, 459, 477, 486, 493, 500, 502, 510, 511, 526, 545, 560, 567, 568, 570, 572, 583

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Affordable/low-cost retail units • An enterprise area • Early product development facilities • Manufacturing space • 'Green jobs' • Lab space • Research jobs. 	
Employment opportunities for low skilled workers, including apprenticeships and training for local people.	190, 400, 489
An eastern science/business park to rival/complement those on the north of Cambridge with associated housing.	170, 284
Should not close functioning airport which has been a source of engineering jobs for decades. The removal of the site will displace skilled workforce. Where will these people be able find jobs to work at nearby?	20, 41, 80, 90, 251, 283, 503, 568, 579
Support existing jobs only - don't attract any new business or jobs.	119, 173, 248, 304, 330, 378, 385

Summary of issues raised in comments	Comments highlighting this issue
Opportunity to relocate many businesses currently spread along Newmarket Road between Coldham's Lane and the football ground, including: <ul style="list-style-type: none"> • DIY • Electrical goods 	432, 577
Good commercial links to the site.	563
Employers would want to choose from a pool of people applying for jobs, not just from people living in those new development sites.	259
Don't think people would want to live next to their place of work.	259
Not convinced how the council proposes to offer jobs.	281

Homes

Summary of issues raised in comments	Comments highlighting this issue
Provision of homes is critical. Should provide a mix of housing that is:	8, 11, 16, 24, 25, 29, 31, 33, 53, 54, 58, 61, 67, 73, 76, 79, 112, 113, 127, 130, 135, 136, 146, 151, 159, 162, 173, 174, 177,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • truly affordable including rental properties • at least 20% affordable housing • up to 50% affordable housing • socially inclusive e.g., for tradespeople who can support the new local community • of ranging size and mix including 3-bedroom homes, apartments and maisonettes, small starter homes, single occupancy homes • social housing, bungalows, town houses, detached and terraced • accommodation for NHS staff and key workers • suitable for young people • social housing specifically for those who have lived in Cambridge since birth • sheltered housing • co-housing developments and community-led housing projects • off-grid housing 	<p>178, 179, 187, 190, 201, 204, 206, 221, 223, 228, 229, 238, 241, 251, 262, 263, 264, 266, 267, 268, 274, 284, 293, 296, 306, 311, 315, 317, 319, 321, 323, 327, 340, 342, 344, 345, 346, 347, 348, 349, 362, 365, 378, 383, 384, 385, 388, 389, 392, 401, 416, 418, 419, 420, 421, 423, 432, 437, 438, 442, 443, 449, 474, 475, 477, 479, 484, 486, 491, 493, 498, 527, 531, 538, 539, 540, 545, 550, 551, 552, 554, 555, 562, 565, 566, 567, 568, 575, 578, 582, 583, 584, 590, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • low cost (with maximum output) • actual council housing • low-rise • not over-priced and inflated for developers • shared ownership with long leases • no ground rent, right to manage and no service charges • adaptable housing • imaginatively planned housing • council housing like in Norwich • no luxury houses or flats • less 'executive housing' like Eddington and Trumpington Meadows (that is unaffordable). 	
Should limit student accommodation.	241
Provision of well-designed homes including: <ul style="list-style-type: none"> • with good sized gardens • roof gardens • private space • flats with large balconies 	236, 237, 253, 266, 296, 407, 418, 424, 491, 493, 526, 550, 554, 567, 575, 584, 594

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • homes with lots of storage • space available to work from home • downstairs toilets for the elderly • use example of Marmalade Lane 	
Encourage renovation of existing housing stock and other existing buildings (including converting current airport facilities) to cut carbon cost.	173
<p>Numbers of homes proposed on this site are too low and should provide higher density to:</p> <ul style="list-style-type: none"> • ease the housing crisis • increase housing affordability • reduce long-distance commuting • support efficient public transport. 	66
Numbers of homes proposed on site are too high and should deliver fewer houses than planned.	175, 386, 480, 562
Mixture of low-density mid-rise housing to minimize the burden placed on water infrastructure, transport and the environment.	120, 239, 397

Summary of issues raised in comments	Comments highlighting this issue
Should include space for informal outdoor camping and for the Gypsy and Traveller community to use as a transit stop.	12
The site has good access to employment areas such as Addenbrookes so should provide housing for potential employees of these locations.	68
New housing should be built further out of Cambridge to help provide infrastructure and employment to historical areas that are poor in this e.g., the Fens. Better to build next to a new park & ride site.	111, 461
Limit the amount of overseas investment in the housing market in Cambridge. No property should be allowed to stand empty.	223, 443, 550, 554
May be a challenge for housing delivery depending on the plan for the airport usage in the mid/long-term.	301
No opinion on housing.	166

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Should make it a car-free development. See example of car-free Vauban in Freiburg, Germany or Cayala in Guatemala.	6, 119, 143, 208, 248, 263, 468, 527, 544, 545, 552
Should provide plenty of parking for: <ul style="list-style-type: none"> • residents and visitors • including underground parking • encourage electric car use in future • people living there that need a car. 	19, 29, 233, 236, 261, 340, 351, 392, 474, 488, 554
Don't provide parking spaces for cars and do not allow for future conversion of front gardens to parking spaces. This would be a showpiece of an alternative approach to living.	175, 208, 266, 425, 490, 510, 511, 526, 571
Should not negatively impact on existing infrastructure including water, drainage, sewage, gas and electricity.	189, 351, 480
Fully self-contained site where travel is kept to a minimum.	163, 189, 195, 201, 218, 350, 405, 459, 504, 505, 540, 544, 547, 548, 570, 572, 573, 586
Car trips should only be allowed for trips east of the site.	144
Zero carbon transport.	158, 256, 497, 510, 511, 526

Summary of issues raised in comments	Comments highlighting this issue
Hireable cars (including electric).	59,
Electric Vehicle charging stations and access for people at their homes. And EV pods.	29, 45, 147, 203, 233, 340, 594
Should build infrastructure before housing and other uses.	260
<p>Should provide cycling infrastructure including:</p> <ul style="list-style-type: none"> • cycle paths with separate bike lanes • bike stands • communal bike sheds for residential streets • cycle storage for cargo bikes • off-road cycle routes • well-lit cycle networks connecting Cambridge to other areas • paths that have sufficient capacity at peak times without crowding e.g., that occurs on the guided busway from Trumpington to the station • paths safe for children to allow for independence (see the Netherlands) • built in line with Local Transport Note (LTN) 1/20 • learn from mistakes in GB1 and 2. 	12, 15, 16, 50, 70, 76, 77, 79, 89, 101, 106, 108, 121, 142, 156, 179, 218, 233, 239, 240, 253, 264, 266, 278, 280, 284, 306. 311, 340, 367, 379, 394, 411, 425, 490, 497, 510, 511, 526, 527, 545, 552, 571, 572, 573
Too far for most people to cycle into town particularly, for the elderly who cannot use bus services. Promoting cycling and	192, 272, 275, 306, 560

Summary of issues raised in comments	Comments highlighting this issue
limiting car use is for advantaged groups of people. Cannot stop people using cars or taxi services for vulnerable groups.	
<p>Should provide regular, reliable public transport links (inc. free buses) to the surrounding areas including:</p> <ul style="list-style-type: none"> • Cambridge city centre • South Cambridgeshire • Cambridge North and South stations • Addenbrooke's/Royal Papworth Hospital • Science Park • New east-west railway • Newmarket • From Tesco's through housing areas and along to beehive centre • Areas of new development • Retail parks • Cambridge Biomedical Campus • Abbey leisure centre • Cambridge Ice Rink 	15, 16, 29, 31, 33, 46, 50, 58, 70, 77, 79, 85, 89, 99, 101, 108, 111, 131, 144, 179, 190, 206, 218, 228, 229, 253, 262, 280, 306, 309, 311, 343, 352, 373, 375, 389, 404, 416, 425, 466, 488, 490, 493, 498, 508, 510, 511, 525, 526, 527, 530, 534. 545, 551, 565, 571, 572, 580, 581, 582, 584, 597
Should have high quality bus shelters at all bus stops.	253, 275
Provision of a new public transport hub e.g., Park and Ride or a bus way.	29, 233, 256, 411, 508, 575
Connection to the rail network including:	29, 77, 510

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Provision of a train station near to Cherry Hinton • A station constructed on the existing line to Ipswich. 	
<p>Provision of light railway or rapid transport e.g., DLR, Metro station, underground or CAM project due to:</p> <ul style="list-style-type: none"> • buses being too infrequent • nobody wants to travel by bus • underground is a good alternative to car use. 	59, 82, 108, 192, 203, 260, 262, 424
<p>Improvements to existing road networks to reduce traffic on already congested routes, including:</p> <ul style="list-style-type: none"> • Newmarket Road • (Including between Barnwell and Elizabeth Way roundabout) • Mill Road • Coldham's Lane • Cherry Hinton. 	29, 77, 82, 87, 99, 203, 211, 373, 378, 419, 466, 519, 560, 582, 592
<p>Should have well-lit paths (with CCTV) separate from any roads, for walking and skating, with cut throughs between streets for quick access. Eddington is a good example of shared-use paths that are well used.</p>	45, 137, 190, 264, 278, 298, 328, 367, 379, 407
<p>Wide roads for easy movement, including for vans and trailers.</p>	261, 306
<p>Provision of public toilets.</p>	545
<p>Multiple well-designed entrances and exits to the site.</p>	261, 299

Summary of issues raised in comments	Comments highlighting this issue
Reducing road capacity will not represent the ordinary voters of the area, or the viability of Cambridge as a commercial and retail centre.	306
Do not introduce tarmacked cycle tracks over Coldham's Common in order to connect to Cambridge East. Existing road structure can be modified without planning more cycle tracks on Coldham's Common.	445
High volume of traffic this would be worsened with large local neighbourhood goods being built, including: <ul style="list-style-type: none"> • The Foxtan station level crossing • Newmarket Road • During construction. 	92, 150, 433, 503, 521, 577, 592
Good recycling infrastructure including: <ul style="list-style-type: none"> • Recycling centre • Facilities for recycling electrical items and repair of broken/damaged goods. • Similar to as in Eddington. 	12, 29, 179, 262
Underground delivery points for goods and maintenance.	54
Drop-off and pick-up parcel points.	158

Summary of issues raised in comments	Comments highlighting this issue
Good digital connectivity such as fast broadband for working from home, and innovative sectors that need reliable internet connectivity.	29, 500, 551, 594
Need a detailed and new public transport proposals.	82
Should provide an airport for the Cambridge area.	27
It will need appropriate drainage and sewage processing plant.	113, 260
Should not provide a new sewage treatment site.	339

Other comments

Summary of issues raised in comments	Comments highlighting this issue
No comment.	57, 185, 270, 332, 533
Don't feel qualified to comment.	374, 595
Has this site already got planning permission?	10
Heard that the option of moving the airport wouldn't be able to progress?	506

Summary of issues raised in comments	Comments highlighting this issue
Retain Green Belt at Honey Hill	63
This is a leading question, why is there no option to say we do or don't agree to development at Cambridge East?	117, 223, 382, 495
More honesty required as developments are agreed long before the public are made aware.	202, 495
As developers have the upper hand in all development decisions and have shown again and again their willingness to tear up agreed plans once the projects commence what have up put in place that legally stops them doing this?	495

Q4. We think that the area east of Milton Road in Northeast Cambridge (including the current waste water treatment plant) can be developed into a lively and dense city district, after the waste water treatment plant relocates. What housing, jobs, facilities or open spaces do you think this site should provide?

Opinion

Summary of issues raised in comments	Comments highlighting this issue
<p>Object, for reasons including:</p> <ul style="list-style-type: none"> • Involves relocation onto a Green Belt/ greenfield site • Disagree with idea of 'dense' city • Impact on biodiversity / environment • Post-Covid, people want gardens, not density • Disagree with city growing/ over-expanding • Address infrastructure issues before expanding • Re-wild the area • City is already congested • Sewage works was recently upgraded, so this is a waste of money with no benefits for Horningsea or Cambridge. <p>Sewage plant has capacity till 2050</p>	<p>2, 4, 5, 18, 20, 22, 25, 26, 27, 30, 39, 41, 45, 49, 57, 58, 60, 62, 63, 64, 71, 75, 79, 80, 81, 100, 111, 113, 115, 123, 130, 131, 134, 138, 146, 148, 155, 177, 183, 185, 205, 210, 226, 250, 251, 256, 268, 272, 277, 281, 283, 286, 290, 304, 324, 332, 345, 353, 356, 362, 378, 382, 385, 392, 393, 395, 409, 427, 428, 429, 431, 433, 436, 438, 439, 440, 441, 442, 443, 448, 460, 461, 469, 479, 480, 484, 485, 486, 495, 496, 507, 518, 539, 553, 554, 556, 558, 576, 577, 578, 584, 588, 594, 596</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Site is not tenable for anything apart from industrial use • Ruin valuable agricultural land, which contravenes policy CC/CS • Will devastate local community • Have council not learnt from mistakes of high-rises in 60s/ 70s? • People need access to green spaces, but Milton Country Park, but it is at capacity. Approving this would strain it further and mean they don't have access to enough green space. It will also strain the River Cam • Waste should be processed where it is produced and not fair to put this onto the villages • Unless water supply issue is sorted then dense developments should be avoided • Poor use of government funding • Will have an adverse effect on air quality • Isn't this area prone to flooding? • City is already dense + vibrant- leave it alone 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • No reasons given • The same wealthy people will buy the apartments and rent them out • Will just give dividend to shareholders • Will lead to poor mental health • Recent developments such as Eddington have failed to build a 'lively development' so developers will also fail here. • Concern about the word 'dense' • Don't build unless better place for treatment plant is found • Many of the negative effects have been missed out of your consultations/ the proposal will push us far from Net zero aims • Can't this occur outside of Cambridge? • With the Marshall's site we will have enough housing • Proposal needs to be reviewed in light of change in working habits. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Anglia Water carried out consultation in 2020, but there was more support for it staying where it currently is than alternatives • Will harm quality of life of existing residents • Homes will have cars anyway and contribute to fumes • Disagree with density as will have to be fit to live in flats • Resident's living in high-rise flats will have a poor quality of life due to the A14 • Moving sewage works contravenes policy GP/GB of Local Plan. • It will harm the historical setting of Cambridge and impact nearby conservation areas. • In relation to policy CC/NZ, Carbon expenditure, emissions, to decommission a fully operational CWWTP and decontaminate site and build new plant within 1 mile of existing inclusive of transfer tunnels, HGV traffic etc., should be factored into carbon cost of fulfilling S/NEC Policy 	

Summary of issues raised in comments	Comments highlighting this issue
Should put the proposed housing in the Green Belt (where the treatment plant is mooted to move to) rather than putting the housing in current proposed location, as it would save money and tonnes of carbon	71
Ask for a mixed development without going into detail about what should be included	53, 86, 96, 174, 196, 244, 543, 551
Keep the current plant and develop it with low-density housing / keep plant and put social housing on site	130, 460
Need as much development as a small town would need?	137,
Should not be delivered until water supply is guaranteed	141
<p>Should build at a lower density. Comments included:</p> <ul style="list-style-type: none"> • Either commercial space or housing should be reduced. • The pandemic has highlighted that many people are looking for more space, both internal and external. • The surrounding areas are not built-up so it would not be in keeping with the suburban/rural feeling of this part of Cambridge • Don't just cram in a load of sub-standard housing. 	63, 101, 112, 203, 224, 264, 291, 330, 359, 383, 386, 500, 521, 527, 578, 594
Support building it high/ dense	15, 66, 190, 544, 565

Summary of issues raised in comments	Comments highlighting this issue
Would prefer other sites to be prioritised	156
Government have given money, but this will need facilities, schools, pastoral care, all of which are likely to be overlooked for financial gain of housing	187
Balanced amount of development as appropriate to a normal town	174
I have some concern that this area as planned will become the low-income Qtr. of Cambridge while house to the South of City and I expect East will become the high value / high income area/ one commentator worried it might become "banlieue" on edge of rich city	191, 339
Given the site's proximity to Cambridge North station, it should not become another area of housing for London commuters and not addressing the housing need relating to local jobs. This has happened in the area by the existing station, i.e., property has been bought by commuting Londoners. Same mistakes need to be avoided	247
Support new development, but wastewater treatment plant's relocation should not damage small villages or ecosystems	261

Summary of issues raised in comments	Comments highlighting this issue
If this area doesn't flood it's OK to build	289
Support development/ Good opportunity to use and repurpose land	301, 317, 498
I think the modified plans as recently published are beginning to get there, but there should be replacement of the Green Belt	330
Mixed feelings about the development as it will put pressure on existing green spaces and water supply issue, but it will have excellent transport links	373
No preference	397
Adhere to 15-minute city principles	425, 459, 468, 490, 497, 510, 511, 526, 545, 571
Support but caveats, including: <ul style="list-style-type: none"> • Need 100% support of surrounding villages • the sewage problems must be improved not to pollute Cam river any further • Delivery of the proposals in the plan is contingent on water supply being adequate without causing further environmental harm. 	548

Summary of issues raised in comments	Comments highlighting this issue
This is an 'overkill' solution to Cambridge's housing problems, given that there is already planned so much more housing at Cambridge Airport, Marleigh and Waterbeach.	578, 594
The overall new development in all locations needs to be definitive and balanced.	595

Climate change

Summary of issues raised in comments	Comments highlighting this issue
<p>New homes to meet high environmental standards, including:</p> <ul style="list-style-type: none"> • New houses should be net zero • Solar panels • Heat source pumps • Build to Passivhaus standard • Build to environmental standard of Eddington • Greywater harvesting • Reduce concrete use 	29, 42, 63, 89, 109, 148, 153, 158, 179, 218, 223, 224, 230,233, 248, 263, 293, 328, 363, 388, 407, 468, 489, 494, 564, 570

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Planting close to buildings to help regulate heating loss and gain • Ventilation systems • Air tightness as standard • Not gas • Should maintain optimum levels of water-use, i.e., vacuum assist toilets • Green roofs • Planting on verges • All pavements and parking spaces should be permeable to allow water to drain into landscape and not rush off to disrupt chalk streams and the Cam • Rain gardens in streets allowing deluges to be absorbed rather than putting pressure on water removal/flooding • Green landscaping to include trees 	
Development must be carbon net-zero	86, 101, 143
Encourage community renewable projects with profits used for good causes	89

Summary of issues raised in comments	Comments highlighting this issue
Encourage retrofitting before new housing	

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
<p>Green spaces, including:</p> <ul style="list-style-type: none"> • Open spaces • Room for nature to thrive • A county park • Biodiversity planting • Insect hotels • Lakes • Parks • Green spaces should be wild, rather than just a patch of grass • Quality green recreation area • Nature reserve • Encourage wildlife 	<p>6, 8, 11, 12, 16, 23, 32, 38, 53, 63, 70, 81, 84, 86, 89, 93, 96, 106, 126, 127, 128, 135, 136, 143, 144, 148, 151, 158, 162, 163, 166, 171, 177, 179, 190, 191, 192, 196, 206, 216, 230, 231, 233, 238, 239, 244, 251, 261, 262, 263, 264, 267, 268, 274, 275, 276, 278, 282, 291, 293, 296, 306, 309, 315, 318, 319, 321, 323, 325, 337, 340, 343, 347, 349, 350, 352, 359, 363, 364, 365, 366, 367, 368, 370, 371, 375, 376, 379, 386, 387, 399, 401, 403, 404, 405, 406, 415, 417, 418, 423, 424, 425, 445, 449, 459, 466, 468, 474, 476, 477, 482, 483, 484, 487, 489, 490, 491, 492, 493, 500, 501, 504, 508, 510, 511, 521, 525, 526, 531, 535, 543, 544, 545, 547, 548, 550, 551, 557, 561, 562, 564, 565, 566, 571, 567, 573, 579, 582, 583</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Green spaces in between developments not just at edge • Tree planting • One commentator specifically asked for 3 open spaces • Open spaces should be landscaped • Ecologically useful places • Native shrubs and trees to reduce the 'heat island' effect • Pocket parks are needed • Hedgehog highways • Parks should be linked up with safe and convenient walking and cycling routes to each other and to all the residential neighbourhoods surrounding them + should be safe for children to access by foot. • Parks within the built-up area should be overlooked by houses and shops, with a welcoming design that encourages interaction with the surrounding community, and which feels safe throughout the day. • Nature reserves connecting to existing reserves • A recreation ground for each group of streets 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Housing should offer natural surveillance • Connect to the river 	
<p>Food growing comments, including:</p> <ul style="list-style-type: none"> • Allotments • Community food growing • Orchards • Space for peri-urban agriculture • Good composting facilities • Community kitchen • A community farm extension project here and make it an innovative community with green heating, sedum roofs etc • Balconies are needed where food can be grown • Community fridge's • Multi-purpose space for farmer's market • Gardening area 	6, 12, 127 135, 253, 262, 325, 337, 349, 363, 371, 400, 401, 508, 545
Provision for informal camping for Traveller community	12

Summary of issues raised in comments	Comments highlighting this issue
More open space than has been currently proposed/ not bare minimum	38, 84, 473
new development should have access to green spaces and ensure residents don't have to travel across town	93, 242, 291
The proposed development is too large in relation to its impact upon Milton Country Park/ new development shouldn't put pressure on existing developments/ not enough to encourage locals to stay local	109, 216, 484, 521, 527, 557
Recreation areas should be dog-free	228
The recreational areas should be easy to maintain	228
Protect the river area as a green oasis	317
It should be 100% green space/ all land given to a new forest or park	75, 393, 469, 588,
Land will need to be taken from agricultural land around Cambridge to provide enough green space for residents as it currently does not look like enough will be provided	484
Open spaces corresponding to the work opportunities created in the area.	493

Summary of issues raised in comments	Comments highlighting this issue
Possible replacement of the open grassland with more formal park facilities. Greater emphasis on mixture of retail outlets.	543
Half the area should be allocated as green open space,	562
Milton Country Park is nearby so the need for open space is reduced	564

