

## **GREATER CAMBRIDGE HOUSING TRAJECTORY**

To: Cambridge City, South Cambridgeshire, County Council Strategic Transport and Spatial Planning Group

From: Head of Planning Services, Cambridge City Council and Director for Planning and New Communities, South Cambridgeshire District Council

Date: 28 October 2014

### **1. INTRODUCTION**

- 1.1 On 9 September 2014, the Joint Strategic Transport and Spatial Planning Group (JST&SPG) considered and endorsed a report recommending that Cambridge City Council and South Cambridgeshire District Council enter into a Memorandum of Understanding (MoU) concerning a Greater Cambridge Housing Trajectory<sup>1</sup>.
- 1.2 The MoU was subsequently approved later on the same day by both Cambridge City Council and South Cambridgeshire District Council and it was then submitted to the Planning Inspector who is conducting the examination of both Local Plans.
- 1.3 At the joint Local Plans Pre-Hearing Meeting on 11 September 2014, the Councils introduced the Memorandum of Understanding to the Planning Inspector. The MoU confirms the agreement between the two Councils under the duty to co-operate that the housing trajectories for the two areas should be considered together for Local Plan purposes, including 5-year housing land supply. The merits of the MoU will be an issue for consideration at appropriate hearing sessions of the examination.
- 1.4 The Councils update their housing trajectories at the end of each calendar year as part of the Annual Monitoring Report process (AMR). That update is being published earlier this year to feed into the Local Plan examinations. Following the MoU, the Councils have prepared a joint housing trajectory for the Greater Cambridge area (Cambridge and South Cambridgeshire combined as defined in the City Deal). The purpose of this report is to present the joint housing trajectory for the Greater Cambridge area and the 5 year housing land supply.
- 1.5 This report is being submitted to the JST&SPG for prior consideration and comment (as part of the duty to co-operate) before being considered by Cambridge City Council and South Cambridgeshire District Council. For South Cambridgeshire, it will be considered at the Planning Portfolio Holder meeting on 18 November 2014 at 10am, and for Cambridge City Council, it will be considered by the Executive Councillor for Planning Policy and Transport at Development Plan Scrutiny Sub Committee on 9 December 2014 at 4.30pm.

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<sup>1</sup> <http://democracy.cambridge.gov.uk/documents/q2727/Public%20reports%20pack%2009th-Sep-2014%2009.30%20Joint%20Strategic%20Transport%20and%20Spatial%20Planning%20Group.pdf?T=10>

## **2. RECOMMENDATION**

2.1 Members are asked to advise Cambridge City Council and South Cambridgeshire District Council that they:

- 1) Support the joint housing trajectory for the Greater Cambridge area as set out in Appendix A.

## **3. BACKGROUND**

3.1 The National Planning Policy Framework (NPPF) seeks to significantly boost the supply of housing across England. Local Plans are required to meet their full objectively assessed need for new housing and to have a 5-year supply of specific deliverable sites at all times plus an additional capacity buffer of 5% or 20% (where there has been a record of persistent under delivery) in order to allow for choice and competition in the market for land. Where a 5-year supply cannot be demonstrated relevant policies for the supply of housing are to be treated as out of date and planning permission approved for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole, except where specific policies in the NPPF such as Green Belt indicate development should be restricted<sup>2</sup>.

3.2 It follows that the policies and allocations of the Local Plans regarding housing need, housing delivery and 5-year housing supply are matters which will be closely examined during the Local Plan examinations which commence on 4 November 2014, and including consideration of the MoU.

3.3 In order to present the most up to date evidence on these matters, both Councils have updated their housing trajectories and prepared a joint housing trajectory for the Greater Cambridge area, as envisioned by the MoU. These documents are attached at Appendix A.

## **4. CONSIDERATIONS**

4.1 The joint housing trajectory for the Greater Cambridge area shows that Cambridge is delivering housing within the urban areas and urban fringe sites in the early and middle parts of the plan period. Whilst South Cambridgeshire is delivering housing in the urban fringe sites and at new settlements, with an emphasis on the middle and latter parts of the plan period, but with an element of village housing allocations to provide some early delivery. In particular, the cross-boundary sites are building out from the edge of the existing built-up area with more homes being built in Cambridge in the early part of the plan period and then moving into South Cambridgeshire later on. This is a logical and appropriate way of delivering sites to meet the combined objectively assessed housing need across the Greater Cambridge area.

4.2 The method of calculating 5 year housing land supply has been challenged in representations to the Local Plans and is affected in particular by two factors: level of buffer and the period for making up any early shortfall. The Liverpool method assumes delivery shortfalls since 2011 are made up over the plan

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<sup>2</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf) (NPPF paragraphs 14, 15, 47 and 49)

period to 2031, whereas the Sedgefield method assumes that they are made up over the first 5 year period. The first 5 year period is of particular importance to the Local Plan examinations because it is unlikely that our Local Plans could be found to be 'sound' without a 5-year housing supply on adoption.