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
<p>Sports facilities, including:</p> <ul style="list-style-type: none"> • Swimming pool • Athletics track • Splash pools • Free outdoor exercise facilities/ outdoor gym • Tennis court • Basketball court • Skateboard facilities/ skatepark both indoor and outdoor skatepark to match Trumpington's 	6, 9, 12, 13, 90, 96, 106, 128, 163, 166, 171, 174, 177, 187, 190, 191, 192, 196, 213, 215, 244, 264, 267, 282, 293, 309, 331, 337, 340, 350, 367, 370, 375, 406, 407, 413, 417, 422, 425, 437, 449, 459, 463, 490, 502, 504, 505, 508, 510, 511, 514, 525, 526, 528, 531, 543, 545, 549, 551, 570, 571, 573, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Riding school • Football pitch • Cycling routes 	
<p>Community / leisure facilities, including:</p> <ul style="list-style-type: none"> • Community centres • Libraries • Playgrounds for children (a respondent asked for 5) + playgrounds aligned with best practise i.e., not segregated by age or ability, natural features, accessible, supports risk and challenge, no fence, open to all. • Hang-out spaces for teenagers • Youth clubs • Cycle track for older children • Meeting places for adults • Cinema • Climbing wall • Go-Karting 	<p>6, 9, 12, 13, 29, 51, 53, 67, 90, 96, 106, 128, 135, 147, 148, 151, 155, 158, 162, 163, 166, 171, 173, 177, 187, 190, 191, 192, 196, 212, 215, 230, 233, 238, 244, 246, 248, 264, 267, 279, 282, 284, 289, 293, 296, 309, 330, 331, 343, 348, 350, 359, 367, 370, 375, 383, 386, 388, 400, 401, 403, 405, 407, 411, 417, 419, 425, 437, 449, 459, 463, 466, 468, 489, 490, 493, 504, 505, 508, 510, 511, 519, 525, 531, 543, 545, 549, 551, 564, 565, 570, 571, 572, 582</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Theme Park • A meeting point for the community • Clubs • Entertainment venues • Information hub • Community apartments for the locality to book • Hotels • public spaces that can be used for local fetes and markets too • Public toilets 	
Out of town shopping/ cinema complex	11
An open area that can be used for outdoor shows	11, 54
Farmers markets and events	11
Cemetery	12
Youth club	12
Healthcare institutions, including: <ul style="list-style-type: none"> • GP surgeries • Convalescent/ respite care 	9, 12, 29, 50, 51, 73, 74, 90, 96, 106, 127, 128, 163, 166, 171, 174, 177, 179, 187, 190, 196, 216, 244, 267, 274, 280, 293, 296, 309, 325, 330, 331, 350, 351, 367, 370, 386, 407, 415,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Dentists • Opticians • Mental health hub • Care home 	423, 425, 434, 456, 459, 466, 487, 490, 493, 504, 505, 508, 510, 511, 519, 525, 543, 549, 545, 551, 557, 571, 574
Education/ childcare: <ul style="list-style-type: none"> • Primary schools • Secondary schools • Nurseries • Pastoral care • Special needs schools 	9, 13, 29, 50, 51, 67, 73, 74, 90, 96, 128, 135, 147, 163, 166, 171, 174, 179, 187, 190, 196, 216, 229, 244, 248, 261, 267, 274, 279, 280, 293, 296, 309, 315, 331, 340, 350, 351, 361, 367, 370, 386, 388, 403, 411, 423, 425, 434, 456, 459, 484, 487, 490, 493, 504, 505, 508, 510, 511, 519, 525, 535, 543, 545, 547, 549, 551, 564, 571, 580, 590
Leisure facilities	51, 229, 282
Faith facilities	56
A major theatre/ concert hall is needed as the current cultural infrastructure is inadequate	78
Artists' studios are needed	78
Outdoor space for sport, health and fitness	78

Summary of issues raised in comments	Comments highlighting this issue
Need to actually deliver community/ leisure facilities otherwise this will strain existing facilities. Deliver at the start, not like at Cambourne	90, 468,
Activities shouldn't 'cost the earth' to enjoy, i.e., fishing lake at Milton used to be cheap, but now £700 membership a year	236
Ambulance/police standby location	279
Safe community, including: <ul style="list-style-type: none"> • CCTV • Well-lit footpaths 	328
Given the lack of provision in nearby areas (e.g. Chesterton) and the pressures on Milton Country Park, there must be good provision for sports, leisure and wellbeing	572
What is being done to increase beds and staff at the hospitals? It's easy to build new schools but health provision and social services provision doesn't increase proportionately with the population growth	368

Great Places

Summary of issues raised in comments	Comments highlighting this issue
<p>Needs to have a good centre with amenities to:</p> <ul style="list-style-type: none"> • avoid it feeling sterile • reduce negative carbon output • create a community • Needs to be a modification of Trumpington/ Eddington model- support more local diversity • Essentially a micro-city within the city and not just a blob of houses that satellites its resources 	15, 93, 190, 376, 405, 459, 489, 504, 508, 545, 540, 561, 571
<p>Cambridge city centre is 'the old' culture, so how about this site being 'the new'. See how they do that in Valencia, with the Old Town centre and new 'City of Arts & Sciences' - the two sit beautifully together.</p>	78
<p>Whatever is built needs to be sympathetic to its surroundings</p>	224, 482
<p>Need to deliver a thoughtful plan that builds a sense of community and not imitate Cambourne's mistakes where developers have built too many houses compared to</p>	171, 364

Summary of issues raised in comments	Comments highlighting this issue
community amenities, transport, leisure facilities and outdoor markets	
Mid-rise housing that makes good use of space and leaves public open spaces available for parks, public squares, outdoor seating, cycle lanes etc.	239
New neighbourhoods should focus on urban design that prioritises walking, cycling and convenience I.e., no cul de sacs, no fenced blocks of flats with only one entrance	278, 425, 459, 490, 510, 511, 526, 545, 557, 571
Avoid excessive road space to create a cycling / walking campus with high quality landscape (like Accordia)	287
The working and living areas must be well divided and screened with attractive planting and trees.	358
Quiet streets are needed	401
shops are needed to take the pressure off town	475
Changing art space. Have a fourth plinth style system that allows residents to choose the artwork and have it change every 2-5 years to keep fresh artwork that stays relevant.	502

Summary of issues raised in comments	Comments highlighting this issue
A new neighbourhood must not be a dormitory. Make entire neighbourhoods so that all essentials can be accessed locally to minimise need to travel, not increase car traffic on roads.	405, 459, 425, 490, 508, 510, 511, 525, 526, 545, 557, 561, 571
It would be good to preserve the rural character.	538
Further reduction to the height of buildings should be strongly considered without any reduction of green spaces.	548
Use of the residential "tower" above retail/leisure facilities can generate great vibrancy and allow good areas of public green space within a somewhat restricted site.	568
Focus on green spaces, not just cramming loads of houses in to maximise profits. Design communities that benefit people's mental health and well-being and include community and business facilities where the community can get to know each other.	212
This is a vast site, and any development must be planned with great care so that we don't finish up with another Trumpington entrance to Cambridge. More pleasing house designs (in keeping with historic Cambridge).	424

Summary of issues raised in comments	Comments highlighting this issue
main policy focus of a local plan should be to design for children. If you make it work for them, you make it work for everyone.	545

Jobs

Summary of issues raised in comments	Comments highlighting this issue
<p>Comments relating to jobs</p> <ul style="list-style-type: none"> • Variety of jobs needed • Spaces needed for start ups • More office space needed • A community of local businesses, including local, eco-sustainable business community • Good opportunities for employment for low-skilled workers • Space for manufacturing for small businesses • Support for business clusters 	12, 67, 86, 89, 96, 127, 135, 147, 148, 159, 162, 163, 166, 171, 174, 177, 187, 190, 196, 206, 244, 259, 261, 267, 274, 289, 315, 323, 350, 370, 371, 379, 459, 489, 501, 502, 504, 508, 531, 543, 551, 555, 561, 564, 568, 570, 571

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Jobs should be available to young people (by creating spaces where businesses that employ unskilled and semi-skilled). • Affordable rent for businesses • Space for artisan workshops 	
Small number of jobs needed. One commentator suggested 1,500	228, 562
<p>Better commercial facilities:</p> <ul style="list-style-type: none"> • Local shops • More retail generally • Grocery • Hardware • Pharmacies • Restaurants • Pub • Nightlife facilities • Cafes • Bakery 	9, 12, 29, 50, 51, 53, 67, 73, 89, 93, 96, 127, 128, 135, 147, 148, 151, 162, 163, 166, 171, 174, 179, 187, 191, 196, 229, 238, 244, 261, 264, 267, 278, 279, 280, 289, 293, 296, 309, 315, 323, 325, 340, 343, 350, 364, 376, 401, 403, 405, 411, 425, 459, 463, 475, 489, 490, 493, 501, 504, 505, 510, 511, 526, 535, 541, 543, 545, 547, 551, 555, 561, 562, 565, 567, 571, 575, 590

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Post office • Takeaways • Food shops • Butchers • Petrol station • Pet shop • Art facilities • Independent shops, similar to the ones on Mill Road • Around offices need spaces for markets • One commentator suggested 5 pubs • One commentator suggested 5 community centres • One commentator asked for not having a big supermarket, but smaller shops • Hairdresser 	
Include enough amenities so that people don't have to go into Cambridge	50, 89, 425, 459, 508, 490, 510, 511, 526, 544, 545, 571
Diverse shops, not just one superstore/ local goods + food should be encouraged	56

Summary of issues raised in comments	Comments highlighting this issue
Should be more of a focus on remote working with homes allowing space for it.	168, 266
An extension of the existing Trinity science Park /business park	170, 221, 259, 302
There should be light industrial / industrial sites.	293, 315, 459, 544, 570
<p>Less jobs are needed, comments include:</p> <ul style="list-style-type: none"> • Already close to science park, no more jobs are need. • No more jobs as need houses to outstrip number of jobs • Creating more jobs and thus needing to build even more new housing just pleases the developers, not your electors. The plan will fail as the climate crisis bites ever deeper. 	144, 173 191, 248, 331, 339, 526
keep the same jobs that are currently there	297
Any expansion of Cambridge Science Park, such as associated manufacturing rather than on land owned by Chivers Farm in the Green Belt east of Impington	302
Ideally residents would work locally	315
Needs better infrastructure to support new businesses	520
Need cycling connections with surrounding more industrial job sites to further reduce the need for cars	544

Summary of issues raised in comments	Comments highlighting this issue
New jobs should be non-polluting	583

Homes

Summary of issues raised in comments	Comments highlighting this issue
More housing generally	16, 42, 86, 127, 162, 163, 166, 170, 177, 180, 187, 206, 221, 244, 251, 274, 293, 296, 299, 315, 319, 321, 331, 337, 423, 449, 498, 519, 531, 543, 544, 551, 555
Lots of apartments	237, 262, 544
Mix of housing types including small homes for those that want them	67, 76, 151, 159, 238, 274, 327, 340, 375, 540
Comments relating to affordable housing: <ul style="list-style-type: none"> • More affordable housing needed • Housing should be socially inclusive, i.e., plumbers + tradespeople should be able to park their vans on the site. Don't just attract office-based workers • 3-bedroom homes, not large expensive ones 	29, 31, 36, 66, 73, 90, 109, 136, 144, 179, 187, 204, 216, 228, 229, 238, 241, 263, 267, 274, 293, 297, 311, 323, 327, 340, 348, 423, 437, 474, 491, 493, 498, 501, 502, 519, 545, 550, 575, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Social housing not just for locals and not just people with local connections • Not luxury flats • Not 'affordable housing', but housing which locals can afford • Should have a charter for local people encompassed in its charter • Council homes • Housing for local people • Make it majority affordable • Housing for staff at local business parks • Council should do more to ensure houses aren't empty 	
<p>Suggestions for housing:</p> <ul style="list-style-type: none"> • Should be big enough and properly adapted for families • Should be suitable for wheelchair users • Starter homes for young families • Homes big enough to work from home 	<p>42, 86, 127, 135, 203, 237, 253, 262, 344, 346, 347, 348, 349, 365, 418, 419, 492, 544, 565, 568, 590</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Young families should have houses with substantial gardens • Share of freehold, not just leasehold • Flats with balconies + communal gardens • Housing for elderly • Sheltered housing • Co-housing developments • Should be built to highest standards with proper thought given to light and outside space • Housing shouldn't be cookie cutter, so allow lots of smaller developers the contracts 	
Houses should have access to the river	93
<p>Comments about it being low-rise, including:</p> <ul style="list-style-type: none"> • Low-rise housing with no flats • Low-rise housing should be targeted towards families • Low-density housing, not squeezed together as in St Matthews Garden / should have garden • High-density, but low-rise 	192, 203, 205, 296, 349, 311, 347, 407, 492, 503

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Adequate outside space to accommodate the utilities, hidden washing line area and a small raised bed for growing food • Inside - a utility room, small study and plenty of storage space are necessary, especially with people working from home. 	
A few houses are needed/ less houses for population growth	175, 242, 566, 583
Nothing should be too tall, one commentator suggested capping storeys at 4 storeys	237, 562
Mid-rise housing, similar to Cambridge North	239, 510
Housing could also be quite dense with smaller houses & apartments.	565
Apartment buildings with mandated larger than normal apartments and with lots of green space through the streets. Terraced housing/detached housing should be prohibited.	544
Absolute maximum 3000 new homes	562
Homes should be 1-3 bedroom with a garden.	575
Homes should have garages so cars don't need to be parked on the street	233

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Car comments, including:</p> <ul style="list-style-type: none"> • It should be a car-free development • Minimise car usage • Cars should be kept to a minimum. • Design of development should make running a car unnecessary • No parking, except for disabled people • Ban conversion of front garden to parking • Parking for residents should be on the Freiburg, Cayala in Guatemala, or Ypenburg models, outside the residential areas, in order to create sociable streets which are largely car free and provide space for people to socialise, play and enjoy the streets outside their homes in safety. • Design for low number of cars. Marmalade Lane is an excellent model to copy, for example. This allows more 	<p>6, 144, 200, 208, 218, 262, 263, 278, 291, 297, 401, 404, 425, 468, 490, 497, 503, 510, 511, 525, 526, 544, 545, 552, 571</p>

Summary of issues raised in comments	Comments highlighting this issue
green space, and for it to be central and overlooked, not 'round the back'.	
All infrastructure should be completed before development of houses/ factories begins. This should include development of good roads.	260, 547, 560
<p>All facilities should contribute to the circular economy, including:</p> <ul style="list-style-type: none"> • Recycling centres • Spaces for repairing broken/ damaged goods + workshops 	6, 12, 262
<p>Transport comments, including:</p> <ul style="list-style-type: none"> • It should be accessible for people from surrounding villages • Cycle paths / off-road cycle paths/ segregated shared-use paths + not just lines on road • New development needs to be accessible to the rest of the city • Need to link to nearby Milton Country Park • Park and Ride 	11, 12, 15, 16, 29, 50, 70, 76, 81, 93, 106, 112, 131, 136, 142, 144, 158, 163, 170, 171, 174, 179, 190, 195, 218, 228, 229, 233, 239, 248, 253, 260, 261, 262, 264, 267, 278, 280, 287, 291, 297, 306, 309, 327, 337, 340, 343, 349, 364, 367, 375, 379, 404, 407, 411, 416, 417, 419, 424, 425, 445, 466, 468, 490, 493, 497, 506, 508, 510, 526, 530, 534, 544, 545, 547, 546, 548, 549, 552, 555, 557, 571, 580, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Links between new town and city • Link to the rail network • Should be able to access cycle lanes • Adequate bike parking, including for cargo bikes. Possibly bike sheds/ bike stands • The Science Park entrance in Cambridge is poorly designed causing traffic and promoting dangerous driving by a few drivers. • adequate public transport for residents to get to work without having to come into Cambridge causing more congestion • A tramway-style connection to the city centre of Cambridge • Drop off and pick-up parcel points • Take advantage of Cambridge North Station • Good bus links to the city for all people, not just commuters 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Walking + cycling routes should join existing routes outside of development • Cut through between streets for pedestrians • Links to retail parks • Extended public transport hours for staff at Addenbrookes • Bus shelters • A new light railway or underground as buses are inadequate • New site needs multiple entrances and exits • Better and cheaper guided bus service • Have more trains to London • Protect and improve walking routes • Adhere to LTN 20/1 and all cycle routes are part of connected network • Children should feel safe travelling • Buses to station/ hospital should take the shortest route 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> New developments should site and finance new arterial roads where possible, not just place extra load on existing ones. 	
<p>Pro parking comments, including:</p> <ul style="list-style-type: none"> Ensure there is enough parking. Having no car parking is impractical for modern parking Houses should have multiple spaces There should be a car park for visitors 	19, 29, 112, 120, 233, 261, 287, 351, 474, 580
Electric parking charging points for residents and visitors	29, 147, 179, 203, 233, 287, 340, 474, 548
Digital connectivity	29
<p>A new cycle over the river and railway line parallel to the motorway would allow residents to be able to use Fen Ditton and Horningsea services (e.g., Pub, Art Gallery). This would also allow people in Fen Ditton/ Horningsea to commute into the new district more easily, and access for example Milton Tesco and Milton country park by bike.</p>	121, 151, 282, 394
Reduce the need for cars, so a neighbourhood provides everything in walking/ cycling distance	143, 163, 376, 544, 548

Summary of issues raised in comments	Comments highlighting this issue
First and foremost, there should be new drainage and sewage processing	260
The Fen Road area beyond the railway crossing from Chesterton needs a new access from the A14 and the access from Chesterton should be closed. If this is done, perhaps access to Cambridge North station could be made from the East.	282
Limited parking, i.e., one per house	328
Need to ensure adequate infrastructure for new incoming residents as there is already too much pressure on infrastructure/ cannot just simply add more houses	367, 403
Support EWR	546
Pro car comments <ul style="list-style-type: none"> • Please do not neglect the roads in order to deliberately make them congested and encourage people to use public transport. Many people e.g. elderly need to use cars and roads for medical purposes and many other purposes. 	306, 506, 560

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Do not punish cars/ van users as not everyone can cycle. Reducing road capacity that will not represent the ordinary voters of the area, or the viability of Cambridge as a commercial and retail centre. Creating a transport desert is in no ones' interest. Even with public transport, people will still use cars + you will have to take account of commuting traffic created into Cambridge from towns 	
The new infrastructure must not overload existing infrastructure e.g. water, drainage & sewage, gas and electricity and ongoing question of how water supply will be managed for extra houses	351, 468

Other comments

Summary of issues raised in comments	Comments highlighting this issue
Moving the sewage works has been assigned as a nationally significant important infrastructure project, so why isn't it	26, 63

Summary of issues raised in comments	Comments highlighting this issue
mentioned in the Local Plan? This omission breaches the democratic process of 'public consultation'	
Assume this housing is for the Science Park etc so needs to have the appropriate green content since the residents will not be rich but deserving of a nice area. If you plan it to service elsewhere you need to replace the metro with something of equivalent concept and green. The new Mayor's vision of "compassion, cooperation and community" is meaningless.	33
Fair consultation did not take place	41
It's good you intend to overpopulate Cambridge so current residents can move out and get a good sale price.	59
Pre-defined survey answer, why no option to say we don't agree	117
I guess 'dense and lively wouldn't accommodate that. More things like the above somewhere else to offset this maybe?	166
Given demand for commuting into London will have fallen with the rise of working from home. Why would living in dense city district on the edge of the city be appealing on the edge of an industrial estate be appealing?	192

Summary of issues raised in comments	Comments highlighting this issue
Hope it's sufficient with all the new citizens incoming	
How are the Gypsy Roma Traveller residents up Fen Road featuring in your Plan? I asked Town and had not got a reply	223
Arbury Road east is very dangerous and polluted - must be filtered or made one way as recommended in your own LCWIP	276
More special needs schools are needed. My daughter is currently unable to find a place and its severely affecting her mental health. Counsellors tell me there's a £39m deficit and that apparently is it. Children have to reach crisis to get a place at a SEN school	361
You should have mentioned moving the plant to the Green Belt. This omission, on your part, will mean that people responding in this survey will do so without fully understanding the implications of what they might be suggesting. This will give your survey a distorted and misleading view of public opinion	385, 496, 518, 594
Concerned/ dislike / unsure about the word dense	389, 423, 582
All the development on NEC should not be in this Local Plan as there is no guarantee it can happen	427, 428, 429, 433

Summary of issues raised in comments	Comments highlighting this issue
Difficult to see how this project can be considered a nationally significant project as Anglian Water say there is no need to move	443
I can't see how anyone living there won't need a car. There would need to be schools, doctors' surgery, a really good bus service. Also, on-site job opportunities. Without this it will just be dormitory housing for people to commute from in cars.	488
A robust monitoring systems should be set up to ensure that the developers are living up to the plans approved and not constantly amend afterwards not always to the best of the intentions in the plan. The Darwin Green project in the North area is a bad example of the prolonging and amending plans + reducing provision of community facilities, and other amenities.	548
The best thing about this site is that it is close to A14 - is this a site for people who will be working in Cambridge?	597
Use brownfield sites	89
The Council should learn lessons from other new developments e.g., CB1 at the train station, Trumpington and Orchard Park which have been plagued by anti-social	106

Summary of issues raised in comments	Comments highlighting this issue
behaviour and crime. If occupants of council properties are involved in anti-social behaviour and crime then the council needs to protect the community and take some action rather than just ignoring the issue.	
New "communities" may not be initially occupied by the same range of family structures as they will in 20 years' time. This needs to be taken into account in the long-term plan for the area.	506

Q5. We feel that we should support the development of the Cambridge Biomedical Campus (Addenbrookes) with space for more healthcare facilities, research, and housing. What housing, jobs, facilities, or open spaces should be created around the campus?