- 4.3 Importantly, no matter how the current 5-year housing supply is calculated the joint housing trajectory shows that a 5-year housing supply exists for the period 2014-2019.

	<b>'Liverpool' Methodology</b>	<b>'Sedgefield' Methodology</b>
Five year supply (with 5%)	6.6	6.1
Five year supply (with 20%)	5.8	5.4

## **5. APPENDICES**

- 5.1 Appendix A: Greater Cambridge Housing Trajectory, comprising of:
- Greater Cambridge Housing Trajectory Summary Tables & Graphs;
  - Calculation of the five year land supply for 2014-2019;
  - Housing Trajectory for Cambridge City Council (includes summary and detailed tables);
  - Housing Trajectory for South Cambridgeshire District Council (includes summary and detailed tables);
  - Assessment of Housing Land Supply Sites in South Cambridgeshire.

## **6. CONTACTS**

Cambridge City Council  
 Officer: Sara Saunders, Planning Policy Manager  
 Telephone: 01223 457186  
 Email: [sara.saunders@cambridge.gov.uk](mailto:sara.saunders@cambridge.gov.uk)

South Cambridgeshire District Council  
 Officer: Caroline Hunt, Planning Policy Manager  
 Telephone: 01954 713196  
 Email: [caroline.hunt@scambs.gov.uk](mailto:caroline.hunt@scambs.gov.uk)

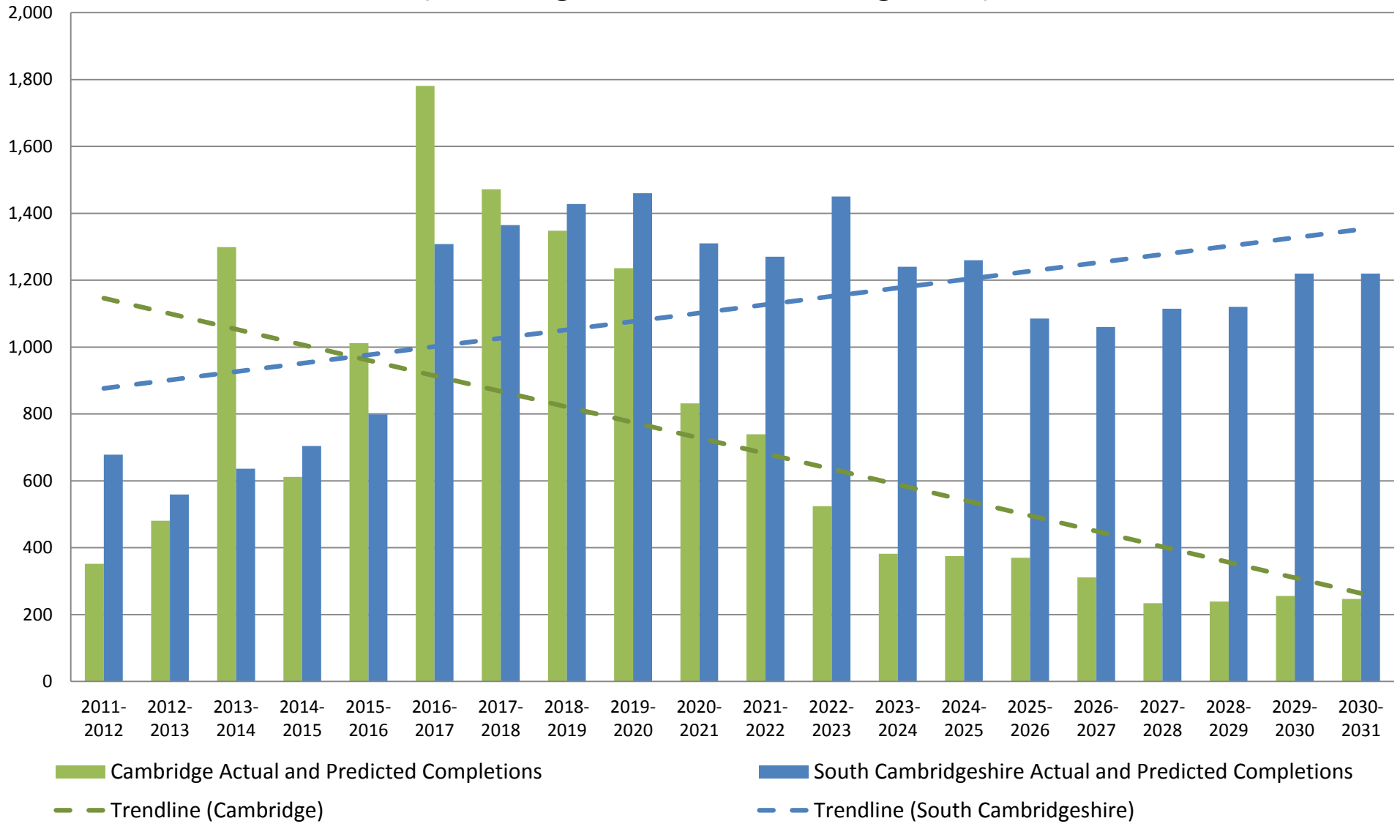
### Greater Cambridge Housing Trajectory Summary Tables & Graphs