Opposition to development

Summary of issues raised in comments	Comments highlighting this issue
<p>There should be limits to the development:</p> <ul style="list-style-type: none"> • It should not sprawl out onto the green belt • There should be a readiness to set limits on the development • We cannot keep building over countryside • The Council must respect biodiversity 	<p>2, 4, 11, 95, 128, 223, 288, 289, 299, 303, 309, 330, 335, 363, 404, 408, 413, 419, 358, 349, 170, 335, 144, 299, 279, 445, 448, 450, 469, 476, 477, 495, 498, 512, 523, 529, 535, 538, 551, 561, 563, 572, 582</p>
<p>No development due to concerns about:</p> <ul style="list-style-type: none"> • Sustainability • Biodiversity • Pollution 	<p>22, 223, 258, 272, 290, 303, 335, 402, 354, 400, 134, 435, 471, 472, 598</p>
<p>No development due to concerns about:</p> <ul style="list-style-type: none"> • Flooding 	<p>303, 435, 547, 598, 523, 543</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Significant flooding already occurs in buildings in Addenbrookes + at Ninewells estate. • The expansion would have serious detrimental effects upon the chalkland ridge and Gog Magog Hills in relation to increasing the chances of flooding. There are also significant issues to do with pumping and sewage which already effect the Ninewells development. 	
<p>No development due to concerns about:</p> <ul style="list-style-type: none"> • Water infrastructure • Impact on traffic • Strain existing infrastructure 	<p>335, 378, 141, 431, 471, 485, 95, 100, 106, 203, 275, 419, 487, 515, 527, 555, 559, 588 249, 260, 289, 117, 87,</p>
<p>No development due to concerns about:</p> <ul style="list-style-type: none"> • Aesthetics • It will blur the Cambridge- Shelford rural-urban divide • Urban sprawl • Impact on green belt • There is enough development 	<p>5, 18, 19, 20, 27, 49, 57, 63, 84, 90, 96, 106, 123, 130, 175, 183, 211, 242, 256, 275, 290, 303, 304, 319, 331, 335, 374, , 381, 388 , 393, 395, 398, 399, 415, 435, 436,, 457, 470, 472, 473, 488, 523, 526, , 527 545, 547, 555, 552, 559 561, 566, 573, 588, 589,</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Research facilities are currently underused on the Campus; therefore, expansion is not an appropriate use of land. • Due to innovations in digital communications, there is little need for research facilities to be next to each other. It would have made more sense to put the campus on the Papworth site as it would have a less negative impact. • No more new housing or other development until all infrastructure is in-place including roads, schools, GP's, etc • It will make communication more difficult between different Addenbrooke buildings. Clever planning could expand the site's current footprint without needing to expand into the green belt. • Disagree with the model of hospital expansion (e.g., Boston Medical District) • Amenity of residents 	

Summary of issues raised in comments	Comments highlighting this issue
There should be no development that infringes on the Gog and Magog hills	68, 106, 289, 477
No development should go ahead, with no reasons given	138, 167, 173, 268, 273, 491
If development has to occur, it will have less environmental impact if it was to the south of Addenbrooke's Road or to west between Addenbrookes Road and the M11. Both could link to sustainable transport in better ways	523
The commentator questions the Council's ability to deliver the scheme	409
Instead of developing this land, other parts of Cambridge should be developed/ Is it appropriate to have such a dense concentration of healthcare services on one site?	106, 191, 236, 358, 340, 386, 399, 432, 450, 521, 523, 561, 565
Other parts of the country should be developed rather than Cambridge/ biomedical industry needs to be spread across a wider area	339, 479, 436, 311
Proposals would significantly impact upon the amenity of residents at the edge of the city.	523, 545
BMC growth should be halted. Growth should be spread across city, i.e., north Cambridge site/ Milton Science Park	40, 70, 95

Deliverability

Summary of issues raised in comments	Comments highlighting this issue
Scale of development should be constantly reviewed to avoid impacting green belt land in this area / The new development needs to learn from the lessons of development from previous developments/ previous problems have not been addressed by development plans	42, 86, 407, 308, 340, 395, 308, 497, 572
<p>The hospital and its facilities should be prioritised for development. Specific changes include:</p> <ul style="list-style-type: none"> • Large horticultural therapy should be created at Addenbrookes as a referral unit for people with stress and high blood pressure + staff • Care homes and recuperation facilities 	226, 308, 386, 507, 554, 514, 543
Supportive of developing all the suggested uses	244, 245, 248, 353
If there is a real need to expand the campus, please extend the area to the south. The field at the north-east could then be improved. Hedgerows could be reinstated on Babraham Road and more trees beside the cycle path could instated. This	365

Summary of issues raised in comments	Comments highlighting this issue
would preserve Cambridge's view and maintain the city's 'soft edge'.	
Before development can go ahead, the following improvements would have to be made, including: Road improvements	211

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
<p>In relation to climate change and housing, changes should include:</p> <ul style="list-style-type: none"> • Well-insulated housing • Carbon net-zero housing/ New facilities should be built to the latest NHS net zero carbon standard • Heat pumps • Built to passivhaus standard • No gas • Electric charging points 	66. 89, 93 109, 117, 148, 150, 151 179, 233, 239, 296, 324, 392, 474,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Mid-rise housing that makes good use of space and leaves public open space for parks. • New housing needs access to the river • Houses should be built on stilts due to flood risk • Ensuring rainwater is capture in houses and then recycled 	
Encourage community renewable energy projects	89
All surfaces should be permeable to facilitate drainage into an aquifer	564
Non-polluting activities should occur at the campus	583
Rain gardens by roads and walk-ways to assist the cleaning of surface run-off and drainage into an aquifer	564

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
Green Spaces including: <ul style="list-style-type: none"> • Open spaces 	3, 8,11, 12, 13, 17, 23, 42, 46, 67, 71, 75 79, 93, 101, 111, 120, 131, 148, 162, 187, 200, 206, 216, 230, , 231, 233, 238, 251, ,

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Incorporate Ninewells Reserve as a park • Maintain the open space around the campus as much as possible • Wildlife sites • Reforesting • Protect Ninewells Reserve in a new development • Sites for patients to go out with visitors • Food growing opportunities should be provided, e.g., allotments, co-farming, community gardens. • Land for bio-diverse habitats • Trees/ hedges • Semi-natural areas • Facilities should be built to take advantage of the outside views, natural light and ventilation • Water features 	<p>261, 262, 274, 282, 283, 288, 293, 294, 301, 304, 311, 317, 319, 343 , 356, 358, 362, 365, 371, 373, , 376, 383, 387, 389, 397, 398, 400, 401, 403, 405, 406, 407, 415, 417, 418, 423, 449, 463, 471, 477, 483, 484, 489, 492, 502, , 506, 518, 523, 527, , 528, 543, 545 547, 550, 567, 586, 582, 583, 592</p> <p>,</p>
Skateboarding facilities/ skatepark that is well-lit/ indoor skating facilities	67, 413, 422, 502
Cemetery	12

Summary of issues raised in comments	Comments highlighting this issue
Green spaces in between houses, not just on the edge of housing developments / Planting close to buildings to help regulate building's heating loss and gain	179, 148
Avoid building on low-lying flood-prone areas and instead keep them as recreational areas	410
Informal camping which the Traveller community could use	12
Ninewells, Great Kneighton, Cherry Hinton Chalk Pits should be joined up with Wandelbury and the Beech Woods to make a proper wildlife corridor	401
Woodland	262, 343, 498
New or more parkland/ parkland should be easily accessible by community + children	74, 75, 79, 262, 278, 306, 318, 321, 323, 362, 375, 379, 425, 466, 470, 490, 498, 511, 525
Outdoor facilities such as: <ul style="list-style-type: none"> • A running track • Tennis courts • A football pitch • Outdoor gyms • Outdoor Splash pools 	8, 12, 50, 54, 67, 71, 73, 79, 80, 86, 93, 111, 128, 135, 148, 238, 233, 264, 267, 314, 323, 325, 371, 375, 411, 426, 449, 518, 525, 582, 586, 348, 545, 375, 505, 535, 582, 586

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Playgrounds • Community gardens • swimming pool 	

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
Changes to encourage wellbeing on the site, including: <ul style="list-style-type: none"> • Farm animals (for patients and their families) should be provided for therapeutic visits 	506
Whole development should revolve around maintaining good health and a healthy sustainable environment for all/ should link with aims of GCPS/ the development should link with the aims of 15-minute neighbourhoods and have a mix of uses that are easily accessible	96, 278, 407, 425, 490, 497, 511, 544, 571, 572, 578, 545
Healthcare facilities, including: <ul style="list-style-type: none"> • GP surgeries • Dental practice 	12, 128, 179, 190, 212, 216, 261, 274, 324, 325, 343, 396, 466, 505, 518, 586, 545

Summary of issues raised in comments	Comments highlighting this issue
There needs to be more health facilities and beds provided, nothing else.	368
Space for alternative therapy	506
Community facilities such as: <ul style="list-style-type: none"> • Libraries • Allotments • Toilets • Community centre • Cultural and social places to give the area an atmosphere 	8, 12, 50, 67, 71, 73, 79, 80, 86, 93, 135, 148, 238, 264, 267, 314, 323, 325, 371, 375, 411, 426, 449, 518, 525, 582, 586, 233, 348, 545
Meeting places for adults	67
Communal hubs	317, 324, 233
Youth clubs	12
Childcare facilities including: <ul style="list-style-type: none"> • A special needs school • School • Nursery 	31, 50, 67, 76, 79, 146, 156, 179, 190, 194, 216, 261, 274, 280, 323, 360, 426, 505, 523, 580, 545, 550
Swimming pool	213, 371, 545

Great Places

Summary of issues raised in comments	Comments highlighting this issue
Recreational areas are needed for staff to socialise	334
Needs more buildings on a walkable / human scale with a diversity of users as currently too many massive single purpose buildings.	108, 537
Public square/ public spaces	239, 410
Changing art space- a 4 th plinth style system which residents can vote to change every 2 – 5 years	502
Space for local craft and farmer's markets	12
Public benches and picnic tables	12, 239

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Jobs

Summary of issues raised in comments	Comments highlighting this issue
More general research facilities (i.e. not only healthcare)	6, 11, 66, 162, 174, 190, 194, 323, 426, 437, 477

Summary of issues raised in comments	Comments highlighting this issue
More of a focus should be placed on remote working	168
Pub	58, 93, 179, 279, 470
Dining / cafes	46, 93, 148, 238, 296, 309, 398, 401, 470, 522, 529, 537
Co-working spaces	564
Training site for different jobs	127
Education sites for qualifications for different jobs	127
An alternative idea could be making a medical school on the site.	113
More healthcare research facilities / Biomedical facilities	6, 39, 174, 301, 389, 396, 482, 503
No more research facilities	315
<p>Comments about CBC:</p> <ul style="list-style-type: none"> • CBC lacks hospitality facilities for people it employs. Having a network of facilities including restaurants, cafes and supermarkets will support current users. Currently after 20:00 only 1 café is open in CUH's concourse. • More consideration needs to be paid to the shift patterns of staff 	229, 343, 506
Small shops (not a big supermarket)/ local shops/ independent	58, 93, 179, 264, 267, 278, 309, 411, 456, 470, 567

Summary of issues raised in comments	Comments highlighting this issue
Post office	93, 156, 261, 398
Spaces for recycling and repairing damaged goods	12
Focus on health care provision, not houses	232
Small business spaces/ support for business clusters	12, 148, 261, 274, 379, 502
Jobs for local people that are not medicine-related	25
High quality jobs/ high-tech jobs, research jobs	52, 127, 192, 323, 456
More jobs generally	159, 162, 206, 274, 571, 592
Secure jobs that are not on zero-hour contracts and which provide living wage	327
Hi-tech facilities	120
Shops	46, 50, 127, 146, 190, 194, 238, 279, 280, 296, 315, 324, 375, 376, 450, 466, 505, 522, 537, 564, 567, 572, 586, 545

Homes

Summary of issues raised in comments	Comments highlighting this issue
No more housing/ minimal new housing	4, 6, 39, 64, 75, 80, 135, 289, 293, 294

Summary of issues raised in comments	Comments highlighting this issue
	301, 311, 360, 437, 503, 523, 559, 563, 566, 583 592
Houseowners should be banned from converting front gardens to parking spaces to reduce cars	208
Housing shouldn't be too dense	101, 597
<p>Provision of homes is critical. Should provide a mix of housing that is:</p> <ul style="list-style-type: none"> • Affordable housing for younger people who might want to get involved in medicine or teaching • Affordable housing for people with low-income levels, key workers, local people, lower paid healthcare workers, NHS staff, families, researchers, care workers, local people • More affordable housing is needed in this part of the city • Mix of social and private housing • Smaller developments for smaller developers • Flats with different numbers of bedrooms • More housing for the elderly/ people visiting the elderly 	7, 8, 11, 12, 16, 24, 29, 42, 50, 56, 58, 59, 62, 72, 76, 81 86, 89, 90, 101, 109, 112, 115, 119, 127, 136, 150, 155, 162, 179, 187, 197, 205, 216, 219, 228, 238, 247, 251, 253, 263, 264, 267, 274, 279, 282, 283, 291, 296, 297, 299, 315, 324 327, 340, 344, 345, 348, 351, , 362, 368, 370, 382, 401, 407, 410, 417, 420, 432, 442, 449, 461, 474, 492 493, 495, 502, 504, 506, 511, 519, 520, 523, , 531, 534, 539, 540, 543, 545, 550, 567, 569, 574, 575, 577

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Housing for those who have family-members that are staying in hospital for a long-time / Respite facilities/ a hotel for family members • Suitable for wheelchair users • Housing for first-time buyers • Have a garden • Co – housing schemes • Luxury housing shouldn't be built • Council housing • Avoid segregation • Larger family homes, not high-rise flats • Should be an appropriate mix of housing and places for people to work to encourage and work in the same vicinity rather than commuting from outside of the area • Small 1 room flats or studios, possibly with shared gardens 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> Is there no aim to create a new community like Cambourne or Northstowe? / Build a copy of Cambridge North here 	
Densify the Addenbrookes site in-between buildings already there	147, 190, 287, 296, 483
Acceptable to increase housing density/ reduce garden size to increase provided public green space	544
Houses need garages so cars aren't parking on-street	233
A trust could be set-up to ensure that properties remain in-use for low-income biomedical staff and NHS staff	495
A lot of housing in Trumpington has been bought by buy-to-rent investors and this should be stopped	194, 368
Student accommodation	253, 323
Need for housing, but it would encroach onto the environment. The Food, Farming and Countryside Commission is currently developing a land-use framework and doing a pilot project in Cambridgeshire. This research should be consulted before irrevocable decisions are made	363

Summary of issues raised in comments	Comments highlighting this issue
High quality housing is needed as the stock in the area is already looking a bit care worn	284
Due to the way housing sales currently work, whilst some housing would be available to key workers, the majority would still not be affordable. It is therefore hard to justify this expansion on the grounds it would increase the stock of affordable housing	523
New housing should be near the site to minimise the need for private transport	367

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
Addition of research hubs could create S106 funds which could be used to fund staff facilities.	117
These facilities need cash to be built.	295
Create a mini-Science Park	293

Summary of issues raised in comments	Comments highlighting this issue
<p>Better transport links, including:</p> <ul style="list-style-type: none"> • Good transport links to other research centres at Babraham and the Genome Campus • A tramway-style connection to the rest of Cambridge • Cheaper transport • Better transport links generally • Community transport between accommodation and medical facilities 	89, 109, 101, 142, 179, 190, 306, 340, 362, 375, 404, 416, 420, 456, 483, 506, 508, 523, 530, 546, 571, 580, 586, 592, 594
Houseowners should be banned from converting front gardens to parking spaces to reduce cars	208
East – West Rail should enter Cambridge via Northstowe to take traffic off the road and assist the Addenbrookes site by enabling more people to use the train	328
<p>Cycle improvements, including:</p> <ul style="list-style-type: none"> • Cycle paths • Making it safer for cyclists • Sustainable transport • Cycling paths should be built in-line with LTN 1/20 	12, 16, 45, 50, 67, 76, 87, 93, 101, 121, 142, 156, 233, 239, 264, 280, 282, 293, 297, 306, 311, 367, 379, 425, 468, 490, 497, 505, 511, 523, 545, 552, 564, 569, 571, 572, 577, 586

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Cycle storage • Segregated cycle paths • Multi-user cycle paths • Should emulate Dutch infrastructure • Enable children to travel 	
Safer for pedestrians/ walking routes/ running routes	45, 263, 280, 297, 367, 379, 142, 445
Additional road capacity/ new arterial roads which should be financed by the development/ wider roads	306, 261, 475, 559
Minimise the need to travel into the town centre	410
Parking improvements, including: <ul style="list-style-type: none"> • Disable parking • Parking for incoming residents • Parking for staff • More parking generally • Parking for residents • Parking modelled on the Freiburg or Ypenburg models 	24, 51, 158, 180, 233, 261, 353, 416, 417, 424, 426, 474, 506, 549, 478, 511, 545

Summary of issues raised in comments	Comments highlighting this issue
The Campus has failed to supply the active travel aspects it promised in its previous 'vision plan'. It has appalling cycle provision where cyclists have died. These things need to be held to account before further expansion.	526
A public transport hub	131
Better transport links generally/ consideration of transport impact	15, 51, 58, 62, 109, 143, 180, 264, 267, 291, 293, 301, 364, 416, 417, 468, 511, 525, 567
Multiple entrances and exits to the site	261
Car facilities should be kept to a minimum	109, 47, 477, 483, 508, 544, 571, 572, 208
More attention needs to be paid to the transportation of hospital staff to the site	291, 87, 117, 289, 291
A railway station	99, 156, 177, 265, 283, 301, 373, 411, 546, 564

Other Comments

Summary of issues raised in comments	Comments highlighting this issue
It is a leading question	382

Summary of issues raised in comments	Comments highlighting this issue
Where is your analysis of the radical changes to work-life patterns/ travel needs from the Covid-19 pandemic?	395
Natural elements are currently lacking in the CBC	408
CBC has brought anti-social behaviour into nearby communities. Parking on drives, littering and did not socially distance during Lockdowns	559
Affordable housing is a 'joke', you need a large mortgage to get a house near Addenbrookes	171
It is a high-quality asset in Cambridge and therefore needs to be planned and developed well, not saturated with housing	286
It currently feels soulless/ architecture his horrible/ area lacks amenities which means residents have to drive	337, 598
Uncertain whether the campus is a housing development/ industrial site or university campus	424
It appears that you have already planned new development. The Council needs to 'come clean' about it.	202
National chains should be banned from owning shops or property in the area	71, 73

Summary of issues raised in comments	Comments highlighting this issue
Addenbrookes should be treated like a small town/ neighbourhood with appropriate facilities	343, 350, 525
Fundamental aim of the Local Plan should be aiming to design for children	545
A mixture (undefined) of things are needed	53
Any new development needs to be definitive and balanced	595
Less unimaginative development	63
Just because developers are building affordable housing, it doesn't mean that they should be able to get out of paying penalties if they don't deliver	500
Better food is needed for people who are visiting the hospital	135
Only ethical medical companies should be allowed to move to the campus	187
CBC should be leading the environmental, social and governance efforts of Cambridgeshire.	486
Has anyone done a survey of where campus staff live? Where would they ideally like to live to inform questions on housing + transport links?	373

Summary of issues raised in comments	Comments highlighting this issue
Any new development needs a proper centre/ centre needed that is not based solely on a supermarket.	376. 233
Impact of this development will be less because it is near a lot of jobs.	353
Fully self-contained site where travel is kept to a minimum	163

Q13. Is there anything else you would like to tell us about what Greater Cambridge should be like in 2041?