Housing Trajectory Summary 2011/12 to 2030/31																							
	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Post 2031	Total Actual and Estimated Completions (2011/12 to 2030/31)	
<b>Allocations</b>	<b>Cambridge Urban Area</b>																						
	Cambridge - existing allocations				121	112	169	178	142	194	109	40	91	69	62	40	55	0	0	0	0	0	1,382
	Cambridge - new allocations				0	10	15	25	45	0	55	86	107	150	190	173	132	110	115	132	123	0	1,468
	South Cambridgeshire - existing allocations				65	75	85	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	260
	South Cambridgeshire - new allocations				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>Fringe Sites</b>																						
	Cambridge - existing allocations				402	819	1,330	1,009	860	773	521	490	203	40	0	34	0	0	0	0	0	0	6,481
	Cambridge - new allocations				0	0	0	137	167	146	10	0	0	0	0	0	0	0	0	0	0	0	460
	South Cambridgeshire - existing allocations				29	20	230	315	445	550	495	460	540	380	290	165	140	95	0	0	0	0	4,154
	South Cambridgeshire - new allocations				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>South Cambridgeshire - New Settlements</b>																						
	New Settlements - existing allocations				0	10	216	264	305	400	400	400	400	400	400	400	400	400	400	400	400	4,405	5,595
	New Settlements - new allocations				0	0	0	0	0	0	0	0	60	100	220	220	320	420	520	620	620	8,400	3,100
	<b>South Cambridgeshire</b>																						
Existing allocations in Rural Area				255	264	334	310	204	110	15	0	0	0	0	0	0	0	0	0	0	0	1,492	
New allocations in Rural Area				0	57	192	265	290	245	200	210	250	160	150	100	0	0	0	0	0	0	2,119	
<b>Windfalls</b>	<b>Unallocated Sites with Planning Permission</b>																						
	Cambridge				89	71	144	0	11	0	14	0	0	0	0	0	0	0	0	0	0	0	329
	South Cambridgeshire				355	373	251	76	34	5	0	0	0	0	0	0	0	0	0	0	0	0	1,094
	<b>Windfall Allowance</b>																						
	Cambridge - Windfall Allowance				0	0	123	123	123	123	123	123	123	123	123	123	124	124	124	124	124	0	1,850
South Cambridgeshire - Windfall Allowance				0	0	0	100	150	150	200	200	200	200	200	200	200	200	200	200	200	0	2,600	
<b>Completions</b>	<b>Actual Completions</b>																						
	Cambridge	352	481	1,299																			2,132
	South Cambridgeshire	678	559	636																			1,873
<b>Total</b>	<b>1,030</b>	<b>1,040</b>	<b>1,935</b>	<b>1,316</b>	<b>1,811</b>	<b>3,089</b>	<b>2,837</b>	<b>2,776</b>	<b>2,696</b>	<b>2,142</b>	<b>2,009</b>	<b>1,974</b>	<b>1,622</b>	<b>1,635</b>	<b>1,455</b>	<b>1,371</b>	<b>1,349</b>	<b>1,359</b>	<b>1,476</b>	<b>1,467</b>		<b>36,389</b>	
<b>Housing Trajectory Joint Five Year Supply Total</b>				<b>11,829</b>																			
				<b>% of Supply Available</b>				<b>Supply in years</b>															
Liverpool Method 5%				132%				6.6															
Liverpool Method 20%				116%				5.8															
Sedgefield Method 5%				123%				6.1															
Sedgefield Method 20%				107%				5.4															

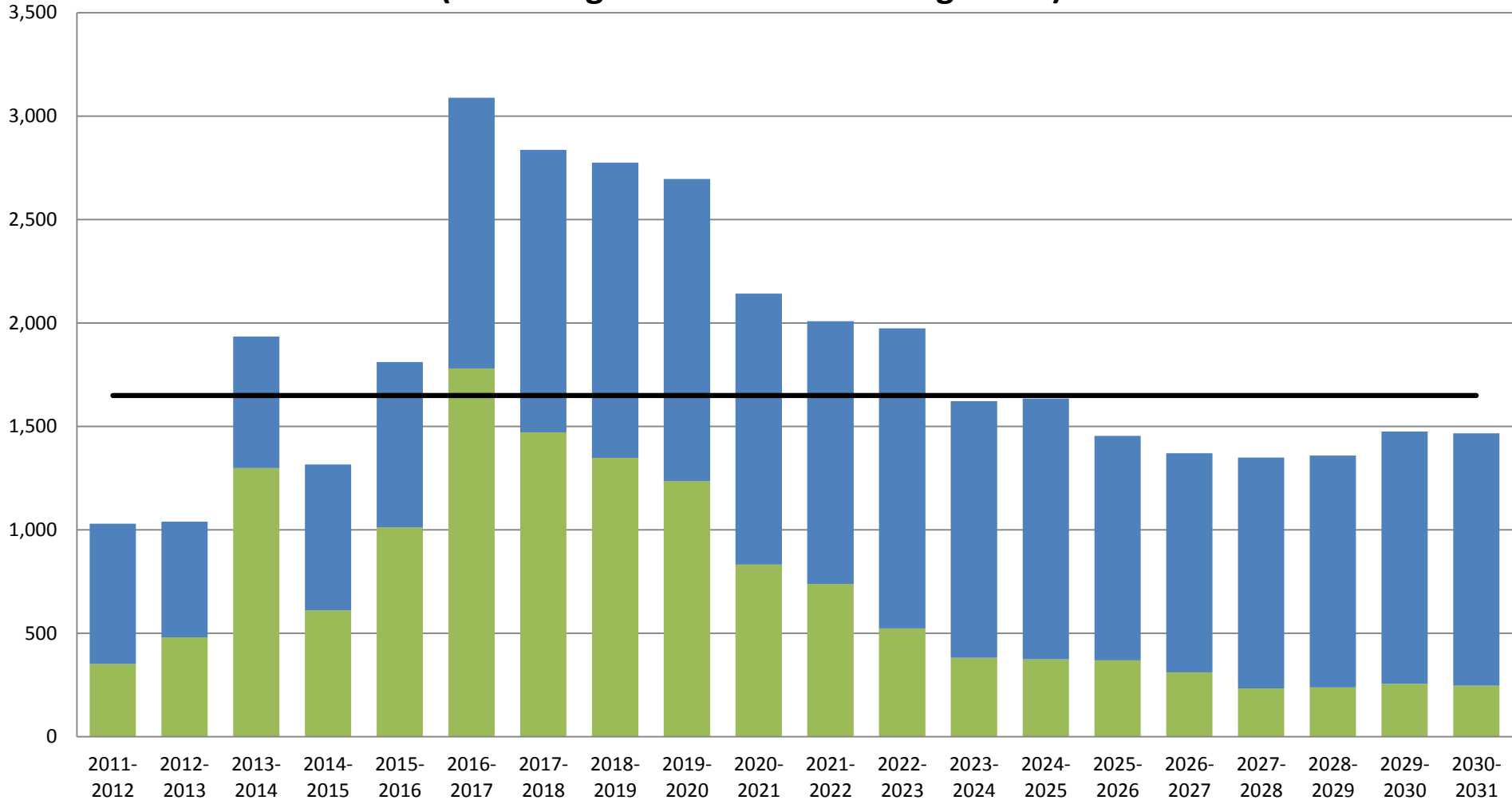
Tables to Inform Charts

	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Total
<b>Combined Annual Requirement</b>	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	1,650	33,000
<b>Combined Cumulative Requirement</b>	1,650	3,300	4,950	6,600	8,250	9,900	11,550	13,200	14,850	16,500	18,150	19,800	21,450	23,100	24,750	26,400	28,050	29,700	31,350	33,000	33,000
<b>Cambridge Actual and Predicted Completions</b>	352	481	1,299	612	1,012	1,781	1,472	1,348	1,236	832	739	524	382	375	370	311	234	239	256	247	14,102
<b>South Cambridgeshire Actual and Predicted Completions</b>	678	559	636	704	799	1,308	1,365	1,428	1,460	1,310	1,270	1,450	1,240	1,260	1,085	1,060	1,115	1,120	1,220	1,220	22,287
<b>Combined Cumulative Actual and Predicted Completions</b>	4,330	2,070	4,005	5,321	7,132	10,221	13,058	15,834	18,530	20,672	22,681	24,655	26,277	27,912	29,367	30,738	32,087	33,446	34,922	36,389	36,389