Opinion of vision

Summary of issues raised in comments	Comments highlighting this issue
The broad aims, vision + sites in the Plan is correct/ appreciate its attempt to balance competing impulses	16, 85, 196, 245, 249, 270, 497, 503, 581
Wants to see GC as a world leading centre of technical excellence, with homes and environment to match	58
Villagers must accept that the villages need to expand and also allow others to move to them without making it so difficult.	31

Summary of issues raised in comments	Comments highlighting this issue
<p>Preservationist recommendations, including:</p> <ul style="list-style-type: none"> • Preservation of green spaces and landscapes • Preservation of green belt • Prioritisation of brownfield sites • All communities should share the burden of any housing needed so that as little countryside as possible is built on • Green belt should have more protection • EWR Southern route shouldn't be allowed to cut through the Green Belt/ important villages with conservation areas • Development should be constrained by amount of available water • Protect Nine Wells Hills/ ensure not blocked by development • Hope there is still farmland to provide produce locally • Preserve few remaining rural villages • Don't ruin rural aspect of the county 	<p>2, 5, 8, 9, 10, 11, 17, 20, 34, 42, 45, 50, 51, 57, 95, 97, 111, 123, 128, 133, 138, 147, 165, 183, 185, 200, 210, 221, 225, 247, 249, 253, 256, 270, 279, 289, 290, 295, 296, 297, 298, 313, 322, 325, 328, 335, 338, 354, 356, 378, 381, 385, 386, 387, 388, 389, 395, 401, 403, 407, 412, 415, 417, 421, 431, 433, 442, 446, 449, 455, 458, 463, 467, 477, 478, 479, 481, 483, 485, 487, 492, 494, 501, 521, 531, 537, 549, 550, 551, 553, 564, 574, 583, 586, 588, 590, 591, 594, 597</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • The Ox-Cam Arc should be set aside too • No expansion of villages • 'insult' to put more housing in Longstanton • Don't destroy the last remaining paddock in Melbourn • the river basins including Nine Wells should be protected for say 30 or 50 m on either side • Chalk streams should be protected • Too much development in Petersfield recently that is too tall and unclear how facilities can support it • Don't allow EWR to build a 30ft high embankment across the countryside • Preserve area around Biomedical Campus • No to expansion of Trinity Science Park • Plan to build houses between Mingle Lane & Hinton Way is terrible • Have limited/ moderate growth 	
A densified, compact Cambridge is needed	2, 106

Summary of issues raised in comments	Comments highlighting this issue
<p>Comments criticising the rate of growth, including:</p> <ul style="list-style-type: none"> • The housing/growth projections are based on the pre-levelling up policies. • Needs to take account of how things have changed post-Covid and reduce housing figures/ reduce commercial office space • Assumptions about job growth should be reassessed • Combining jobs and housing is a nice idea but doesn't always work as it is easier to move job than move house. Jobs also usually come after housing, e.g., Northstowe • With working from home, people can live much further away from their place of work/ have more dispersed development • Need more data that incorporates climate change <p>Question whether housing can be delivered due to water issues</p>	132, 163 171, 174, 188, 247, 328, 354, 385, 498, 515, 521, 564
New developments need to have character	91
Council is destroying Greater Cambridge	7, 255

Summary of issues raised in comments	Comments highlighting this issue
Some expansion into the green belt seems inevitable but I think the creation of satellite settlements seems a good way to accommodate expansion in a way that saves Cambridge from becoming an endless urban sprawl and everyone has good access to green open spaces and the countryside.	287
Concentrate development and new jobs in new towns, ensure there is enough in the new town so that residents do not need to commute in cars	309, 479, 522
Disagree with the concept of compact housing developments. People are looking for space for their families. If people cannot find/afford the space in the Greater Cambridge area, they would choose to move out of the area, rather than live in squashed conditions in the city. This would then defy the objective of reducing commuting/people living closer to their employment.	259, 265
The Greater Cambridge area in 2041 should be dynamic and prosperous	66
Need to encourage employment opportunities outside of city of Cambridge	68

Summary of issues raised in comments	Comments highlighting this issue
<p>Object to the Plan for reasons including:</p> <ul style="list-style-type: none"> • Stop expanding population • Want an underdeveloped and preserved area • no more housing • emphasise retrofitting, not new development • Limited jobs • Don't build on St Matthews Garden • Don't build in Great Shelford • Fewer people will lead to fewer emissions • Vast overestimate of needed houses. Instead, there should be a limited number • Should be net zero change in the sqm of built environment • Easier to decarbonise without growing • Previous developments have brought negative consequences. Trinity Science Park is a prime example of what should be opposed 	<p>18, 22, 57, 64, 71, 80 123, 134, 138, 144, 169, 200, 203, 223, 226, 241, 242, 257, 303, 304, 318, 319, 321, 330, 365, 378, 382, 387, 393, 395, 399, 414, 423, 426, 448, 460, 462, 469, 474, 484, 485 486, 488, 495, 500, 503, 504, 507, 513, 529, 545, 569, 573, 576, 578, 586, 592, 595</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Expanding Cambridge is against governments levelling-up agenda • Don't build in the city of Cambridge • Plan will exacerbate inequalities • Cambridge will be hit hard by flooding so should stop building and should also stop harm to chalk aquifer • Need to keep it 'nice and quiet' • Development will harm quality of life for residents and their health • Street design of Cambridge is not adequate for population growth • Where is your analysis of the radical changes to work-life patterns post-Covid? • Where is your analysis of climate change degradation of unnecessary new buildings? • Should prioritise less growth and should prioritise small homes instead • Water supply issue 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Effect on food security • Democratic deficit in process • Spatial strategy of putting work + employment in one centre is outdated and belongs to industrial age, not digital economy • Based on previous record, the addition of more homes doesn't add to the availability of affordable homes. Nowhere does the plan address this • Transport is in hands of so many different groups, it is difficult to understand who is consulting on what and results in a muddle • Move for sustainable transport will negatively impact the poor + key workers • This Plan is dependent on EWR, but unclear what is happening with OX-CAM Arc + EWR, how can issues such as water be conclusively dealt with? 	
Same as now, but without the unelected Greater Cambridgeshire Partnership	19

Summary of issues raised in comments	Comments highlighting this issue
Local farmland can be used to provide local food for local people.	11
A greener and friendlier city - working together well as a community and growing more of their own food with vibrant markets selling them.	148
<p>There isn't enough water to support existing plans, let alone adding more.</p> <p>Greater Cambridge in 2041 should be a better version of what we have today, not a bigger version. No transport through villages that doesn't serve villages.</p>	95
Embrace Doughnut economic ideas and principles	89
I am very impressed with the research and thought that has gone into the development of this plan as well as the commitment to genuine consultation.	245
I think it's an awful plan which will destroy and swamp the city of Cambridge and surrounding areas. Why are you so desperate to build so many ugly, pokey, packed in houses to destroy our lovely county?	27

Summary of issues raised in comments	Comments highlighting this issue
Services should be spread equally, small villages like Fowlmere are usually forgotten	217
Provide new development over infill and there should be no infill of overdeveloped Bourn	171
Understand need for affordable houses, but sites need to be chosen which will not exacerbate environmental and infrastructure pressures	412
Cambridge should be the world leading Environmental, social, and corporate governance city by then	483
The Plan seems to prioritise biomedical rather than technology. Where is the next Arm (company) going to come from/ grow/ expand? The Plan should not exclude the Trinity Science Park and I request it is put back in the Plan as would also mean North of Cambridge gets a significant new open space with the Country Park	191
I disagree with economic growth plans, which were never put out to public consultation, we've just had to accept this and hence all the subsequent development and congestion that comes with it.	128

Summary of issues raised in comments	Comments highlighting this issue
I fully appreciate the inevitability of development and need to reduce personal car use in support of global climate change	202
Stop assuming growth should be maximised	119
Most of the population appear to feel that to turn the area into a metropolis is a short-sighted approach given that the UK is a relatively small island in the big scheme of things. Communities are being eroded and the population is being distanced from democracy.	41
I worry about the impact of all this development on the quality of life for existing residents/ healthcare needs of existing residents, and those who need to drive for work in the city, especially in terms of increased congestion, supply of clean drinking water and the necessary infrastructure and utilities	36, 87
If you want your strategic plans to be meaningful for an uncertain future, you need to design in flexibility so future societies have options to deal with situations beyond our normal current experience. The pressure on local plans to meet population and job growth within local authority areas prevents progress made on a national conversation about	506

Summary of issues raised in comments	Comments highlighting this issue
where we should be focusing any community growth – i.e., why would we choose to grow a city on the edge of the fens where the extremes of drought and flood are potential threats?	
No	62, 77, 493

Climate Change

Summary of issues raised in comments	Comments highlighting this issue
<p>Need to have high environmental standards, including:</p> <ul style="list-style-type: none"> • Need to be carbon net-zero/ reduce carbon footprint as much as possible • Solar panels on all buildings/ solar farms around the city • Remove the reliance on burning oil. • No gas should be available • Wind turbines for some rural homes for energy generation • Use rainwater harvesting 	11, 16, 45, 81, 86, 101, 102, 109, 111, 133, 136, 179, 193, 255, 260, 263, 267, 272, 277, 282, 340, 350, 353, 381, 385, 389, 400, 404, 439, 447, 459, 489, 497, 506 508, 510, 513, 535, 551, 561, 566, 574, 575, 582

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Reduce carbon usage • Funding for eco-proofing older properties • Prioritise research into climate change and water safeguarding issues • Prioritise improving air quality • All development over 10 new homes should have WLC assessment • Highly insulated houses • Heat pumps • More renewable energy • Drones for deliveries • Should focus on repurposing, reducing travel, insulating housing • Important that Service Water Drainage at a site is completely understood. Underground pipes cannot be seen, so an observation window on the important flow pipes should be installed and observed. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Infrastructure within the G.C. area for a comprehensive circular economy, including facility to repair all kinds of goods for resale or charity, recycling of all recoverable materials, use of biomass waste for energy generation by anaerobic digestion, or for carbon sequestration • Geothermal energy should be linked with new developments • All areas to have plug-in EV sockets • Must be designed to passivhaus standard • Criminal that the new 'wing development' is not using world class standards for efficiency and is only using current building regulations. Should be ambitious as a 'hi-tech' city • Next to no black bin rubbish with people having changed buying habits to only essentials and must haves • New development should have green space which acts as heat sinks in summer and flood attenuation in winter 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Is there a case for shared facilities in some residential developments, which might attract climate change conscious purchasers/renters? e.g., shared laundry • Support proposal to require new developments to use a green infrastructure standard such as Building for Nature. Clear targets and requirements help developers by giving them certainty about what they need to do to obtain planning permission 	
<p>Suggestions relating to traffic + congestion, including:</p> <ul style="list-style-type: none"> • Radical reduction in motor traffic • Private vehicle free Cambridge • Car-free in Greater Cambridge area • Low-emission zones • Cars should automatically be slowed down which would enable speed humps, etc. to be removed • Congestion charge/ penalties for cars should be applied. • Developments should prioritise non-car forms of transport 	<p>2, 4, 6, 8, 16, 76, 81, 104, 117, 128, 136, 143, 173, 200, 208, 237, 263, 264, 267, 276, 280, 281, 309, 317, 354, 366, 375, 382, 394, 401, 405, 411, 425, 459, 463, 468, 477, 485, 490, 508, 511, 519, 526, 529, 540, 545, 548, 562, 571, 573, 572</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Filters on traffic on narrow roads • More incentives for people to not use cars • Cars should have to go around city, not in it • Do not funnel traffic down a few streets 	
Sustainable water supply should be a priority	475
The critical issue of embodied carbon in new buildings has been ignored in this consultation. Car travel is not the main source of carbon emissions.	132
The conversation around embodied carbon is developing fast, with it even being discussed by politicians and in the news. If it isn't possible to introduce targets in this current iteration of the local plan, it would be prudent to include a mechanism to enable the local authority to introduce these in future without a whole new Local Plan.	447
In G. Cambs there are a considerable number of rural communities reliant on oil. They have ageing power networks without the capacity to install heat pumps or car charging points. There is a risk that these communities will be further left behind. As part of new developments, section 106 agreements	593

Summary of issues raised in comments	Comments highlighting this issue
<p>must be negotiated to help rural residents also install renewables. There are many roofs in these areas that would benefit from solar PV with batteries plugged into this “smart” network.</p>	

Biodiversity and green spaces

Summary of issues raised in comments	Comments highlighting this issue
<p>Change the overarching approach of the Plan to place more emphasis on safeguarding biodiversity and saving the planet. Comments include:</p> <ul style="list-style-type: none"> • Avoiding flooding should be a priority • Must be a huge retrofitting programme • Sustainable water supply should be the absolute priority • Cambridge should be leading on environmental action. • Cambridge should prioritise well-being not just economic growth. 	<p>11, 40, 54, 75, 173, 200, 230, 250, 256, 282, 285, 289, 323, 327, 347, 356, 373, 381, 382, 386, 387, 410, 411, 415, 423, 451, 471, 484, 485, 497, 501, 503, 525, 526, 564, 566, 569</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Want GC to be a place where commercial interests do not 'call the shots' in planning • Improving air quality to WHO standards • Needs to be a realistic assessment of water supply/ energy supply • Many dangerous suggestions currently in Local Plan, including expansion of Biomedical Campus • Nothing that harms environment should be considered. After environment issues are put front and centre, then Council can address issue of socio-economic improvements 	
<p>Suggestions to improve green spaces including:</p> <ul style="list-style-type: none"> • Bigger and more joined up wild areas • Wildlife corridors • Increase in natural parks with trees and lakes • More trees • A place where locals can help the forest. • Nature reserves where animals can run free 	<p>17, 20, 23, 45, 47, 75, 76, 81, 109, 111, 130, 135, 143, 151, 155, 166, 183, 196, 238, 239, 251, 253, 262, 264, 265, 267, 287, 313, 321, 340, 347, 365, 371, 375, 378, 382, 388, 397, 399, 421, 434, 436, 450, 454, 466, 476, 487, 490, 508, 510, , 511, 519, 525, 542, 543, 548, 553, 562, 566, 568, 574, 575, 579, 587, 588</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • More green spaces • Country parks • Preserve Coton Corridor • Preserve Magog Down area • Develop a wooded area for recreational use • Park on airfield • Protect wildlife and plant-life. Keep wild areas truly wild • New development should not damage trees • Woodland around individual centres • Green spaces need to promote biodiversity • Hedgehog highways • More hedges • Should switch away from pesticides to protect biodiversity • Needs to better manage wildlife at Coldham's lane and Snaky Path, but city is good at planting street trees and attractive roundabouts 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Where there is development on green field sites (e.g., Darwin Green), the adverse impact would be greatly diminished by stipulating that existing hedgerows, vegetation and topography along existing roads must be maintained. Where such do not exist, a margin of newly planted trees should be required. • The amount of land devoted to car parking and roads should be reduced in favour of more space for trees and plantings, which will help to absorb carbon and make roads and streets more pleasant. • The number of dedicated nature reserve sites should be increased proportionate to any new housing. • Green places to get away from people + public transport links to get to these places • At least 1 hectare of NEW high quality nature space for every 10 new homes, within a 5-minute walk from those homes. • Mix of woodland, meadows, marshland, ponds, etc, with walkways. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • A new country park in Longstanton or Northstowe 	
<p>Keep natural habitat compared to the vast tracts of open crop fields. On the crop fields, promote cycling and create wildlife corridors. Don't allow private owners of meadows to sell them for development</p>	166
<p>It is paramount that Grantchester meadows be included as an integral part of G. Cambs green infrastructure. This would extend the Cambridge Nature Network. The plan mentions King's College specifically as a potential delivery partner. It should work with them and Cambridge Past Present and Future to create a conservation covenant across the Grantchester Meadow area. This would aid its inclusion in the W.Cambridge buffer zone. Low carbon public transport should be provided into and around the area. Litter collection, car travel and parking all need to be organised better.</p>	593

Wellbeing and social inclusion

Summary of issues raised in comments	Comments highlighting this issue
<p>Community food facilities, including</p> <ul style="list-style-type: none"> • Allotments • Small agriculture that can provide fresh fruit and vegetables to the locality in ways that enhance the soil, nature and biodiversity • Should create facilities to promote knowledge of where food comes from and where people can enjoy food together • Zero food waste 	<p>9, 262, 363, 371, 400</p>
<p>A safer/ inclusive area, including:</p> <ul style="list-style-type: none"> • Open and visible new streets • Safer streets where children can play • Better lighting • New development should be well-maintained 	<p>106, 202, 251, 354, 466. 468, 497, 510, 529, 540, 582, 490</p>
<p>Healthier communities, comments included:</p> <ul style="list-style-type: none"> • Tackling mental and physical health issues. And for health care a more long term and preventative system 	<p>121, 134, 148, 206, 265, 373, 385 398, 407, 421, 439, 468</p>

Summary of issues raised in comments	Comments highlighting this issue
<p>including exercise, complementary therapies and community building to prevent loneliness.</p> <ul style="list-style-type: none"> • Recent blocks of flats will not lead to healthy communities • New housing needs adequate open, green space • Trees should provide shade on streets • Emphasise community building 	
Another hospital.	521
<p>Community facilities, including:</p> <ul style="list-style-type: none"> • Retirement homes for old people • Community centre • Provision for arts activities • Community theatres • Galleries • One respondent is supportive of policy WS/CF to protect community/ sports/ leisure facilities • All housing needs new GP surgeries 	8, 119, 262, 369, 378, 410, 422, 466, 487, 542, 551, 553, 575, 579

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Small neighbourhoods with public spaces would be welcome • Ninewells is currently without a community centre • Require a sliding scale of contribution from all new developments not just those over a certain threshold • More facilities for young people • A swimming pool in Northstowe 	
<p>More leisure facilities, including:</p> <ul style="list-style-type: none"> • Allow permissions for entertainment venues and retail parks outside of Cambridge so everyone doesn't have to travel to Cambridge • More wet weather activities for families • Emphasis on 'square lifestyle' in main city with outdoor seating and licenses for bars and coffee shops until 2am • City needs a world class concert hall like Saffron Hall • Skateboarding facilities that light up at night • Need skateboarding facilities on the new meadows' development 	48, 52, 81, 239, 246, 408, 410. 413, 466, 514, 516

Summary of issues raised in comments	Comments highlighting this issue
Sport facilities	81, 466
<p>Social justice aspirations, including:</p> <ul style="list-style-type: none"> • Break down the barriers between the university elite, super rich and those from lower socio economic groups - there is a feeling of fragmentation at present • No homeless people • Investing in poorer parts of the city • The colleges should do more, particularly working with deprived schools in the city • Reducing inequality across the city • Poor people shouldn't be pushed to the margins • Consider controlling visitor/ tourist numbers, possibly through tourist tax • Concentrate on moving economic activity to areas that actually need it. • Control on greedy growth 	148, , 151, 169, 339, 509
<p>School improvements, including:</p> <ul style="list-style-type: none"> • There should be schools for people of all ages 	135, 361, 490, 511, 548

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • There should be more SEN schools • Schools should never be on major roads. 	
<p>Not enough commitment to connect jobs, culture and social facilities. Facilities promised by developers during the early days of big developments have been quietly forgotten and replaced by flats. A whole generation of bored teenagers have been neglected by unimaginative plans that have not delivered pools, gyms, etc.</p>	171

Great places

Summary of issues raised in comments	Comments highlighting this issue
<p>Identity considerations, including:</p> <ul style="list-style-type: none"> • Protect old buildings • Maintaining differentiation between city and villages • Too much traffic currently in Cambridge, don't spoil it more. 	46, 69, 70, 71, 105, 106, 249, 286, 296, 356, 386, 390, 407, 418, 480, 492, 494, 540, 548, 574,

<ul style="list-style-type: none"> • Maintain the beauty + identity of villages • No urban sprawl • Less isolating • Cambridge should not become a dormitory town for London 	
<p>Why are the centres of these new developments pound-stores and supermarkets? Surely in a region with Cambridge's history of innovation we can be more imaginative in our urban design – creating village squares that are the heart of historic market towns, precincts and Saturday craft and food markets, and small units for sole traders and start-ups?</p>	171

Jobs

Summary of issues raised in comments	Comments highlighting this issue
<p>More commercial facilities are needed to improve the lives of citizens, including:</p> <ul style="list-style-type: none"> • Pubs • Shops • Cafes 	31, 262, 362, 408, 470, 471, 490, 510, 511, 526, 548, 575, 598

<ul style="list-style-type: none"> • Housing developments need shops that will act as a 'natural centre' • Amenities should not be an afterthought • Amenities should be close to housing to reduce need to travel • Need to move away from out-of-town shopping centres 	
Out of town shopping areas are needed	47
More businesses are needed	31

Homes

Summary of issues raised in comments	Comments highlighting this issue
Housing suggestions, including: <ul style="list-style-type: none"> • Low-rise flats of 3/4 levels, including basements and roof top gardens • Green spaces between houses • Many new homes are needed • Provide more housing for people to downsize into • Lack of smaller, affordable homes 	9, 16, 73, 106, 111, 128, 169, 179, 181, 218, 231, 251, 253, 266, 280, 283, 337, 407, 432, 439, 490, 500, 510, 511, 519, 540, 548, 579

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Less large luxury homes/ luxury suburbs are needed • Should exceed minimum space standards • New housing should be beautiful • Keep innovating like Marmalade Lane • New housing should fit in with local architecture • Should ensure housing is well-insulated • Use sustainable materials to build houses • Needs to be well-designed and big enough • Must be truly sustainable • Need an emphasis on quality, smaller developments • New developments should not be cut off from amenities • Use brick and tiles, not render • Should be in harmony with existing neighbourhoods and not pull-down quality pre-existing buildings • Ensure enough homes for old people • Provide support for housebuilders to ensure pace of construction isn't slowed down. 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Intention to build more compact buildings is not a good idea as it will destroy wildlife • Integrating different housing types and construction of regular meeting places can improve community cohesion • All new housing should be constructed to be water neutral, and no housing should be built until the problem of unsustainable abstraction is resolved adequately. • Housing should be on quiet neighbourhood streets that are good for cycling because they have very low levels of car traffic. • Nuclear housing development 	
<p>Affordability suggestions including:</p> <ul style="list-style-type: none"> • Affordable housing • More small homes, closer together • Homes for essential workers • Housing needed for biotech industry • Much lower house prices 	<p>8, 52, 76, 81, 99, 121, 169, 278, 323, 327, 339, 340, 344, 348, 349, 360, 381, 383, 385, 392, 420, 466, 471, 475 ,503, 575</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Making Cambridge a more affordable place for young people • Affordable housing should be mixed with other tenures • Greater emphasis on community/ co-housing housing • More council housing • Need to ensure there is a community on new housing estates • 40% affordability should be rigorously enforced and a large % of this being at social rent level 	
<p>Housing development should be where there is employment within 200m</p> <p>We should have pockets of developments - say c 500 people to a unit and then gaps; with greater gaps over say 2000 people. And allow commercial and entrepreneurial activities to develop - leave room for future technology changes and growth of both population / commercial activities.</p>	289
<p>Need to ensure that the Local Plan allocates enough houses so that uncontrolled development isn't taking place in unsustainable village locations</p>	213

Summary of issues raised in comments	Comments highlighting this issue
Do more to change people owning multiple homes/ stop wealthy landlords owning multiple homes	64, 210
Less ugly new builds that look like shipping containers/ City should flow out from its historic core/ Developments should look less like prison blocks and more like “English” houses.	45, 49, 106, 283, 286, 334, 337

Infrastructure

Summary of issues raised in comments	Comments highlighting this issue
<p>Comments about infrastructure, including:</p> <ul style="list-style-type: none"> • Must not fall into what has happened with the last Local Plan where housing was built without infrastructure • Must ensure all infrastructure is right and put in place first before any developments are allowed to be built. • Must be open if development is going to be placed onto busway stops, the parish councils must be informed so that they can plan for proper infrastructure. 	90, 126, 141, 171, 187, 202, 225, 243, 249, 260, 271, 365, 382, 439, 463, 465, 468, 470, 505, 513, 526, 537, 551

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Must be realistic + build only number of houses that can be sustained by water, infrastructure etc. • Level of development is causing massive parking, school capacity and health capacity issues, yet you still allow it? • Spend less money on roundabouts, but more on pavements • Current infrastructure must improve • Developers must be held to account and actually deliver amenities • Building too many houses without infrastructure is very stressful for residents • Cambridge is an old town, and the centre cannot support the number of people who it seems will be here by 2041. The infrastructure in and around the city needs to be thought about proactively rather than reactively. • Want to see it become a city with adequate water, power, digital and communications infrastructure 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Sewerage treatment plants should be built to adequately support any new housing development. • Use planning conditions to mandate micro generation like solar panels on all new dwellings, and EV charge points for new developments. • Mandate 1Gbps network connections as a minimum for new development. 	
<p>Transport improvements, including:</p> <ul style="list-style-type: none"> • Adequate parking spaces (possible underground garages) • Routes which encourage active transport • Better road surfaces to make cycling safer • Scooter for hire schemes • Areas to prioritise cycling and walking over cars • Safe, lit walking routes, especially for women + children • P & R should run 24/7, be more regular be doubled in size and linked to train. Suggestion it should be free. • We need a metro system 	<p>8, 20, 29, 45, 48, 53, 66, 68, 76, 83, 84, 86, 87, 93, 104, 106, 108, 117, 120, 121, 123, 128, 130, 136, 142, 143, 151, 159, 166, 169, 171, 179, 200, 202, 206, 212, 218, 221, 225, 228, 233, 239, 242, 246, 251, 253, 263, 264, 265, 276, 278, 282, 284, 299, 306, 309, 317, 325, 327, 337, 343, 347, 354, 358, 362, 371, 373, 382, 384, 394, 398, 400, 404, 405, 408, 410, 411, 412, 415, 417, 422, 425, 434, 453, 454, 459, 463, 468, 475, 477, 485, 490, 491, 492, 497, 499, 509, 510, 511, 519, 520, 522, 525, 526, 528, 530, 534, 544, 545, 546, 551, 552, 553, 554, 557, 560, 561, 562, 564, 568, 571, 575, 577, 582, 598</p>

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Bicycles should be prioritised at junctions • Should include disabled people and ensure that they also have good transport. Inclusive cycle routes for all forms of travel • Intersecting bus routes, not linear ones • More footpaths open to public • Cycle paths for all ages • Develop travel hubs in towns and villages with links to Cambridge • Better connectivity to areas outside of the Greater Cambridge area. • Buses to be electric, hydrogen or zero emissions • Use small buses not double deckers • Need modern buses • Remember, not everyone can cycle, should prioritise pedestrians • Schools need to be located off main roads • Public transport needs to run for later hours 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Improve links of new towns, such as Cambourne, to Cambridge • South Cambridgeshire villages need better public transport to Addenbrookes and the City Centre for our elderly, students and those who work on the biomedical site and city centre. • Secure, attractive bike parking/ storage • Affordable and reliable public transport services are desperately needed. • Centralised bus system with one price per ticket which could be switched on different services • Free public transport • More space between cars and people • Transport should link from Cambridge to tourist sites outside of Cambridge • Pedestrianisation of Cambridge centre • Cheap underground railway 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Pavement needs to be widened along the Moor near Melbourn • Provision of public areas to access services + green spaces • Busway needs improvements • Through-routes to traffic should be avoided in residential areas, including villages. The strategic road network should be the primary route for heavy traffic. Provision for segregated active travel should be made alongside these roads with regular safe crossing. • Roads need to be drastically improved to cope with population and vehicle use • Delivery should be based around delivery hubs so last-mile is cycle-based • Rapid transit connections to the centre of Cambridge and station are needed, especially from new developments • Set a policy that all new developments will have at least 50% of journeys by cycling and walking 	

Summary of issues raised in comments	Comments highlighting this issue
<ul style="list-style-type: none"> • Developers are continually getting away with providing poor quality cycle parking. • Cycle parking needs to be usable by non-standard cycles, including cargo cycles • Metro needed with stations setting out to village/ other settlements in Cambridgeshire 	
Forget guided bus, tram and metro schemes as too expensive for returns	263
Congestion charging is not the answer. Congestion occurs mildly at two peak times each weekday.	325
Private electric cars are not sustainable transport	571
Prioritise train/ light-rail/ tram network and reduce some bus services	265
Need diverse public transport, adjusted to the different needs of the region and competing for every single passenger. Relying on solely on buses is a mistake and you'll likely to see the effects of that when people start leaving the Greater Cambridge because of a ghetto style of house development	131

Summary of issues raised in comments	Comments highlighting this issue
with poor access to Cambridge while the elites can cycle and walk to work.	
<p>Comments relating to cars</p> <ul style="list-style-type: none"> • Improve planning for electric cars, including electric car charging point • Each dwelling should have charging point • EV charging points should not obstruct paths. • Communal charging points for flats • Incentives for electric cars • Think about self-driving cars 	38, 46, 324, 468, 477, 509, 526, 547, 564, 575, 582
Until the public transport system can provide affordable, reliable and frequent journeys that support peoples' individual lifestyle choices, provision for the car should not be sacrificed/ some car travel might be unavoidable// Both the climate and air quality concerns of cars will naturally go with the move to electric cars, so no need for the local plan to solve those problems / stop closing roads in the city	72, 87, 112, 215, 243, 306, 554, 577
Cambridge has one of the largest proportions of the classic car market (£10bpa) in the UK. By reducing car access and	261

Summary of issues raised in comments	Comments highlighting this issue
bringing in emission's charges, many small businesses will have to close or move and the £10b will reduce and with it tax.	
Don't forget about electrical power generation. Where is it all going to come from, and how resilient are the systems in place to unusual weather and/or malicious attack?	24
In relation to water issues, abstraction rates may need to be reduced significantly to safeguard natural river flow and there is no capacity to increase groundwater abstraction from the chalk	171
More affordable parking	47, 81
No parking facilities in new development / should be a rare exception on new developments	102, 552
Please abandon the proposed travel hub near Babraham as it will destroy the greenbelt and numerous habitats along the way with no benefit for the residents. It is hugely expensive as well. Make improvements along A1307 instead or restore the old railway from Haverhill.	533, 538, 597

Other comments

Summary of issues raised in comments	Comments highlighting this issue
It would be nice if the planners were honest instead of asking for input on a deal, they have already agreed behind closed doors.	74
Colleges should free up land to sell for building on, so much of their land is unused and central.	81
Better than Carbon neutral; restoring nature, drawing down Carbon and with a vibrant blooming natural environment.	89
Can we honestly say the last local plan is improving Cambridge?	90
Policy 60 in the existing 2018 Cambridge Local Plan must - in all iterations of the Local Plan - be not only retained 100% in full but also strengthened to make it more easily observed and enforced.	12, 265
Support Policy 23, of the 2018 Cambridge Local Plan.	12, 265
Cambridge should be cleaner	323
My home area is green but overrun by those who do not live here to use it for anti-social behaviour	308

Summary of issues raised in comments	Comments highlighting this issue
<p>There have been suggestions that the government is planning to override planners with very large-scale developments this is not helpful in the long-term growth of this area.</p> <p>Strongly oppose massive developments</p>	424
<p>In an updated version of Policy 23 the boundary of the 'Eastern Gate Opportunity Area' must be redrawn to exclude both the northern half of St Matthew's Piece and the allotments on New Street</p>	12
<p>Comments about relocation of Wastewater Treatment Plant</p> <ul style="list-style-type: none"> • Would like the Northeast Cambridge proposal not to be dependent on the unnecessary relocation of the Wastewater Treatment Works to Green Belt Land • Disagree with relocation of Plant • Keep the Cowley Road treatment plant where it is. as it will ruin the green belt and waste our taxpayer's money/ it should be shown on the Local Plan/ Local people should be listened to 	60, 100, 146, 150, 385, 395, 438, 461, 518, 594
<p>Want it to be a place people want to live and will look after</p>	133
<p>Copy the Netherlands</p>	15

Summary of issues raised in comments	Comments highlighting this issue
As it is now rural and happy	30
It will be covered in concrete ugly boxes and drinking water will be rationed. There won't be any green belt left, and no one will want to live here.	63
A town that is safe from rising sea levels. A town that is a safe place to be for my children and grandchildren. A town that plays its part in saving the planet.	101
Overdevelopment threatens to undermine social cohesion and it will be essential to support resident/ interest groups in new developments to maintain civic identity/ social fabric	190
I feel that nobody in government or government is listening to the voices of residents, but only to the voices of those who want to make money	134
Works shall be done to Newmarket Road	157
Needs to take account of how things have changed post-Covid and working in coastal towns should be prioritised	175
Be bold and use all space, don't restrict to certain areas	204

Summary of issues raised in comments	Comments highlighting this issue
Avoid Thakeham new town/ Should not be accepted just because they give money to government/ Thakeham tried to bypass democracy	164, 233, 270, 293, 595
It depends if the railway to the West gets built or not.	177
It was a bad idea to move the Council offices to Alconbury, as public transport access is terrible	113
It should be like it was in 1991 - a nice place to live.	268
Thankfully I will no longer be here to see my beloved Cambridge transformed into an urban new town.	273
I should like if there are planning conditions attached to a planning application that these are carried through and checked	275
New development should only be made after substantial consultation with members of the public. Could the attached survey be attached to the Cambridge News as it not everyone uses computers	386
Need to advertise Local Plan initiatives	437
To Question 11, I would like to add: housing that cannot be used as buy-to-let or second homes - must be primary	168

Summary of issues raised in comments	Comments highlighting this issue
<p>residence. Question 12 I would like to add prioritise proper drainage and sewerage - in Longstanton we suffer as our sewerage systems often overflow as they have not been updated to take into account the extra load from more houses and residents. In addition, the development has caused more flooding, whilst also adversely affecting the local water table. There seems to be little accountability for the developers of projects, section 106 agreements are not honoured, and restrictions ignored, and it feels like developers are there to make a quick buck and there is no care for what is actually being delivered and the long term impact. I strongly feel there should be no more development additional to what has already been signed off in Longstanton and Northstowe. We have had over a decade of constant development and noise, there needs to be an end point and our green spaces need protecting for local wildlife as well as for drainage and water absorption.</p>	
No more cheap flights or foreign packaged holidays	508
I would like to see analysis of the % of dwellings that are a) for students and b) foreign investor owned and for the latter, are	441

Summary of issues raised in comments	Comments highlighting this issue
<p>these all occupied or are many vacant? If there has been an increase in either of these over the recent years, I would like to see a discussion on whether there should be a limit on both. Colleges and investors buy up a lot of property in the City, pricing locals out of the market. This is exacerbating the need for housing and should not be allowed to get worse.</p>	
<p>2041? By the time you sort this out and get the ball rolling it will be useless and too small for everybody's needs. 2041 you should be ashamed of yourselves.</p>	236
<p>The St Neots road cycleway should be a source of shame the anyone involved with the planning and development of Camborne and is a key example of why there is so much public cynicism about new developments, and the single minded profiteering of the developers.</p>	171
<p>Plan is so dependent on EWR, but unclear what will happen with this.</p>	595
<p>EWR Southern approach should be rejected</p>	593
<p>Wording of Plan suggests EWR is approved, but the business case is flawed</p>	171

Summary of issues raised in comments	Comments highlighting this issue
Yes, the results of this questionnaire be published.	482
Change its name, housing already decided	409

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Equality Impact Assessment (EqIA): Greater Cambridge Local Plan: Development Strategy Update

Identifying Details

- 1.1** Officer completing EqIA:
Claire Spencer

- 1.2** Team and Service:
Planning Policy, Strategy and Economy Team, Greater Cambridge Shared Planning

- 1.3** Title of proposal:
Greater Cambridge Local Plan – Development Strategy Update

- 1.4** EqIA completion date:
December 2022

- 1.5** Proposal implementation date:
2025/ 2026 (approximate, depending on Local Plan adoption date)

- 1.6** Who will be responsible for implementing this proposal (Officer and/or Team):
Greater Cambridge Shared Planning Service, other Cambridge City Council and South Cambridgeshire District Council Service areas and external stakeholders.

Proposal to be Assessed

This Equality Impact Assessment (EQIA): Development Strategy Update provides an update to, and should be read in conjunction with, the [GCLP First Proposals Equalities Impact Assessment](#) completed in July 2021. It has been prepared to assess the impacts of the GCLP Development Strategy Update, which includes only:

- Identification of updated objectively assessed needs for development
- Consideration of issues affecting delivery of jobs and homes; and
- Identification of priority sites for development within a potential wider development strategy yet to be determined

A full EQIA will be completed to support the draft plan consultation in 2023.

How will groups or individuals be affected by the GCLP Development Strategy Update?

Planning for additional development to respond to development needs provides opportunities to address the needs of people with different protected characteristics, for example with different types of homes that are needed and a greater range of jobs. The First Proposals assessment highlighted positive impacts related to age, disability, pregnancy and maternity, race, and issues related to Cambridge being an unequal city and south Cambridgeshire's rurality issues. Additional development would need to be accompanied by community facilities, green spaces and other infrastructure, helping to create more balanced and sustainable communities including by improving access to services and facilities locally. This could also have positive impacts if these supporting needs are met. The extent of benefits and impacts would depend on the scale and location of development, and policies put in place to secure supporting infrastructure and to avoid negative impacts.

Allocating development at the most sustainable strategic scale locations – thereby locating jobs, homes, and day to day facilities and services in close proximity -

should reduce the need to travel for all. It should also enable journeys that need to be made to be shorter and achievable by non-car modes, which are most inclusive for all and can improve air quality with associated health benefits for impacted communities.

If the Local Plan did not plan for the full development to meet identified needs the benefits to communities noted above may be reduced, as it could mean the full needs of those with protected characteristics could not be addressed, and there is a chance that current disadvantages arising from unequal access to jobs, homes and local services may be magnified. This would depend on scale of the difference between what the plan seeks to deliver and the identified needs, how the plan sites and policies were prioritised, planned and delivered.

Sign Off

When will this proposal next be reviewed and who will this be?

Summer 2023 (Planning Policy, Strategy and Economy Team, Greater Cambridge Shared Planning)

Approving officer signature:

Jonathan Dixon

Date of approval:

December 2022

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Greater Cambridge Local Plan

SA Addendum

Sustainability Commentary on Emerging
Alternative Development Strategy Options

**Cambridge City Council and South
Cambridgeshire District Council**

Prepared by LUC
December 2022

Version	Status	Prepared	Checked	Approved	Date
1	Draft SA Addendum	J Allen	J Pearson	J Pearson	14.12.2022
2	Final Tracked SA Addendum	J Allen	J Pearson	J Pearson	19.12.2022
3	Final Clean SA Addendum	J Allen	J Pearson	J Pearson	20.12.2022



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Introduction

1.1 This SA Addendum has been prepared and published alongside the Councils' Development Strategy Update Report. The Development Strategy Update Report sets out new objectively assessed needs, summarises ongoing changes in regional water resources planning and outlines their associated housing delivery implications. The issues are influencing options and decisions on the Greater Cambridge Draft Local Plan's development strategy.

1.2 There is ongoing uncertainty with regards to water supply and associated housing delivery in Greater Cambridge. Consequently, it is not possible to be sure which new options for growth are likely to be deliverable and hence which can be considered reasonable alternatives for the purposes of the SA. The purpose of this SA addendum is therefore to start to consider the sustainability implications of the potential reasonable alternatives for growth. This will help to inform the definition of new reasonable growth options for Greater Cambridge once evidence on matters affecting deliverability (such as water resource availability and achievable housing delivery rates) becomes more certain.

1.3 This SA addendum and the Development Strategy Update Report therefore represent an interim stage in the preparation of the Greater Cambridge Draft Local Plan and its SA. As an interim stage in the Local Plan preparation process, it is not proposed to carry out public consultation, including in respect of this addendum. Once there is greater certainty on the quantum of water supply, associated infrastructure and housing delivery over the new Greater Cambridge plan period the Council will be in a better position to define the realistic choices available to it regarding growth in the plan period. These will then be subject to SA, with the results helping to inform the development strategy to be proposed in the Draft Local Plan and accompanying SA Report that will be subject to public consultation in 2023.

1.4 This SA addendum has been prepared by LUC on behalf of Cambridge City Council and South Cambridgeshire District Council (the Councils) as part of the Sustainability Appraisal (SA) of the Greater Cambridge Local Plan. The SA

addendum builds on the Greater Cambridge Local Plan: First Proposals Sustainability Appraisal consulted on in November and December 2021 and should be read in conjunction with that document as well as the First Proposals document. Further stages of the SA, and further public consultation, will follow as the Local Plan preparation progresses.

Changes in Local Plan evidence

Objectively assessed needs update

1.5 The Councils updated the Local Plan employment evidence and housing and employment relationships evidence in 2022 to consider the latest employment and demographic data and the effects of the COVID-19 pandemic. This included identifying an updated minimum homes requirement calculated by the government's Standard Method and the number of jobs that these homes would support, alongside exploring the most likely future jobs forecasts and the homes these would require.

1.6 Reviewing the latest data identified that the COVID-19 pandemic led to a fall in employment in the construction, retail, food and accommodation, and the arts and recreation sectors, but investment-led, knowledge intensive sectors such as life science and ICT have generally remained resilient or seen growth.

1.7 In addition, the 2021 Census showed that population growth in Cambridge has been significantly higher than previously estimated.

1.8 Having considered this evidence and having regard to the obligation in the NPPF paragraph 81 to support economic growth and productivity, the most likely need for jobs in Greater Cambridge in the plan period (2020-2041) is an additional 66,600 jobs. The Standard Method minimum housing number falls well short of supplying housing to support this higher job forecast. Consequently, the objectively assessed need for housing for the plan period has been amended to support the most likely future level of jobs. This is a figure of 2,463 homes per year, which would translate to 51,723 homes in the plan

period (2020-41). Table 1 shows the difference between the identified growth included in the Greater Cambridge Local Plan: First Proposals, subjected to SA in 2021, and the new growth figures informed by several years of additional data.

Table 1: Updated objectively assessed needs for jobs and homes

	2021 Jobs	2022 Jobs	Change	2021 Homes	2022 Homes	Change
Total in Greater Cambridge 2020-2041	58,500	66,600	+8,100	44,400 (rounded up)	51,723	+7,323
Annual Change	2,781	3,171	+390	2,111	2,463	+352

1.9 The 2021 annual change homes figure of 2,111 multiplied by 21 years within the plan period equals 44,331. For the First Proposals consultation this 21-year figure was rounded up to 44,400. Sustainability Appraisal of the medium+ growth option tested a rounded down 21-year plan period homes figure of 44,300. In this Addendum report, subsequent references to differences between 2021 figures and 2022 figures refer to the 44,300 medium+ growth option which was subject to SA testing.

1.10 The Councils are committed to plan positively to accommodate the updated employment and housing needs unless evidence identifies an insurmountable problem with achieving that in a sustainable way. The Councils have therefore started to re-evaluate how many jobs and homes can be reasonably delivered and accommodated in Greater Cambridge in the plan period, taking into account economic, social and environmental impacts, infrastructure constraints and Duty to Cooperate considerations.

Water supply update

1.11 A Draft Regional Water Resources Plan was published by Water Resources East in November 2022. The plan is clear that “Unless urgent action is taken by all sectors, the region will face severe water shortages. This will constrain agricultural production and curtail economic growth, affecting the region’s prosperity and endangering the east’s iconic chalk rivers, peatlands and wetlands.”

1.12 The main proposals in the Draft Regional Water Resources Plan are set in the context of a considerable reduction in abstraction licenses by the Environment Agency in Greater Cambridge, first to prevent further deterioration and then to restore the water environment, focusing first on protected sites. Further demand management measures and considerable expansion in supply capacity are also needed. The Regional Plan proposes a water transfer arrangement from Anglian Water to Cambridge Water in the medium term (from around 2030) and the delivery of a new Fens Reservoir in the long term (expected to be operational from around 2035-37 but not yet progressed to planning permission stage).

1.13 The draft Regional Plan advises that it is possible that water companies could look to seek a delay to licence cap reductions until later in the 2030s due to an overriding public interest case in providing secure water supplies. This is allowable under Regulation 19 of the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017. However, at this point in time, it is not clear whether Cambridge Water will need to go down the route of seeking such a delay in reduction of abstraction, and even if they did, whether it would be successful.

1.14 Details on the quantum of water supply and how it relates to housing and employment growth needs will be provided by Cambridge Water’s emerging new Water Resources Management Plan. Until this Water Resources Management Plan is published, it is not clear whether water supply will be a constraint to growth in the short, medium or long term, and what the effect will be on supplying current growth commitments, the proposed growth levels in the

Greater Cambridge Local Plan: First Proposals (2021) and the now higher objectively assessed needs (2022).

1.15 Once Cambridge Water's Water Resource Management Plan is published, an update to the Councils' Water Cycle Strategy will be prepared to inform preparation of the Greater Cambridge Draft Local Plan.

Housing delivery update

1.16 The increase in housing need and the influence of potential water supply constraints and solutions on various stages of the plan period have implications for housing delivery. The Councils therefore commissioned their consultants to consider the housing delivery implications of the increased housing need, and this has been published as an Addendum (2022) to the earlier Housing Delivery Study (2021) and Interim Findings (2020).

1.17 The Housing Delivery Study (2021) found that the 2021 medium+ growth level that was included in the Greater Cambridge Local Plan: First Proposals as the objectively assessed need was deliverable. The assessment of the increased housing need (2022 medium growth level) is included in the Addendum (2022). It concludes that this new increased housing need would result in a material increase in annual housing completions from the First Proposals objectively assessed need and that it will require significant new sources of supply over and above the additional allocations proposed in the First Proposals. It therefore recommends that additional testing of spatial options (baskets of sites) is required to estimate at what level the housing requirement becomes unachievable. It also advises that a stepped housing requirement would be needed to allow time for:

- additional sites to be allocated, permitted and delivered through the new Greater Cambridge Local Plan, and
- necessary infrastructure to be developed, not least new water supply solutions in the medium to long term.

1.18 These two factors are likely to increase the annual level of housing completions that can be achieved in the middle and latter stages of the plan period. However, the assessment also highlights that:

- a diverse housing supply that is flexible to changing circumstances and less reliant on a smaller, more concentrated basket of sites is required to maximise market absorption, and
- a housing land supply that is more geographically spread would help to reduce competition, thus better matching the housing supply with demand, but that this brings its own challenges in terms of infrastructure delivery and sustainability, including climate change.

Emerging alternative development strategy options

1.19 Considering the evidence updates outlined above there is potential that the preparation and SA of the Greater Cambridge Draft Local Plan in 2023 will require consideration and appraisal of additional alternative growth options not previously subjected to SA, specifically development strategy options that:

1. Fully provide for the new objectively assessed job and housing needs: 66,600 jobs and 51,723 homes, equating to an uplift in growth of 8,200 jobs and 7,423 homes respectively over and above the preferred 'medium+' (First Proposals) growth spatial options appraised in 2021.
2. Only provide for a proportion of the new objectively assessed job and housing needs (which may or may not include meeting all of the previous First Proposals' needs) due to water supply and associated environmental constraints and housing deliverability constraints, particularly in the short to medium term.