## Greater Cambridge Housing Trajectory (Cambridge and South Cambridgeshire)



## Greater Cambridge Housing Trajectory (Cambridge and South Cambridgeshire)

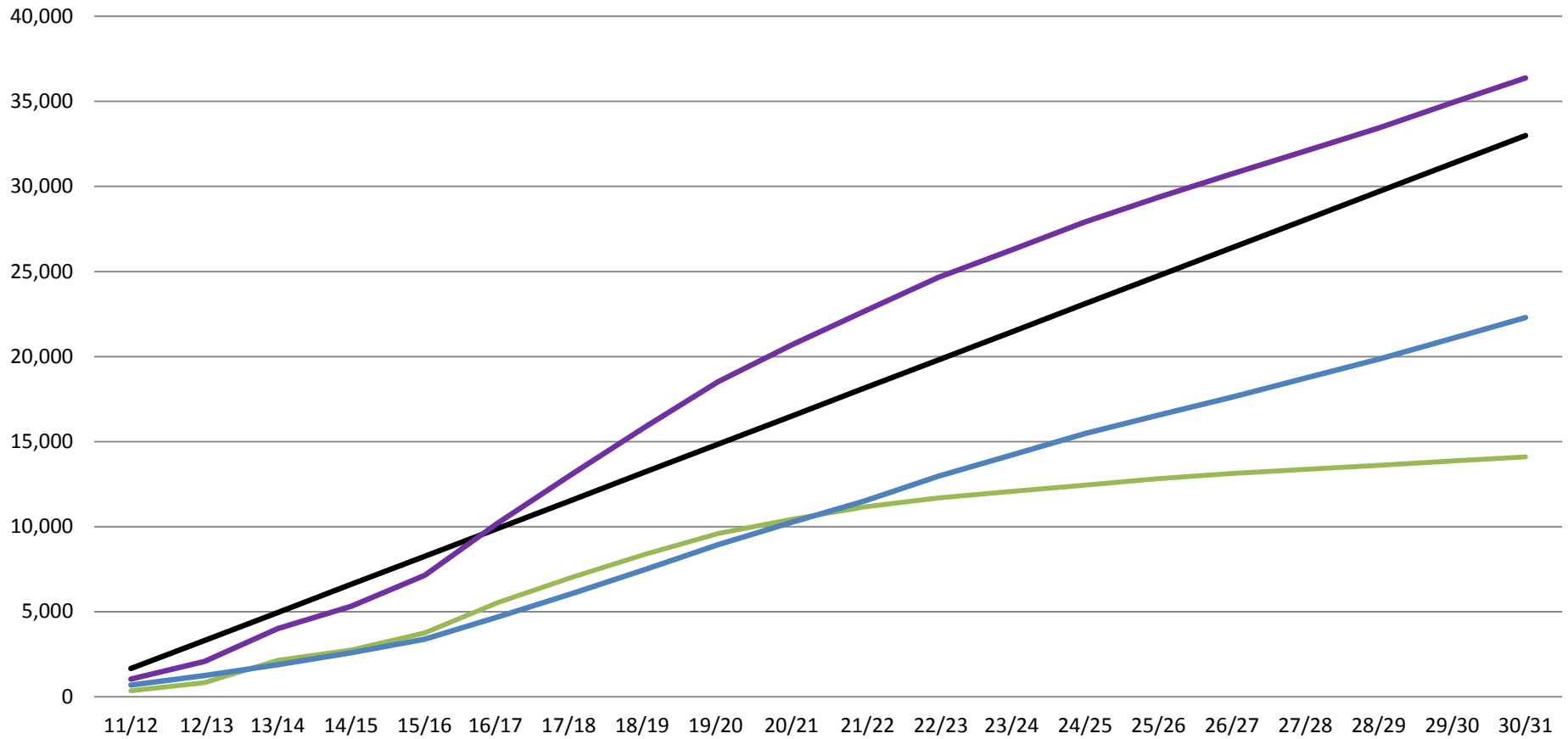


■ Cambridge Actual and Predicted Completions

■ South Cambridgeshire Actual and Predicted Completions

— Combined Annual Requirement

## Greater Cambridge Housing Trajectory (Cambridge and South Cambridgeshire)



- Combined Cumulative Requirement
- Combined Cumulative Actual and Predicted Completions
- Cambridge Cumulative Completions and Commitments
- South Cambridgeshire Cumulative Completions and Commitments



## Calculation of the five-year land supply for Greater Cambridge 2014-2019

### 'Liverpool' Methodology

	Greater Cambridge (City & South Cambs)
(a) Housing provision required in the Local Plan 2011 - 2031	33,000
(b) Homes completed up to 31 March 2014	4,005
(c) Number of dwellings left to provide  (= a - b)	28,995
(d) Number of years of plan left	17
(e) Annualised average requirement	1,706
(f) Five year supply requirement (= e x 5)	8,528
(g) With 5% buffer	8,954
(h) With 20% buffer	10,234
(i) Number of dwellings predicted to be completed	11,829
Five year supply (= i ÷ f x 5)	6.9
Five year supply (with 5%) (= i ÷ g x 5)	6.6
Five year supply (with 20%) (= i ÷ h x 5)	5.8

### 'Sedgefield' Methodology

	Greater Cambridge (City & South Cambs)
(a) Housing provision required in the Local Plan 2011 - 2031	33,000
(b) Requirement up to 31 March 2014 (based on annualised average requirement)	4,950
(c) Dwellings completed up to 31 March 2014	4,005
(d) Shortfall against annualised average requirement	945
(e) Five year supply requirement including shortfall	9,195
(f) With 5% buffer	9,655
(g) With 20% buffer	11,034
(h) Number of dwellings predicted to be completed	11,829
Five year supply (= h ÷ e x 5)	6.4
Five year supply (with 5%) (= h ÷ f x 5)	6.1
Five year supply (with 20%) (= h ÷ g x 5)	5.4