Likely effects of emerging alternative development strategy options

1.20 There is currently too much uncertainty to determine whether the two emerging alternative development strategy options constitute reasonable alternatives requiring appraisal to the same level of detail as the development strategy options previously appraised through the SA, including identification of whether effects are likely to be significant. Considering this uncertainty, this SA addendum instead provides a short commentary on the likely direction of economic, social and environmental effects of the two emerging options.

1.21 The effects of the previously appraised Spatial Option 9 (the Greater Cambridge Local Plan: First Proposals preferred spatial strategy) have been set out below for reference only. At this point in time, Spatial Option 9 represents the most recent preferred spatial development strategy and therefore the most relevant point of comparison for considering the likely direction of effects for the two new emerging options.

1.22 Changes to the spatial distribution of growth set out under Spatial Option 9 would result in changes in identified effects, as shown by the differing effects identified for the other spatial options appraised in the SA Report accompanying the Greater Cambridge Local Plan: First Proposals. However, until such time as the Councils can determine that the emerging alternative options and their spatial implications are reasonable, judgements on the likely sustainability effects of the emerging alternative options are limited to the influence of their respective scales of growth on the effects recorded for the previously preferred spatial strategy (Spatial Option 9).

Effects of Spatial Option 9 identified in 2021 SA

1.23 Spatial Option 9 would deliver the previously preferred ‘medium+’ growth scenario of 58,500 jobs and 44,300 homes. This option would deliver a substantial amount of housing development within Cambridge city, particularly at North East Cambridge and densification of consented development at North West Cambridge and the Cambridge urban area. It also includes a substantial amount of housing development at Cambridge Airport and around Cambourne, with additional development within the ‘southern cluster’ and villages. This option also includes faster delivery rates at Northstowe and Waterbeach. This option focuses employment development at North East Cambridge, Cambridge Airport, Cambridge Biomedical Campus and Cambourne, although the majority of this is expected to come forward beyond the plan period. Additional rural employment locations are identified at Babraham and on the A14 corridor in vicinity of Swavesey Junction, as well as in the southern cluster and villages.

1.24 For ease of reference, Table 2 sets out the previously appraised effects of Spatial Option 9 that were included in the 2021 SA Report that accompanied the Greater Cambridge Local Plan: First Proposals consultation. The SA has sought to distinguish between short to medium term effects occurring within the plan period (referred to as ‘2020-2041’) and longer term/permanent effects that would occur when sites are fully built out (referred to as the ‘all time’ scenario or ‘fully built out’).

Table 2: Short to medium and long-term effects of Spatial Option 9

SA objectives	2020-2041	All time
SA objective 1: Housing	++?	++
SA objective 2: Access to services and facilities	+/-?	++/-?

SA objectives	2020-2041	All time
SA objective 3: Social inclusion and equalities	+/-	++/-
SA objective 4: Health	--/+	++/-
SA objective 5: Biodiversity and geodiversity	--/+?	--/+?
SA objective 6: Landscape and townscape	--/+?	--/+?
SA objective 7: Historic environment	-?	-?
SA objective 8: Efficient use of land	--/+?	--/+?
SA objective 9: Minerals	--?	--?
SA objective 10: Water	--/+?	++/--?
SA objective 11: Adaptation to climate change	+/-?	++/-?
SA objective 12: Climate change mitigation	++/--?	++/--
SA objective 13: Air pollution	++/--?	++/--
SA objective 14: Economy	+/-	++/-
SA objective 15: Employment	+/-	++/-

Likely effects of delivering 66,600 jobs and 51,723 homes in Greater Cambridge

1.25 The new objectively assessed needs represent an uplift in growth of 8,200 jobs and 7,423 homes over and above the preferred ‘medium +’ growth spatial option appraised in 2021.

1.26 More jobs and homes will generate similar positive effects against SA objectives 1 (Housing), 14 (Economy) and 15 (Employment) to those identified for Spatial Option 9 as they would still be delivering the scale of growth needed and no more, albeit that evidence now suggests that need is higher than was

thought when the First Proposals document was prepared. Supply would broadly meet demand in the long-term, delivering improvements in the affordability of homes and the same socio-economic effects previously recorded against SA objectives 3 (Social Inclusion and Equalities) and 4 (Health). However, the uplift in growth needs mean that Spatial Option 9 and any other spatial options delivering the previously preferred 'medium' or 'medium +' scale of growth no longer meet growth needs over the plan period and are therefore likely to perform less strongly against these same SA objectives, with fewer positive effects and potentially more negative effects.

1.27 Providing for more jobs and housing need will require more development, either through additional greenfield land take or the densification of existing and planned development (most likely a combination of the two). This increases the likelihood of negative effects against SA objectives 4 (Health), 11 (Adaptation to Climate Change), 12 (Climate Change Mitigation) and 13 (Air Pollution) as greater concentrations of people and development are likely to result in greater concentrations of air, noise and light pollution.

1.28 More development, particularly on more greenfield land, will also increase the likelihood of negative effects against SA objectives 5 (Biodiversity and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 8 (Efficient Use of Land), 9 (Minerals) and 10 (Water). The greater the extent and scale of growth the greater the pressure on agricultural, mineral and water resources; all resources likely to be more in demand as the population rises. The greater the extent and scale of growth, the greater the potential for direct and indirect negative effects on the natural and historic environment, both at the local and landscape scale.

1.29 With regards to water supply, there is a significant risk that supply will not be able to meet demand in the short, medium and long term without causing further environmental harm, unless further demand management measures are employed, and additional sources of water secured as set out in the draft Regional Water Resources Plan. A new Fens Reservoir is planned, the delivery of which will meet long term water demands towards the end of the plan period and beyond; however, planning permission has yet to be secured for the reservoir, maintaining uncertainty on the effects for SA objectives 5 (Biodiversity

and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 10 (Water) and 11 (Adaptation to Climate Change), particularly in the long term. A water transfer arrangement from Anglian Water to Cambridge Water has been proposed to meet demand in the medium term to accommodate reductions in abstraction licenses by the Environment Agency in Greater Cambridge first to prevent further deterioration of the water environment and then to restore the water environment, particularly protected sites.

1.30 If an overriding public interest case was made by the water company and approved by DEFRA, such that abstraction remained above the proposed reduced abstraction licences for longer, this would likely cause environmental harm and have negative effects against SA objectives 5 (Biodiversity and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 10 (Water) and 11 (Adaptation to Climate Change). These negative effects could then have knock-on negative effects on SA objectives 3 (Social Inclusion and Equalities), 4 (Health) and 14 (Economy).

1.31 It is assumed that access to key services and facilities will be maintained, regardless of the scale of growth planned for, given access to existing centres will be prioritised. Larger scale growth would potentially put further pressure on the capacity of existing services and facilities, but it is assumed that additional provision would be required, commensurate with increased growth. In addition, greater growth would contribute to the economies of scale necessary to viably meet demand for new and improved services and facilities. Overall, effects in relation to SA objective 2 (Access to service and facilities) are likely to remain similar to those previously identified for Spatial Option 9.

1.32 It is noted, however, that housing delivery challenges associated with the new higher growth levels may require a spatial strategy that includes a wider range of sites and locations that could require more smaller sites in villages and a distribution of development less able to focus on locations with good access to services and facilities, including public transport. Such a spatial strategy would result in more development and road traffic in rural areas, likely generating negative effects against SA objectives 2 (Access to Services and Facilities), 3 (Social Inclusion and Equalities), 4 (Health), 5 (Biodiversity and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 8

(Efficient Use of Land), 10 (Water), 11 (Adaptation to Climate Change), 12 (Climate Change Mitigation) and 13 (Air Pollution).

Likely effects of not fully providing for the new objectively assessed job and housing needs in Greater Cambridge

1.33 This emerging option would not fully meet growth needs over the plan period due to water supply and associated environmental constraints and housing deliverability constraints and associated implications for the spatial strategy, particularly in the short to medium term. The more limited the extent and scale of growth, the less pressure on agricultural, mineral and water resources. There would also be more limited direct and indirect negative effects on the natural and historic environment, both at the local and landscape scale, helping to avoid unacceptable environmental harm to the chalk aquifer and chalk streams in Greater Cambridge. This option would therefore reduce negative effects against SA objectives 5 (Biodiversity and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 8 (Efficient Use of Land), 9 (Minerals) and 10 (Water). It is unlikely, however, that all negative effects against these SA objectives would be avoided and some uncertainty is likely to remain, particularly until such time as sustainable alternative water supplies are secured.

1.34 Not meeting objectively assessed needs is likely to result in this option performing less strongly than the other emerging option and the effects previously identified for Spatial Option 9 against SA objectives 1 (Housing), 14 (Economy) and 15 (Employment), limiting positive effects and having more negative impacts. The significance of these effects will depend on the scale of the shortfall identified and whether any of this shortfall can be accommodated by willing neighbouring local authorities. Not meeting demand adversely affects the affordability of homes resulting in negative socio-economic effects against SA objectives 3 (Social Inclusion and Equalities) and 4 (Health).

1.35 The fewer new homes and jobs that are available in Greater Cambridge over the plan period, the less likely people will be able to live and work in Greater Cambridge. People are likely to have to travel greater distances to commute to and from workplaces and access local services and facilities, resulting in more negative effects against SA objectives 2 (Access to Services and Facilities), 12 (Climate Change Mitigation) and 13 (Air Pollution). These negative effects would be exacerbated if jobs continue to grow, given the strength of the economy and land supply, whilst new housing was limited.

1.36 If neighbouring authorities are willing and able to accommodate some or all Greater Cambridge's shortfall, particularly given some will experience water resource issues in their parts of the East of England, negative effects against SA Objectives 1 (Housing), 3 (Social Inclusion and Equalities) and 4 (Health), 14 (Economy) and 15 (Employment) would be reduced but not eliminated given housing affordability would likely still be an issue in Greater Cambridge. Similarly, ongoing in-commuting into Greater Cambridge would be increased, resulting in negative effects against SA objectives 2 (Access to Services and Facilities), 12 (Climate Change Mitigation) and 13 (Air Pollution). It is reasonable, however, to assume that contributing to a shortfall in accessible locations in neighbouring authorities is likely to have more limited negative effects against these objectives than not meeting the shortfall at all.

1.37 While this emerging option would provide for fewer homes than updated evidence indicates are needed, and potentially fewer jobs too (although as set out above there is less certainty whether jobs would be limited to the same extent), it is uncertain at this time whether the scale of provision would be less than the 'medium' or 'medium +' scale of growth previously appraised in the Greater Cambridge Local Plan: First Proposals SA Report. Growth at a scale similar to the 'medium' or 'medium +' scales previously tested would be likely to generate similar effects as the spatial options previously tested. However, if the scale of growth is lower, effects against SA objectives 5 (Biodiversity and Geodiversity), 6 (Landscape and Townscape), 7 (Historic Environment), 8 (Efficient Use of Land), 9 (Minerals) and 10 (Water) may be less negative than for previously tested spatial options. At the same time, effects against SA objectives 1 (Housing), 3 (Social Inclusion and Equalities), 4 (Health), 14

(Economy) and 15 (Employment) would be likely to be less positive and more negative.

Key Strategic Site Allocations

1.38 The Councils are not proposing a full development strategy at this point, and as such there are no alternatives identified in relation to this. However, under the safe assumption that some development beyond current commitments in the 2018 Local Plans will be deliverable within the confines of the water supply and housing delivery challenges outlined above, the following strategic sites have been considered as a priority for inclusion in any future spatial strategy as sustainable locations for development:

- North East Cambridge.
- Cambridge East (Airport).
- Cambridge Biomedical Campus (incorporating the existing Campus, and exploring whether an exceptional circumstances case can be made for the allocation of additional land to the south and its removal from the Green Belt).

1.39 Table 3 outlines the likely effects of the three relevant strategic site allocation policies recorded in the Greater Cambridge Local Plan: First Proposals SA Report (2021). It should be noted that Policy S/CBC Cambridge Biomedical Campus assessed below included both the existing Campus and the additional land to the south.

Table 3: Likely effects of three strategic site allocation policies recorded in the latest SA Report

SA objectives	Policy S/NEC: North East Cambridge	Policy S/CE: Cambridge East	Policy S/CBC: Cambridge Biomedical Campus
SA objective 1: Housing	++	++	+

SA objectives	Policy S/NEC: North East Cambridge	Policy S/CE: Cambridge East	Policy S/CBC: Cambridge Biomedical Campus
SA objective 2: Access to services and facilities	++	++	+/-?
SA objective 3: Social inclusion and equalities	+	+	0
SA objective 4: Health	++	++	++?
SA objective 5: Biodiversity and geodiversity	--?	+/-?	+/-?
SA objective 6: Landscape and townscape	++	0?	--?/+
SA objective 7: Historic environment	0	-?	-?
SA objective 8: Efficient use of land	++	+	--
SA objective 9: Minerals	++	--?	--?
SA objective 10: Water	-?	0	0
SA objective 11: Adaptation to climate change	+?	+/-	+
SA objective 12: Climate change mitigation	++/-	++/-	++/-
SA objective 13: Air pollution	++/-	++/-	++/-
SA objective 14: Economy	++?	++	++
SA objective 15: Employment	++	++	++

1.40 To date, no new evidence has come to light that would change the likely effects of the strategic site allocation policies recorded in the Greater Cambridge Local Plan: First Proposals SA Report. Further details on the reasons of the effects recorded in Table 3 can be found in Chapter 5 of the Greater Cambridge Local Plan: First Proposals SA Report.

1.41 Table 4 summarises the representations received in relation to the SA of the three strategic sites contained within the Greater Cambridge Local Plan: First Proposals SA Report.

Table 4: Representations received in relation to the SA of the three strategic sites

Site	Summary of Representations
North East Cambridge	Various respondents have noted that the inclusion of the North East Cambridge AAP is premature as it is predicated on the relocation of the Cambridge Waste Water Treatment Plant. As such, the SA should assess the effects of the proposed relocation.
Cambridge East (Airport)	No representations mention the Cambridge East site.
Cambridge Biomedical Campus	A respondent noted that the appraisal of the Cambridge Biomedical Campus includes policy interventions within the assessment and therefore the site scores more favourably than other sites. This approach has not been undertaken for all sites therefore the assessments are inconsistent.

1.42 With regards to the representations on the preferred North East Cambridge site allocation, the North East Cambridge Area Action Plan (NECAAP) is predicated on the relocation of the Waste Water Treatment Plant (WWTP) having taken place. Waste provision is the responsibility of the County Council as Minerals and Waste Authority, however, the WWTP relocation project is being taken forward, led by Anglian Water, under the Development Control Order (DCO) process, which is subject to its own environmental assessment process. The WWTP relocation project process is therefore a separate process to the NECAAP being prepared by the City Council and South Cambridgeshire District Council as the local planning authorities. The DCO application is expected to be submitted to the planning inspectorate in early 2023. The outcome of the independent DCO process will inform the SAs of the in-

combination effects of the Local Plan and NECAAP with other plans and projects in the next iteration of the SA Reports when available.

1.43 With regards to the representation referencing the appraisal of Policy S/CBC: Cambridge Biomedical Campus, all site options were appraised consistently using the assumptions set out in Appendix D of the Greater Cambridge Local Plan: First Proposals SA Report prior to the appraisal of site allocation policy options. Further detail on how sites were identified and tested can be found at paragraph 2.20 and Appendix E of the same SA Report.

Next steps for the SA

1.44 Once Cambridge Water's Water Resource Management Plan is published and the Councils have drafted updates to other related evidence and considered the representations made to the First Proposals Plan, the Councils will determine what alternative approach(es) are reasonable and deliverable and carry out SA of these to inform the preparation of the Greater Cambridge Draft Local Plan.

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December 2022

Report produced by LUC

Report produced by LUC

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Item

Draft Regional Water Resources Plan for Eastern England Consultation Response

To:

Councillor Katie Thornburrow, Executive Councillor for Planning and Infrastructure

Planning & Transport Scrutiny Committee 17 January 2023

Report by:

Stephen Kelly, Joint Director of Planning and Economic Development
Tel: 01223 457009 Email: stephen.kelly@greatercambridgeplanning.org

Wards affected:

All

1. Executive Summary

- 1.1. Water Resources East (WRE) are consulting upon their first full draft Regional Water Resources Plan. The plan covers the period to 2050 and is clear that unless urgent action is taken by all sectors, the region will face severe water shortages constraining agricultural production, economic and housing growth and endangering the east's iconic chalk rivers, peatlands and wetlands.
- 1.2. To tackle this a 'best value' plan is presented which includes demand side measures such as water efficiency, leakage reduction, universal metering and use of smart meters. In addition new sources of water supply such as water transfers, two new reservoirs and desalination plants at the coast.
- 1.3. Some detail is provided about the measures proposed in the Cambridge Water supply zone which supplies water to Greater Cambridge. Further detail will subsequently be provided in Cambridge Water's own draft Water Resources Management Plan, which is expected to be published soon.
- 1.4. The proposed response highlights the Councils' concern about the significant water issues facing the region. There is support for the demand side measures and supply side measures proposed for the Cambridge Water area and the Councils request that these measures are brought forward as soon as possible. The response says that the plan needs to seek to restore the status of our watercourses by planning for the most ambitious 'enhance' environmental destination.

2. Recommendations

- 2.1. The Executive Councillor is recommended to:
 - i. Agree the consultation response to be sent jointly with South Cambridgeshire District Council set out in Appendix 1 and that this should be sent to Water Resources East.
 - ii. Agree that any subsequent material amendments be agreed by the Executive Councillor for Planning Policy and Infrastructure (in consultation with respective Chairs and Spokes).

3. Background

- 3.1 Water Resources East (WRE) is the independent, not-for-profit membership organisation tasked by government to create a regional water resources plan for Eastern England that looks ahead to 2050 and beyond. WRE are consulting upon their first full draft Regional Water Resources Plan between 14 November 2022 and 20 February 2023. This builds upon an emerging plan that was published in January 2022, to which Cambridge City Council and South Cambridgeshire District Council made a joint response.
- 3.2 It was anticipated that individual Water Company draft Water Resource Management Plans (WRMP) would be published at the same time as the draft regional plan, but these have been delayed. The Cambridge Water WRMP is expected to provide more specific information and detail to our local area. A response for Members to agree will be prepared when this plan is published.

Key issues highlighted by the draft plan

- 3.3 The draft Regional Water Resources plan shows that the region as a whole faces projected water shortages of more than 600 million litres of water per day by 2050, which is about a quarter of current water use. The deficit is being driven by population and economic growth, climate change and the urgent need to abstract far less water from rivers and groundwater which is having a detrimental impact on the environment. The plan is clear that unless urgent action is taken by all sectors, the region will face severe water shortages constraining agricultural production, economic and housing growth and endangering the east's iconic chalk rivers, peatlands and wetlands.
- 3.4 Public water supply is projected to have the largest supply-demand deficit in 2050, largely driven by the volume of water that is currently abstracted that will need to be left in the environment in the future. The Environment Agency will introduce caps to reduce the amount of abstraction in two stages. First to prevent further deterioration and then to move towards an environmental destination (a level of environmental improvement).
- 3.5 The draft plan sets out proposed measures to tackle this projected shortfall. Water companies will continue their drive in demand side measures such as reducing leakage, introducing universal metering and investing in smart metering. In addition significant supply side options will be needed in the region including two new reservoirs and in

the future 'next generation' (net-zero carbon) desalination plants at the coast.

- 3.6 In addition to looking at the public water supply, the plan also looks at agri-food and other abstractors who do not have an established means of working together. The eastern region is key for crop growing and heavily reliant on irrigation. In the future it is likely that in moving towards net zero carbon the power sector will demand more water as hydrogen production and carbon capture, usage and storage are both water intensive processes.
- 3.7 The plan states that WRE's preferred environmental outcome is the most ambitious environmental 'enhance' scenario. This would support the achievement of 'Good Ecological Status' in all waterbodies, provide extra protection for European Protected Sites and Sites of Special Scientific Interest and deliver enhanced protection for chalk streams, wetlands and sensitive headwaters. However, the plan goes on to say that 'it is too early in the regional planning process to definitively know if the full extent of returns to the environment currently suggested under the 'Enhance' scenario will be necessary to achieve these goals' and that further investigation is required. At this stage the plan is based on the 'resilience' (Business as Usual +) scenario, which focuses on extra protection for European Protected Sites only, although the plan says that the set of actions and investments needed in the next 10 to 15 years are largely the same regardless of environmental destination. This 'resilience' scenario is also in line with the anticipated water company Water Resource Management Plans.
- 3.8 The key summary diagrams in the plan are reproduced in Appendix 2. These are the Draft Regional Plan at a glance and the diagram of the 'best value' plan to 2050.
- 3.9 Greater Cambridge and a small part of Huntingdonshire is covered by Cambridge Water's area. Proposals in relation to demand management are plan wide and aim to reduce household consumption to an average of 110 litres/person/day. These focus around significant leakage reduction and 97% meter penetration. Also a full roll out of smart metering by 2035 in Cambridge Water's area. The plan also sets out specific proposals to increase water supply in Cambridge Water's area. These include optimising an existing licence in the gravels at Fenstanton, a time limited water transfer from Anglian Water by 2030 and supply from the proposed Fens Reservoir by 2035-37. The plan also shows rainwater harvesting and greywater reuse in new

development and Milton reuse, which is referring to the sewage treatment plant. Further detail will be provided in Cambridge Water's draft Water Resource Management Plan (WRMP) which must be in line with the Regional Plan and is due to be published imminently.

- 3.10 The Regional Plan is clear that it will need to be monitored and adapted and that if there are shortfalls in the water resources to be found or if more water needs to be found to deliver the 'Enhance' scenario for the environment that this will likely necessitate more desalination and sooner. It says that there are no other scalable options available in the region as all freshwater sources are at or near full utilisation, if not already over-exploited. The alternative to more desalination would be to postpone key benefits of the plan such as achieving the 1:500 drought resilience standard, for water companies to delay licence cap reductions later in the 2030s due to overriding public interest, or to scale back or postpone the delivery of environmental destination flows within some waterbodies.
- 3.11 The plan also sets out the policy priorities that it considers Government will need to address in relation to demand management. These include a roadmap toward tighter building regulations, a water labelling scheme and minimum water efficiency standards for taps, showers, toilets and white goods, non-household action to promote water savings and a national water consumption target.

Response to Draft Regional Water Resources Plan

- 3.12 A proposed joint response to the Regional Plan is set out in Appendix 1. This sets out an overarching response and then responses to the eight questions posed by WRE as part of the consultation.
- 3.13 In summary, the response highlights the Councils' concern about the significant water issues facing the region and supports the measures in the regional plan to reduce the demand for water and provide new supply side measures such as the transfer from Anglian Water to the Cambridge Water area and the Fens Reservoir. The Councils request that these measures are brought forward as soon as possible as they will impact on the Councils' ability to deliver the homes and jobs that people need. The response also says that the plan needs to seek to restore the status of our watercourses by planning for the most ambitious 'enhance' environmental destination.

4 Implications

a) Financial Implications

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4.1 There are no direct financial implications.

b) Staffing Implications

4.2 There are no direct staffing implications.

c) Equality and Poverty Implications

4.3 There are no direct quality and poverty implications.

d) Net Zero Carbon, Climate Change and Environmental Implications

4.4 The Draft Regional Water Resources Plan includes measures to improve the environment by reducing the amount of water that is abstracted and which is currently having a detrimental impact on the chalk streams and rivers in Greater Cambridge. The Greater Cambridge Local Plan will need to consider the water resources available as set out in the Regional Plan and Water Company WRMPs. Therefore it is important to make comments at this stage on the draft Regional Plan.

e) Procurement Implications

4.5 There are no direct procurement implications.

f) Community Safety Implications

4.6 There are no direct community safety implications.

5 Consultation and communication considerations

5.1 Officers will continue to liaise with WRE, Cambridge Water and Anglian Water with regards to water resources and their plans and the development of the Local Plan.

6 Background papers

6.1 Background papers used in the preparation of this report:

- Draft Regional Water Resources Plan (November 2022) for Eastern England and supporting documents <https://wre.org.uk/the-draft-regional-plan/>
- 22/02/2022 – ROD Emerging Water Resources Regional Plan Consultation Response [Decisions for issue ***ROD Emerging Water Resources Regional Plan Consultation Response - Cambridge Council](#)

7. Appendices

Appendix 1 Proposed joint response to Draft Regional Water Resources Plan for Eastern England (November 2022)

Appendix 2 Key summary diagrams from Draft Regional Water Resources Plan for Eastern England

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

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Appendix 1

Proposed Joint Response to Draft Regional Water Resources Plan for Eastern England (November 2022)

Overarching response:

This response is made on behalf of Cambridge City Council and South Cambridgeshire District Council ('the Councils'). The water environment of Greater Cambridge including its rivers and precious chalk streams, are key to the area's environment and biodiversity and the health and wellbeing of its population. The Councils have recognised that we face a climate and ecological emergency, and the state of the water environment is a significant concern for the Councils.

There is currently an infrastructure deficit in terms of water supply infrastructure that needs to be addressed to protect and enhance the environment and support meeting the development needs of the Greater Cambridge area. The regional response to the water issues is long overdue, but the draft regional plan now presents positive interventions to address the significant issues facing the area. The plan needs to be ambitious and seek to restore the status of our watercourses. Planning for the 'enhance' scenario should be central to this.

New supply side measures such as the Fens Reservoir and connections between the Cambridge Water supply network and Anglian Water's much wider network need to be delivered as soon as possible, and opportunities should be taken, including in liaison with government, to do this. More needs to be done to address the demand side. The Councils have shown support for implementing strong water efficiency policies in their emerging Local Plan which can be applied to new developments, but wider measures such as smart metering and support to reduce leakage in networks and existing homes need to be rolled out as soon as possible.

If action isn't taken it will impact on the Councils' ability to deliver the homes and jobs that people need, and to support the nationally important Greater Cambridge economy, as we are required to do by the government's National Planning Policy Framework. At the same time, we also need to ensure the local environment and water bodies are protected and water quality is significantly improved.

This response is drafted prior to the release of the individual water company plans (Water Resource Management Plans). We will need the detail from the WRMPs to fully understand the local water supply situation when these regional proposals are applied at the local level. This could also impact on our views on the regional plan solutions.

Proposed response to consultation questions:

Question 1: Have we presented credible projections of future water needs and deficits across all sectors and the environment?

It is vital that water resource plans have a full understanding of future water needs.

The plan is accompanied by a document entitled 'Demand Forecast November 2022' which sets out in detail the approach that was taken to forecast future demand for water resources. The document sets out a wide range of methods used to identify potential development scenarios. This includes analysis of trends, Local Authority Plans, historical completion rates, and also strategic growth plans. It is important that growth projections take account of local development plans which reflect local circumstances. From the narrative it appears that the scenario to be used as the core scenario informing individual Water Resource Management Plans (WRMPs) seeks to reflect existing development plans in Greater Cambridge and an allowance for future growth. This is supported, but the detail will only become clear in the Cambridge WRMP as the detail is not included in the regional plan.

Cambridge and South Cambridgeshire District Council are supportive that the forecasts consider both household and non-household consumption. The water demands of economic development must be fully considered. The Demand Forecast document advises that modelling has been done characterising geographical areas and individual sectors. The Councils have commissioned their own evidence regarding employment growth, which has been recently updated. The detail is not present in the demand forecast document to sense check the figures, therefore further information is requested regarding these assumptions, including specifically for the Greater Cambridge area.

Cambridge and South Cambridgeshire District Council are preparing the Greater Cambridge Local Plan, which will plan for development in the area to 2041 and beyond. The plan is still in preparation, and the Councils will need to understand the water resources available. The Councils will continue to liaise with WRE,

Cambridge Water and Anglian Water as the Draft Greater Cambridge Local Plan is produced next year and the water plans are finalised.

Question 2: Do you support WRE's ambition to achieve the outcomes associated with the 'Enhance' Environmental Destination scenario by 2050?

Cambridge City Council and South Cambridgeshire District Council support the ambition to achieve the 'Enhance' environmental destination.

Although WRE's ambition is the 'Enhance' scenario, the current plan is based on the less ambitious 'Resilience' (BAU+) scenario. The reason given for this (page 12 of the plan) is that further investigation is required and to ensure alignment with company-level Water Resource Management Plans (WRMPs). WRE will need to ensure that the further work is prioritised and carried out to maintain the momentum to achieve the higher aims of the 'enhance' scenario.

The BAU+ scenario provides extra protection for European Protected Sites, but chalk streams are not currently protected in this way. The Councils would urge WRE that the regional plan should do everything it can to restore waterbodies, particularly chalk streams, to 'good status'.

Question 3: Have we taken the right approach to identifying potential solutions to mitigate the projected deficits?

The approach set out in the plan uses a list of multi-sector performance metrics and considers the benefit and potential risks to the environment to arrive at a 'best value' plan. This is a complex process and difficult to critique in detail. It is certainly preferable to a 'least cost' plan which could potentially sacrifice important elements, potentially at the cost of the environment.

Question 4: Does our proposed plan strike the right balance between demand and supply-side options for the public water supply?

The plan has a strong focus on demand side options but is also realistic that the scale of the water deficit will require new supply-side options in order to protect and restore the environment, and the Councils are supportive of this.

Demand side measures provide opportunities to make better use of the water available through using water more efficiently, minimising waste by leakage control and smart metering and re-using water. Whilst it is understood the effectiveness of these measures have been tested, they will need to be continually monitored.

The Councils will include policies regarding water efficiency in new developments in the new Greater Cambridge Local Plan. We are supportive of the reference to water reuse in the WRE plan and the recognition that Government also has a role to play in tightening building regulation standards for water efficiency. The Councils would welcome further exploration of how retrofitting of existing properties can be supported by the water industry.

Although there is a strong focus on demand side options, the plan is also clear that due to the scale of the water deficit (to reduce the amount of abstraction which is causing environmental harm and to take into account climate change) the development of new sources of supply is necessary. The Councils are supportive of the supply side options proposed for the Cambridge Water area and request that these are brought forward as soon as possible (also see response to Question 5).

Question 5: Does our proposed plan include the right low-regret supply-side options in the short, medium and long-term?

The Councils are concerned that there appear to be few short-term supply options in the Cambridge Water area which supplies Greater Cambridge. It is imperative that the other medium / long term options such as the water transfer from Anglian Water to Cambridge Water and the Fens Reservoir are brought forward as soon as possible to support the reduction in abstractions and meet the development needs of Greater Cambridge.

In the future following the development of the two strategic reservoirs it seems that the region will need to rely upon desalination for additional water supply to fulfil long-term environmental improvements. The plan states that these will be 'next-generation' desalination, which refers to the net zero carbon technologies that will need to be incorporated into the lifetime of the plants and an environmentally safe means of disposing of the brine water residue. The plan suggests that further advancement of technologies will be needed before this is possible. The Councils are supportive that only such 'new generation' desalination plants are included in the plan, but there will be a need to monitor the progress of the development of such new technologies if they are to be relied

upon in the plan. It is noted that the plan references the potential in the long-term for colocation of next generation desalinisation plants with hydrogen production. The Councils would recommend that this only take place if this co-location is with green hydrogen production in order to limit the use of fossil fuels and to reduce associated carbon emissions.

Question 6: Has our plan been co-created in a fair, open and transparent way, involving the right stakeholders?

The Councils are supportive that at each stage of the plan public consultation is carried out and comments made are considered in the next stage of plan making. The Regional Plan is accompanied by a document 'Summary of responses to Emerging Regional Plan consultation' which provides a summary of the responses received to the consultation in January 2022. In particular, Chapter 2 of this document is a useful summary of the main themes arising from the consultation and how these have been addressed in the draft Regional Plan. The increased level of ambition on demand management to 110 litres/person/day by 2050 (it was 120 l/p/d in the emerging plan) is welcomed.

A key area raised by many stakeholders was to prioritise protection for chalk streams. The response to this is not very clear, other than that further investigations will be conducted to help prioritise where the biggest ecological gains can be made most quickly including for chalk rivers. More detail should be provided.

Question 7: What further catchment-level analysis or activity would it be useful for WRE to prioritise?

The Councils would urge WRE to prioritise the additional research into chalk streams referenced in annex 3 of the plan, in order to identify the best ways in which to enhance their protection. WRE's work regarding chalk stream protection should consider how to complement work being done by other agencies. For example, Cambridge City Council and South Cambridgeshire District Council have secured funding from the Cambridgeshire and Peterborough Combined Authority to carry out projects which make local chalk streams and the species they support more resilient. Both Councils are committed to doubling nature in Greater Cambridge, and we would urge a coordinated approach to actions in order to secure the greatest benefits.

Question 8: Are there any areas which you feel WRE should be considering which are not currently reflected in our plan?

The plan sets out a number of policy priorities for government on demand management that would directly support the success of the plan. The Councils are also supportive of these measures, in particular the building regulations roadmap towards tighter standards for water efficiency, the need for non-household action in order to reduce water consumption, and mandatory water labelling on taps, showers, toilets and white goods and support WRE in lobbying Government on these matters.

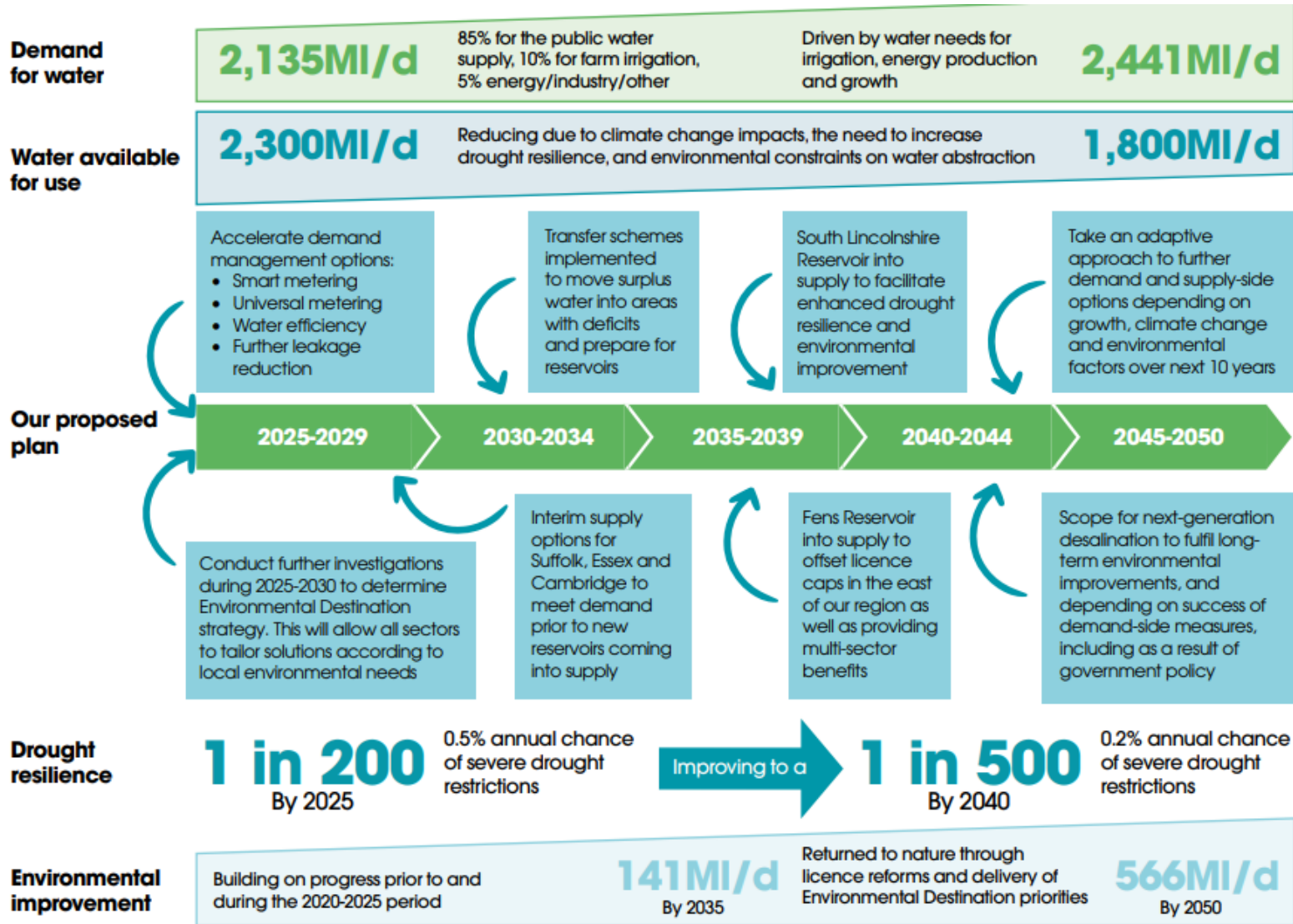
The Regional Plan also refers to the ministerial statement sent in a letter to local planning authorities encouraging them to adopt the tighter 110 litres/person/day in new homes. The Councils already have a policy in the adopted Local Plans requiring this. The ministerial letter also encourages local planning authorities to discontinue the use of the 'water calculator' element of Part G and focus on the alternative fittings-based approach. The Councils can only encourage this as both approaches are within the regulations. Real change can only come about if the Government actually change Part G of the Building Regulations and the Councils would encourage WRE to lobby the Government to make these changes.

Appendix 2

Key Summary Diagrams from Draft Regional Water Resources Plan for Eastern England

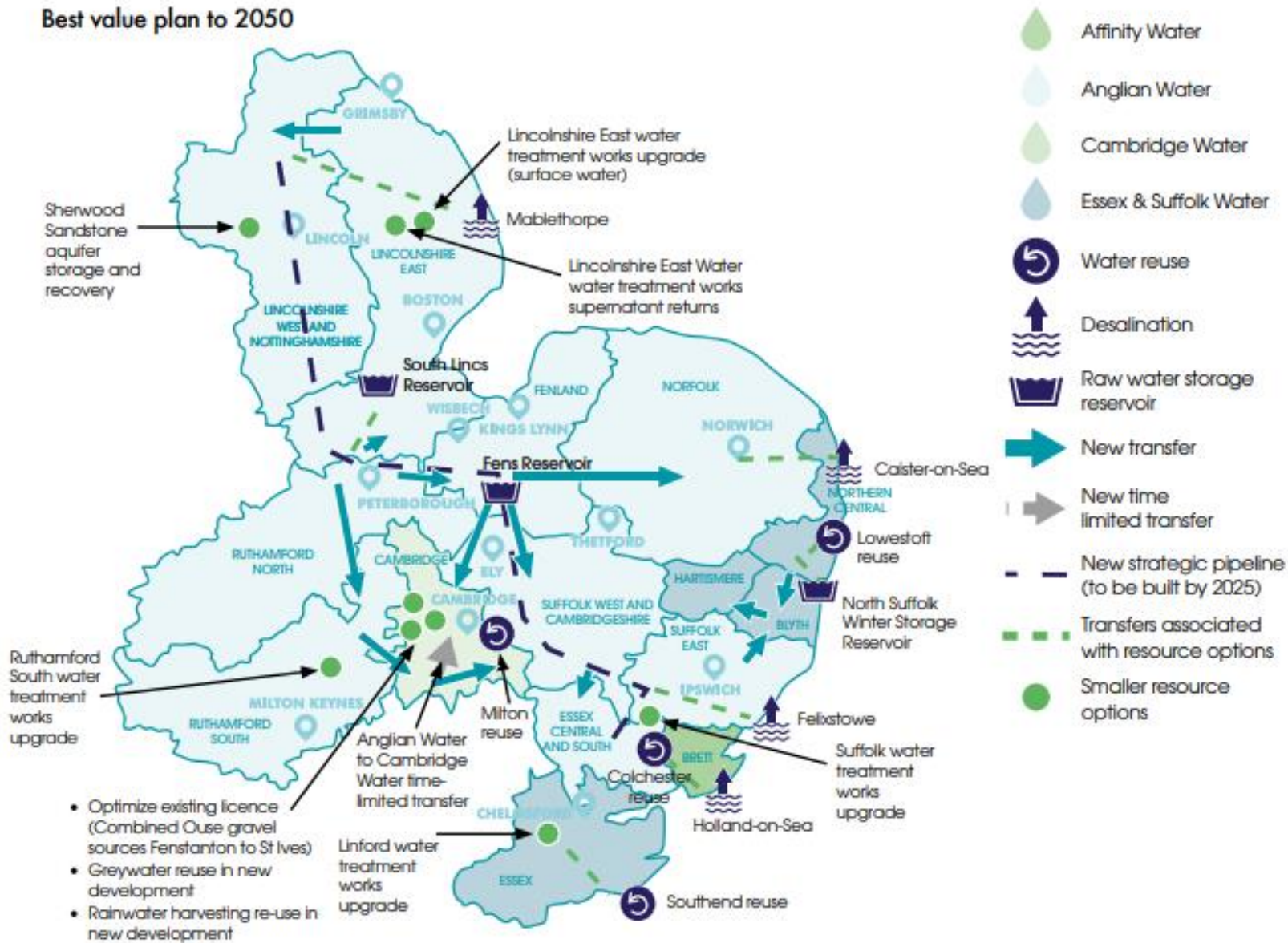
WRE's Draft Regional Plan at a glance

Page 834



All figures are in megalitres per day (MI/d). A megalitre is a million litres of water.

Best value plan to 2050



- Optimize existing licence (Combined Ouse gravel sources Fenstanton to St Ives)
- Greywater reuse in new development
- Rainwater harvesting re-use in new development

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Item

Briefing on Major Infrastructure Projects Covered by Officer Delegation

To: Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Infrastructure, Planning and Transport Scrutiny, 17 January 2023

Report by: Stephen Kelly, Joint Director for Planning and Economic Development

Stephen.kelly@greatercambridgeplanning.org

Wards affected: All

1. Executive Summary

- 1.1 At the 04 October 2022 meeting of Planning and Transport Scrutiny meeting, Members approved a delegation for providing the City Council's position on specific elements of the statutory process of certain significant new national and regional infrastructure projects, to the Joint Director of Planning and Economic Development.
- 1.2 At that meeting, it was confirmed that a briefing would be provided at the next meeting of the Planning and Transport Scrutiny Committee, and an overview of the projects identified for delegations, to enable an opportunity for members to express their views to officers.
- 1.3 Projects covered by the delegation are:
 - (a) Nationally Significant Infrastructure Projects (NSIP) which are known/believed to follow the Development Consent Order (DCO) route:
 - Cambridge Water Treatment Works relocation
 - East-West Rail
 - (b) Projects for the construction of guided transport schemes, which will follow the Transport and Works Act 1992 (TWA) Order for consent:
 - Cambourne to Cambridge Rapid Transport Route (C2C) public transport corridor project.

- Cambridge South-East Transport Route (CSET) public transport corridor project
- Cambridge Eastern Access public transport corridor project
- Waterbeach to Cambridge public transport corridor project
- Greater Greenways Project (various routes)

- 1.4 Given the number of projects which are being delivered by Greater Cambridge Partnership (GCP), and the project programme review and update that GCP is currently going through (with a number of items scheduled to be considered at the next GCP Board meeting on 09 March 2023), this report focuses on providing an update for the two NSIP projects which will follow the DCO route – the Cambridge Water Treatment Works relocation and East West Rail.
- 1.5 It is proposed that at the 21 March 2023 meeting of Planning and Transport Scrutiny a further briefing will be provided in respect of the other infrastructure projects which will be dealt with mainly under the Transport and Works Act route. This will allow time for a more detailed discussion on each project (the four access corridors and Greenways projects listed in criteria (b) above).