Cambridge City Council Housing trajectory - Large Sites Over 50

Site No	Application Number	Site Name and Address	Size (ha)	Market or Affordable	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments							
	07/1223/REM & 05/1336/OUT & 13/6001/S106BA	Cambridge Water Company, Rustat Road	1.2	M	135	0	135	0	35	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	135				Recent approval of 13/6001/S106BA has amended the housing split to provide more market housing.		
				A	8	0	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Y	Y	Y			
				<b>Total</b>	<b>143</b>	<b>0</b>	<b>143</b>	<b>0</b>	<b>35</b>	<b>108</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>143</b>							
	07/1093/REM	Homerton College, Hills Road	1.4	N/A	0	0	0	0	35	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N	Y	N	Landowners have no intention of developing the site for residential use, expect to now provide student accommodation.
<b>Total - Large Sites Over 50</b>					<b>143</b>	<b>0</b>	<b>143</b>	<b>Five Year Supply Total</b>					<b>143</b>																<b>143</b>							

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

Cambridge City Council Housing trajectory - Small Sites: 10-49 Dwellings

Site No	Application Number	Site Name and Address	Net Site Area (ha)	Market or Affordable	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments	
09/0403		Neath Farm Business Park, Church End	0.90	M	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
		<b>Total - Neath Farm Business Park</b>			<b>40</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>				
11/0596		141 Ditton Walk	0.34	U/K	14	0	14	0	0	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	14	N	Y	Y	
11/0970		Seymour Court, Seymour Street	0.56	U/K	34	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
11/0955		100-108 Shelford Road	0.31	U/K	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
12/0321/FUL		190-192 Histon Road	0.82	M	14	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	Completed 2013/14.
12/0730/FUL		115-119 Perne Road	0.11	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
12/0086/FUL		169-173 High Street, East Chesterton	0.17	M	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	Under construction.
13/0406/FUL 13/0407/FUL		Roman Courts (East and West)	0.32	A	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	N/A	N/A	N/A	Development completed but after 31 March 2014.
11/1375/FUL		18-19 Regent Terrace	0.04	M	11	0	11	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Y	Y	Y	Site nearing completion.
13/0776/FUL		51 Barnwell Road	0.30	M	21	0	21	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Y	Y	Y	Under construction.
13/1554/FUL		1 Ditton Walk	0.28	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
12/1598/FUL		Latimer Close	0.48	M & A	16	0	16	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Y	Y	Y	
13/0231/FUL		189 Histon Road	0.06	M	12	0	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
13/1386/FUL		6-14 Water Lane	0.38	M & A	24	0	24	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Y	Y	Y	
12/1537/FUL		Land to the Rear of 231-247 Milton Road	0.47	M	13	0	13	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Y	Y	Y	Under construction.
12/1368/FUL		55-57 Regent Street	0.02	M	12	0	12	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Y	Y	Y	
12/1321/FUL		87 East Road	0.04	M	11	0	11	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Y	Y	Y	
		<b>Total - Small Sites 10-49 dwellings</b>			<b>287</b>	<b>101</b>	<b>186</b>	<b>89</b>	<b>36</b>	<b>36</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186</b>				
								<b>Five Year Supply Total</b>																						
													<b>172</b>																	

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

Cambridge City Council Housing trajectory - Additional Allocations in the Local Plan 2014