2 Recommendations

- 2.1 The Executive Councillor is recommended to:

- (i) Note this update report in respect of the Cambridge Water Treatment Works relocation and East West Rail.
- (ii) Confirm agreement to an update on GCP infrastructure projects being provided at the next meeting on 21 March 2023.

3 Background

Project Update - East West Rail

- 3.1 The East West Rail project seeks to connect Oxford and Cambridge by rail, including through a new railway between Bedford and Cambridge with new stations at Cambourne and in the Sandy/St Neots area.
- 3.2 East West Rail Company (EWR Co) will apply to the Planning Inspectorate (PINS) for a Development Consent Order (DCO) for the new railway between Bedford and Cambridge. Both Greater Cambridge councils will be involved in this process as consultees and, if approval is granted, it is likely that they will take responsibility for discharging many of the requirements of the consent and for monitoring and enforcing the DCO provisions and requirements.
- 3.3 The project programme for EWR is uncertain. The last version shared by EWR Co with the local planning authority in Summer 2021 is reproduced below.

Stage	Date
Non-Statutory Consultation	Completed Q2 2021
EIA Scoping	Q2-Q3 2021
Design Freeze (scope and alignment)	Q3 2021
Preferred Route Announcement	Q4 2021 / Q1 2022
Design Freeze (consultation design)	Q4 2021
Preliminary Environment Information Report (complete)	Q1 2022
Statutory Consultation (Final scheme)	Q2 2022
Design Freeze (DCO design)	Q4 2022
DCO Application submission	Q2-Q3 2023
PINS Decision	Q4 2024

- 3.4 Subsequent delays have resulted in this timetable above becoming significantly out of date. However, the government's Autumn Statement 2022 has recommitted to growth plans for railways with reference to the East West Rail project explicitly. Senior officers from EWR Co made contact with the Councils after the Autumn statement but offered no new information. A representative also attended a recent SCDC forum meeting to answer questions – but without offering any new information.
- 3.5 EWR Co has suggested that the next step is to publish its report on the 2021 non-statutory consultation and a timescale for announcing the preferred route alignment option. These publications are expected to take place in early 2023 (before/after local elections), after which EWR Co suggests it will be able to confirm the programme and agree and sign a Planning Performance Agreement (PPA) with the Councils.

Project Update – Cambridge Waste Water Treatment Works Relocation

- 3.6 Anglian Water is proposing to build a waste water treatment plant for Greater Cambridge on a new site area within Greater Cambridge to the north of the A14 between Fen Ditton and Horningsea. Once operational, it will replace existing plants on Cowley Road, Cambridge and off Bannold Drove, Waterbeach - hereafter referred to as the existing Cambridge Waste Water Treatment Plant (WWTP) and the existing Waterbeach WWTP and hence is known as the Cambridge Waste Water Treatment Plant Relocation Project (CWWTPR).
- 3.7 Once relocated, the existing Cambridge WWTP will be decommissioned to meet the requirements set out by the Environment Agency. The decommissioned site will then be available for the delivery of the ambitions set out in the North East Cambridge Area Action Plan and the emerging Joint Local Plan.
- 3.8 There is some certainty around the project programme for the WWTP relocation. The Development Consent Order application is yet to be submitted but is anticipated in February 2023. Following this submission, both South

Cambridgeshire and Cambridge City authorities will be required to submit an Adequacy of Consultation procedural response within 28 days of the submission.

- 3.9 If the DCO is formerly accepted by PINS following receipt of the adequacy consultation response, a three-month pre-examination period begins. During this time interested parties including both Councils, as well as residents and special interest groups are invited to provide relevant representations to PINS.
- 3.10 The examination will commence three months after the formal acceptance of the DCO and will be a six-month process.
- 3.11 Early into the examination process, both districts will be required to submit a Local Impact Report which is a written report giving details of the likely impact of the Scheme on the authority's area. A Statement of Common Ground is also to be submitted setting out areas of agreement between the applicant, and the two districts. Areas which are not agreed upon then become areas of focus during the examination.

4 Considerations

East West Rail

- 4.1 East West Rail is currently at the pre-application planning stage. The Strategic Sites team is due to coordinate the councils' input to the DCO process and, as such, is holding monthly catch-up meetings with EWR Co to monitor the emerging programme and ensure a PPA is signed before significant work needs to commence. The Planning Policy, Strategy & Economy team also attends these meetings and continues to engage in strategic-level discussions with various stakeholders to ensure alignment with the new Local Plan.
- 4.2 Key issues are likely to include the following:
- The alignment of the railway and its detailed design
 - The location of the station at Cambourne and any further development
 - The level of development expected by EWR Co alongside the railway
 - Connecting/integrating the railway into the public transport network
 - Impacts on existing London-Ely rail services via Cambridge
 - Rural connectivity to the new rail services
 - Minimisation and mitigation of environmental effects (e.g. visual, noise and vibration)
 - Interaction with landscape character
 - Economic implications
 - Decarbonisation through electrification of the railway
 - Meeting biodiversity net gain requirements

Cambridge Waste Water Treatment Works Relocation

- 4.3 Issues that have emerged during the pre-application period are set out below.

Although officers have been engaging with the Anglian Water team throughout the last year, the final details of the proposals will only be clear when published as part of the submitted DCO application. The draft documents that have been shared with officers in the last 6 weeks are still being considered by the Applicants and may be revised further as part of the DCO.

4.4 The following areas are likely to need further discussion with Anglian Water once the DCO is formerly accepted by the Examination Authority.

- **Biodiversity:** The Cambridgeshire Authorities are likely to request clarity on the information in the application and although this project will be considered under national guidance, a commitment to the delivery of the highest possible proportion of biodiversity net gain is an expectation, to ensure the best possible environmental benefit.
- **Odour:** The initial modelling details that have been shared indicate that there may be a negligible impact of odour at people's homes, in line with the Institute of Air Quality Management (IAQM) guidance. The odour modelling report will form part of the Environmental Statement (ES) to be submitted formally as part of the DCO.
- **Landscape:** The impact of the development on the Landscape Character Areas (LCA) at both local and national level, particularly the Eastern Fen Edge during the construction and early years of the development, remain areas of significant comment notwithstanding the proposed planting becomes more established (year fifteen plus). It is expected that this matter will need to be reviewed again in light of the final design and landscape solutions. The mitigation measures to be employed should form part of the DCO submission.
- **Heritage:** There is anticipated to be an impact to identified heritage assets arising from this proposed development. Whilst the mitigation proposed may go some way to reducing the effects, the lengthy construction phase will also exacerbate the impacts on how the landscape and surrounding heritage assets are appreciated during that period. The details of the mitigation for the construction impact should be provided in more detail as part of the DCO.
- **Active Travel:** Given the heavy vehicles using the site access and new junction arrangements being formed, alongside the proposed creation of new connections, the DCO details are expected to secure high-quality provision for cyclists, pedestrians and horse riders as part of the proposed works, with connections to existing public rights of way maintained.
- **Climate Change and Carbon:** The Council has adopted the Zero Carbon Strategy outlining how the district aims to halve carbon emissions by 2030 and reduce them to zero by 2050. Anglian Water, the projects promoters also have clear commitments to Zero Carbon. Whilst supporting this major project, the Councils will need to fully understand how these two objectives align and how

well the measures proposed will achieve the objective through the DCO.

- **Traffic Management:** The traffic modelling that affects local roads is being reviewed by Cambridgeshire County Council as the Highway Authority to establish the impact on the Highway Network, and controls on traffic routing during construction and protection of local communities as far as possible is being sought, a key lesson learnt from the A14 Project.
- **Water Resources:** Potential impacts on water resources resulting from the operation of the proposed development will need to be considered in the ES. The applicant had indicated that this has been considered and found to give rise to residual effects which were not significant.

5 Implications

a) Financial Implications

- 5.1 The consideration of and support to the Council in responding to these significant infrastructure projects forms part of the existing funding and responsibilities of the Shared Planning Service. In line with best practice and reflecting the complex technical nature of proposals such as this and the level of specialist engagement required, the Shared Planning Service uses PPAs to programme and where required, fund specialist resources to support the Councils consideration and response to projects. In addition, the Council expects to retain expert legal advice (potentially jointly with SCDC) to ensure effective representation at the forthcoming public examination. This advice has been retained. The cost of and need for such advice has been considered in the service's budget insofar as it is possible to do so at this stage. This report raises no implications for the cost of delivery of that response.

b) Staffing Implications

- 5.2 There are no direct staffing implications arising from this report. A number of officers across this Council and SCDC will contribute to the determination of the Council responses to the formal DCO application – and will be required to support the presentation of the Councils case at the examination in due course. This resource has been considered in the programming of other work across the Shared Planning Service.

c) Equality and Poverty Implications

- 5.3 An Equality Impact Assessment (EQIA) has not been undertaken in respect of this report, as it does not relate to a decision for or against any infrastructure proposal – upon which the Council expects equalities and poverty implications to have been assessed by the promoter. The DCO application itself will include a comprehensive assessment of the schemes impacts and officers will, in forming a response, have regard to the impact of the project on the Councils equalities objectives. The report is accordingly not considered to give rise to any equality or poverty impacts.

d) Net Zero Carbon, Climate Change and Environmental Implications

- 5.4 See above. The effect of the development on the Councils ambitions for Net Zero and Biodiversity will form a key part of the assessment process that will begin formally upon submission of the DCO application. This report is not considered to have any direct environmental implications.

e) Community Safety Implications

- 5.5 None.

6 Consultation and communication considerations

- 6.1 This report relates to matters on the way that the Council responds to proposals for infrastructure.

7 Background papers

- 7.1 Background papers used in the preparation of this report:

[Public reports pack 04102022 1730 Planning and Transport Scrutiny Committee.pdf](#)

[Printed minutes 04102022 1730 Planning and Transport Scrutiny Committee.pdf](#)

[Document.ashx \(cmis.uk.com\)](#)

8 Appendices

(None)

9 Inspection of papers

- 9.1 To inspect the background papers or if you have a query on the report please contact Stephen Kelly Stephen.kelly@greatercambridgeplanning.org

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Cambridge City Council

Record of Executive Decision

To agree the response to the Active Travel Strategy Consultation

Decision of: Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Infrastructure

Reference: 22/URGENCY/P&T/15

Date of decision: 05/11/22 Date Published on website: 08/11/22

Decision Type: Non-Key

Matter for Decision: To agree the response to the Active Travel Strategy Consultation currently being undertaken by Cambridgeshire County Council. It is proposed to be a joint response with Cambridge City Council.

The consultation material is available online: [Active travel strategy for Cambridgeshire public consultation | Consult Cambridgeshire \(engagementhq.com\)](#)

The deadline for comments is 7 November 2022

Background:

The Active Travel Strategy (the Strategy) has been prepared by Cambridgeshire County Council and expands on the overarching vision for transport set by the Cambridgeshire and Peterborough Combined Authority in the Local Transport and Connectivity Plan (LTCP). The Strategy will be adopted as a 'child' document of the LTCP.

The Strategy will align with and complement other adopted and emerging strategy documents including the Cambridgeshire Local Cycling and Walking Infrastructure Plan (LCWIP), Cambridgeshire's Rights of Way Improvement Plan (ROWIP) and future Area-based transport strategies.

The overall purpose of the Strategy is to provide a comprehensive set of policies that will enable quality provision of active travel infrastructure and initiatives in Cambridgeshire. It is also designed as a tool to secure additional funding for active travel improvements, including funding bids to central government.

The strategy focuses on utilitarian walking and cycling journeys including journeys to schools, town centre and health facilities, transport hubs and employment. Active travel refers to walking and cycling but includes other modes of travel that supports the aim of the strategy to encourage a shift away from journeys by private car. It currently excludes e-scooters as they are not legal to use on the public highway except as part of the e-scooter hire trial being undertaken in Cambridge. The strategy also recognises the inter-relationship with the Rights of Way network, which caters for a wider range of Non-Motorised Users (NMU) including horse riders.

The Strategy document is structured around a Vision, 4 themes, 5 Objectives, 28 Policies and an Action Plan.

Vision

Active travel will be embraced in all transport policies, projects, investment and development in Cambridgeshire, prioritising cycling and walking and associated travel modes. We will create a well-connected, safe and inclusive active travel network that will become the 'go-to' travel option for many journeys.

Four Themes

The following themes run through the Strategy

- Embrace active travel as a transport priority within Cambridgeshire. It will look at internal processes and better collaboration and communication with partners and stakeholders that puts active travel at the forefront of all decision making and investment
- Enhance the existing network of pavements, footpaths, cycleways, bridleways, and other public rights of way so it is connected and fit for purpose. For example, through improved surfacing, widening, signage, crossings, and decluttering pavements.
- Expand existing routes to create a well-connected, safe, joined up active travel network. Providing quality new access to key amenities such as schools, village/town centre facilities, transport hubs and places of healthcare and employment from surrounding areas.
- Encourage modal shift to active travel modes through a variety of initiatives focussed on encouraging and supporting behavioural change. Make people aware that travel by active modes is a viable, attractive, healthier and safe option for many of their local journeys.

Five Objectives

In summary, the five objectives build on the four themes, and aim to:

1. Deliver a high quality, safe and connected network to enable a switch from car journeys and support achieving net zero and improving health.
2. Focus on shorter journeys and longer journeys by e-bikes and involving public transport, better connecting urban and rural communities to local facilities, improving social inclusion, physical and mental health and wellbeing.
3. Deliver step change in active travel provision, embedded in all future decision making, projects, schemes and policies.
4. Ensuring the network is fit for purpose, designed into schemes and developments from the outset, prioritising maintenance, and adopting a 'whole life cycle' approach.
5. Explore new ways to promote and encourage active travel that create behaviour change and modal shift.

28 Policies

The policies are intended to be read in conjunction with other plans and strategies and provide a robust framework for all parties involved with active travel to adhere to. The policies are set out under each of the four themes and linked to the five objectives (outlined above). Where appropriate, the policies recognise different approaches may be required for urban and rural areas.

Delivery

The Strategy includes an Action Plan setting out further actions the County council intend to take to assist planning for active travel. It lists active travel schemes, expanding on the LCWIP work, that will be developed and prioritised. An ambitious Strategy is presented to push for the optimum provision possible within the funding opportunities available over the short, medium and long term. As each scheme is developed key stakeholders will be consulted at an early stage and full public consultation undertaken.

The Strategy currently outlines high level short term actions; it is intended that a more detailed Action Plan will be developed following the public consultation. It will also be monitored and updated on an annual basis. This section includes maps for

each district identifying the priority routes, including LCWIP and GCP schemes, together with existing network to highlight the connectivity of proposed routes.

Main Issues and proposed main response points:

- High level strategy to improve infrastructure for active modes, which the Councils can support – it aligns with the Local Transport Plan and Council's emerging Greater Cambridge Local Plan aims to support active travel.
- The Action Plan includes maps with routes for improvement but these are limited in detail (although there is an interactive map online) and there is no rationale explaining why these schemes have been identified over others. The plan indicates that the next step is to develop a detailed action plan of schemes following stakeholder engagement. The Councils request that this engagement includes engagement with the City and District Councils.

Why the Decision had to be made (and any alternative options): The Consultation raises important issues that the Council wishes to respond to.

The Executive Councillor's decision: To approve the proposed Consultation response to the Active Travel Strategy consultation.

Reason for the decision: As above

Scrutiny Consideration: The Chair and Spokesperson of Planning and Transport Scrutiny Committee were consulted prior to the action being authorised. No adverse comments were made.

Report: A report detailing the background and financial considerations is below.

Conflict of interest: None known.

Comments: A parallel decision is being considered by South Cambridgeshire District Council.

Further information

Appendices

Appendix A: Proposed joint response by South Cambridgeshire District Council and Cambridge City Council Councils to Cambridgeshire County Council on the Active Travel Strategy

Background Papers

The consultation material is available online: [Active travel strategy for Cambridgeshire public consultation | Consult Cambridgeshire](#)

Appendix A: Proposed joint response by South Cambridgeshire District Council and Cambridge City Council Councils to Cambridgeshire County Council on the Active Travel Strategy

This response to the Active Travel Strategy consultation is provided by Cambridge City Council and South Cambridgeshire District Council.

The Councils support the principle and purpose of the Active Travel Strategy, intended as it is to provide a step change in cycling and walking improvements across the County. The Councils support the approach to encourage more people to use active modes and through scheme designs increase biodiversity; this will help the Councils towards their goals for achieving net zero and doubling nature. Active modes are the most inclusive modes and strategy will also help to address social inequalities, improve social inclusion and wellbeing. The proposal to adopt an Active Travel Toolkit for New Developments is also supported

The strategy advises that regard to and it should be read in conjunction with District Council Local Plans, transport strategies, Neighbourhood Plans and parish-led Local Cycling and Walking Improvement Plans (LCWIP). There is also reference to the plans, such as the LCWIP, and the GCP schemes. Whilst the strategy seeks to explain its purpose and relationship with other strategies care should be taken to keep this relationship clear and provide clarify regarding the status and purpose of different strategies, and to ensure there is a clear and coordinated approach to active travel schemes.

In terms of detailed design, the councils support that the design of new routes will have regard to current guidance, especially the Department for Transport's LTN 1/20 Cycle Infrastructure Design (DfT) and 'Gear Change' document (2020) as well as considering the Sustrans Handbook for Cycle Friendly Design and LTN 1/12 Shared Use Routes for Pedestrians and Cyclists.

The Action Plan includes maps with routes for improvement but these are limited in detail (although there is an interactive map online) and there is no rationale explaining why these schemes have been identified over others. The plan indicates that the next step is to develop a detailed action plan of schemes following stakeholder engagement. The Councils request that this engagement includes engagement with the City and District Councils.

The Councils also urge the County Council to engage the public, cycling and walking organisations, parish councils, residents' associations and developers through the route options and detailed design process.

In addition to the response above, the following comments are offered where it is considered that strategy could be clarified

Page	Section	Comment
		<p>It would be helpful to the reader to explain the respective roles and relationship between the partners and stakeholders in terms of preparing strategy documents and delivery of the schemes and measures therein; in particular the Combined Authority (transport authority) and Cambridgeshire County Council (highway authority), and Greater Cambridge Partnership (as a delivery body).</p> <p>It would be helpful to explain the role the District Councils have in planning terms, for example through Local Plans, in also addressing active travel.</p>
		<p>There is an opportunity for the introductory text to be clearer that walking and cycling are the most inclusive modes (i.e. affordable to everyone and not dependent on being able to drive or own/run a car), particularly for people within and close to towns.</p>
6/7	definition of active travel	<p>It is noted that for the purposes of the strategy the definition of active modes focuses on utilitarian cycling and walking. Whilst there is acknowledgement of people who use wheelchairs / mobility aids and adapted cycles, the strategy wording could be more inclusive by recognising and responding to a wider range of disabilities and issues users face, including blind, deaf, people with cognitive issues such as dementia, learning disabilities, etc.</p> <p>The last paragraph defines active travel as walking and cycling but that it also includes other modes of travel that</p>

		<p>supports the aim of the strategy. It would be helpful to elaborate on this and define what the other modes are.</p> <p>It is noted that e-scooters are not included as an active mode given that they are not currently legal to use on public highway (except as part of official trials). However, it would be helpful to acknowledge that if they are legalised in future their use may require further consideration to minimise conflicts between active modes.</p>
10	1 st paragraph	<p>Points of clarification:</p> <ul style="list-style-type: none"> • Do 'district-based transport strategies' address ALL modes, not just 'other' modes? • The strategy should not just be read in conjunction with other 'child' documents but also in conjunction with the parent document (LTCP)
10	Last paragraph	<p>Amend to read - "The strategy must align with other existing and emerging documents, STRATEGIES AND SCHEMES" – to capture (for example) GCP schemes which are not documents.</p>
12	Last paragraph	<p>Refers to housing and employment growth "is planned to expand" – revise to "expected to continue" (or similar wording)</p>
14		<p>Within the strategy there are repeated references to 'market towns'. These should be amended to 'towns' (i.e. delete 'market'). This is particularly relevant on page 14 which outlines the diverse settlements in Cambridgeshire and, as currently drafted, excludes the South Cambridgeshire (non-market) towns of Cambourne, Northstowe and Waterbeach.</p>
14	2 nd paragraph	<p>The first paragraph relates to Cambridgeshire and the 2nd paragraph relates to Cambridge. There is reference in the second paragraph to reducing car miles within Cambridgeshire, which could infer to the reader that it is only Cambridge which will be addressing this target. This point would be better included in the first paragraph which addresses the whole Cambridgeshire area.</p>

15	2 nd paragraph	Note the issue of vulnerability is not solely in relation to fast moving traffic, but for example from isolated, unlit routes.
	3 rd paragraph	Rephrase “the Cambridge cycling phenomenon is spreading to South Cambridgeshire...” to “South Cambridgeshire also enjoys high levels of cycling” (or similar wording)
	5 th paragraph	Point of clarification / presentation - refers to a graph illustrating the opportunities - where? (doesn't correspond with any diagram headings)
16	Illustration	Amend the 4th label - “Low cycle culture outside of GREATER Cambridge and inactive lifestyles”
17	Illustration	Amend “District Local Plans” heading to “District” or “District Councils” Amend the first line to “District Local Plans, SPDs and transport strategies” Suggest adding reference to Cambridge City Cycle Parking Guide
28	AT04	States “An important way to ensure the optimum solution is provided is to safeguard active travel routes in Local Plans” - Question whether ‘safeguard’ is the correct term.
32	3 rd paragraph	Support the reference to incorporating ecological benefits in schemes with the aim of doubling nature, however remove “Where possible”.
39	AT18 4th bullet point	Care is needed with reference to widening shared use paths across green spaces without consideration of the wider environmental considerations, particularly across the commons within Cambridge.
		Is there a missing aspiration / bullet point around making new direct cycle routes away from / off-road to link key destinations? The other bullet points are focussed on on-road provision.

40		As above, potentially missing reference to making direct walking routes away from / off-road.
	AT21 5 th bullet point	As above, question whether 'safeguard' is the correct term.
46	AT27	References support for cycle share schemes. This could also support delivery of community cycle share schemes.
52	AT101	Refers to using studies of market towns to identify missing links etc – the plan should also clarify how routes will be identified in other areas.

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