Site No	Application Number	Site Name and Address	Size (ha)	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)	Availability	Suitability	Achievability	Comments	
GB1		Land north of Wort's Causeway	7.84	200	0	200	0	0	0	60	80	60	0	0	0	0	0	0	0	0	0	0	0	0	200	Y	Y	Y	
GB2		Land south of Wort's Causeway	6.8	230	0	230	0	0	0	77	77	76	0	0	0	0	0	0	0	0	0	0	0	0	230	Y	Y	Y	
R5		Camfields Resource Centre and Oil Depot 137-139 Ditton Walk	0.86	35	0	35	0	0	0	0	0	0	15	20	0	0	0	0	0	0	0	0	0	0	35	Y	Y	Y	
R8		149 Cherry Hinton Road and Telephone Exchange, Coleridge Road	0.76	33	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	13	33	Y	Y	Y	
R10		Mill Road Depot and adjoining properties, Mill Road	2.7	167	0	167	0	0	0	0	0	0	0	0	0	0	0	0	35	35	35	32	30	0	167	Y	Y	Y	
R11		Horizon Resource Centre, 285 Coldham's Lane	0.82	40	0	40	0	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	40	Y	Y	Y	
R14		British Telecom, Long Road		21	0	21	0	0	0	0	0	0	0	21	0	0	0	0	0	0	0	0	0	0	21	Y	Y	Y	Additional capacity, see site 5.06 for the remainder of the site.
R16		Cambridge Professional Development Centre, Foster Road	1.49	67	0	67	0	0	0	0	0	0	15	20	17	15	0	0	0	0	0	0	0	0	67	Y	Y	Y	
R17		Mount Pleasant House, Mount Pleasant	0.57	50	0	50	0	0	0	0	0	0	25	25	0	0	0	0	0	0	0	0	0	0	50	Y	Y	Y	
M2		Clifton Road Area	9.43	550	0	550	0	0	0	0	0	0	0	0	50	60	70	70	60	60	60	60	60	60	550	Y	Y	Y	
M3	13/1250/OUT	Michael Young Centre, Purbeck Road	1.3	95	0	95	0	10	15	25	45	0	0	0	0	0	0	0	0	0	0	0	0	0	95	Y	Y	Y	Outline application approved for 95 residential units.
M5		82-88 Hills Road and 57-63 Bateman Street	0.5	20	0	20	0	0	0	0	0	0	0	0	0	0	0	10	10	0	0	0	0	0	20	Y	Y	Y	
R6		636-656 Newmarket Road, Holy Cross Church Hall, East Barnwell Community Centre and Meadowlands, Newmarket Road	1.01	75	0	75	0	0	0	0	0	0	0	0	0	0	0	0	0	15	20	20	20	0	75	Y	Y	Y	
R12		Ridgeons, Cromwell Road	3.27	217	0	217	0	0	0	0	0	0	0	0	40	50	50	50	27	0	0	0	0	0	217	Y	Y	Y	Additional capacity, see site 5.14 for the remainder of the site.
R21		315-349 Mill Road and Brookfields	2.78	98	0	98	0	0	0	0	0	0	0	0	25	50	23	0	0	0	0	0	0	0	98	Y	Y	Y	Additional capacity, see site 7.12 for the remainder of the site.
R42c		Glebe Farm 2	1	30	0	30	0	0	0	0	10	10	10	0	0	0	0	0	0	0	0	0	0	0	30	Y	Y	Y	
Windfall		Windfall - North Cambridge		462	0	462	0	0	30	31	30	31	31	31	30	31	31	31	31	31	31	31	31	31	462	Y	Y	Y	
Windfall		Windfall - East Cambridge		463	0	463	0	0	31	31	31	31	31	30	31	30	31	31	31	31	31	31	31	31	463	Y	Y	Y	
Windfall		Windfall - South Cambridge		463	0	463	0	0	31	31	31	31	30	31	31	31	30	31	31	31	31	31	31	31	463	Y	Y	Y	
Windfall		Windfall - West Cambridge		462	0	462	0	0	31	30	31	30	31	31	31	31	31	30	31	31	31	31	31	31	462	Y	Y	Y	
<b>Total - Small Sites 10-49 dwellings</b>				<b>3778</b>	<b>0</b>	<b>3778</b>	<b>0</b>	<b>10</b>	<b>138</b>	<b>285</b>	<b>335</b>	<b>269</b>	<b>188</b>	<b>209</b>	<b>230</b>	<b>273</b>	<b>313</b>	<b>296</b>	<b>256</b>	<b>234</b>	<b>239</b>	<b>256</b>	<b>247</b>	<b>3778</b>					
							<b>Five Year Supply Total</b>					<b>768</b>																	

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

## Cambridge City Council Housing trajectory - Housing Trajectory Summary Tables

Housing Trajectory Summary 2011/12 to 2030/31																					
	Target number of dwellings on site	Built to date (up to 2013/14)	Outstanding dwellings	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Total Estimated Completions (2014/15-2030/31)
Urban Extensions	7371	890	6481	402	819	1330	1009	860	773	521	490	203	40	0	34	0	0	0	0	0	6481
Sites Allocated in the Local Plan	2525	1143	1382	121	112	169	178	142	194	109	40	91	69	62	40	55	0	0	0	0	1382
Large Sites Over 50	143	0	143	0	35	108	0	0	0	0	0	0	0	0	0	0	0	0	0	0	143
Small Sites 10-49 Dwellings	287	101	186	89	36	36	0	11	0	14	0	0	0	0	0	0	0	0	0	0	186
New Allocations in the Local Plan 2014	3778	0	3778	0	10	138	285	335	269	188	209	230	273	313	296	256	234	239	256	247	3778
<b>Total</b>	<b>14104</b>	<b>2134</b>	<b>11970</b>	<b>612</b>	<b>1012</b>	<b>1781</b>	<b>1472</b>	<b>1348</b>	<b>1236</b>	<b>832</b>	<b>739</b>	<b>524</b>	<b>382</b>	<b>375</b>	<b>370</b>	<b>311</b>	<b>234</b>	<b>239</b>	<b>256</b>	<b>247</b>	<b>11970</b>
<b>Housing Trajectory Five Year Supply Total</b>																					<b>6225</b>

Previous Years Completions and Predicted Totals																																	
	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	2014/15 year 1	15/16 year 2	16/17 year 3	17/18 year 4	18/19 year 5	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	Totals		
<b>Core Output Indicators</b>																																	
Total Completions - Indicators H2 (a & b)	159	287	505	601	731	629	521	588	287	390	352	481	1299																	<b>6830</b>			
Cumulative Completions	159	446	951	1552	2283	2912	3433	4021	4308	4698	5050	5531	6830																				
Projected Completions - Indicator H2c														612	1012	1781	1472	1348	1236	832	739	524	382	375	370	311	234	239	256	247	<b>11970</b>		
Cumulative Future Completions														612	1624	3405	4877	6225	7461	8293	9032	9556	9938	10313	10683	10994	11228	11467	11723	11970			
Cumulative Actual & Future Completions (H2 a & b + H2c) 2001/2 to 2030/31	159	446	951	1552	2283	2912	3433	4021	4308	4698	5050	5531	6830	7442	8454	10235	11707	13055	14291	15123	15862	16386	16768	17143	17513	17824	18058	18297	18553	18800			
<b>Local Plan 2014 Housing Target</b>																																	
Local Plan 2014 Annualised Housing Target. April 2011 to March 2031 (14,000 divided by 20 years = 700pa)														700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	700	<b>14000</b>			
Cumulative Local Plan 2014 Requirement														700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500	11200	11900	12600	13300	14000
Annual Difference: Cumulative Actual and Predicted Completions (H2 a, b & c) minus Local Plan 2014 Annualised Housing Target														-348	-219	599	-88	312	1081	772	648	536	132	39	-176	-318	-325	-330	-389	-466	-461	-444	-453
<b>Managed Delivery Target in relation to draft Local Plan 2014 (H2 d)</b>																																	
1) Cumulative completions actual and projected 2011/12 to 2030/31														352	833	2132	2744	3756	5537	7009	8357	9593	10425	11164	11688	12070	12445	12815	13126	13360	13599	13855	14102
2) Cumulative required completions														700	1400	2100	2800	3500	4200	4900	5600	6300	7000	7700	8400	9100	9800	10500	11200	11900	12600	13300	14000
3) Cumulative under/oversupply														-348	-567	32	-56	256	1337	2109	2757	3293	3425	3464	3288	2970	2645	2315	1926	1460	999	555	102

### Housing Trajectory for South Cambridgeshire District Council

			HISTORIC COMPLETIONS			PROJECTED COMPLETIONS																	TOTALS			
			2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Post 2031	2011-2031	2014-2019	
<b>Historic Completions</b>			678	559	636	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,873	0	
<b>Adopted allocations without planning permission</b>	<b>Edge of Cambridge</b>	Cambridge East - north of Newmarket Road	-	-	-	0	0	0	0	85	140	140	140	140	140	140	140	95	0	0	0	0	1,300	85		
		Cambridge East - north of Cherry Hinton	-	-	-	0	0	0	20	30	20	20	20	0	0	0	0	0	0	0	0	0	0	110	50	
		Land between Huntingdon Road, Histon Road & A14 (NIAB 2 or Darwin Green 2) - includes proposed extension (NIAB 3 or Darwin Green 3)	-	-	-	0	0	0	0	75	150	150	150	150	150	150	25	0	0	0	0	0	0	0	1,000	75
		Orchard Park - parcel K1	-	-	-	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	40
		Orchard Park - additional land parcels (L2 & Com4)	-	-	-	0	0	50	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	80	80
	<b>New Settlements</b>	Northstowe - phase 2 and later phases	-	-	-	0	0	0	0	50	92	232	232	289	400	400	400	400	400	400	400	400	400	4,405	4,095	50
	<b>Village Sites</b>	Fulbourn & Ida Darwin Hospitals	-	-	-	0	0	30	100	50	50	0	0	0	0	0	0	0	0	0	0	0	0	230	180	
	Papworth Everard West Central	-	-	-	0	8	29	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67	67		
<b>Existing Planning Permissions (at 31 March 2014)</b>	Trumpington Meadows (Cambridge Southern Fringe)		-	-	-	29	0	160	100	150	150	0	0	0	0	0	0	0	0	0	0	0	589	439		
	North-West Cambridge (University site)		-	-	-	0	20	70	195	105	90	185	150	250	90	0	0	0	0	0	0	0	0	1,155	390	
	Orchard Park - additional land parcels (Q, former HRCC site & Com2) including local centre		-	-	-	65	35	35	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	140	140	
	Northstowe - phase 1		-	-	-	0	10	216	264	255	308	168	168	111	0	0	0	0	0	0	0	0	0	1,500	745	
	Cambourne (additional 950 dwellings)		-	-	-	175	175	175	120	94	0	0	0	0	0	0	0	0	0	0	0	0	0	739	739	
	Former Bayer Cropscience site		-	-	-	0	30	60	60	60	60	15	0	0	0	0	0	0	0	0	0	0	0	285	210	
	Historic Rural Allocations with planning permission		-	-	-	80	51	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	171	171	
	Windfall Sites: Estate sized (9 or more dwellings)		-	-	-	223	154	77	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	464	464	
Windfall Sites: Small Sites (8 or less dwellings) already Under Construction		-	-	-	91	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121	121		
Windfall Sites: Small Sites (8 or less dwellings) Not Under Construction		-	-	-	20	50	71	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	201	201		
Planning applications for 9 or more dwellings where decision to grant planning permission either awaiting the signing of a s106 agreement or resolution of outstanding issues (at 31 March 2014)			-	-	-	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	10		
<b>New Local Plan Allocations</b>	<b>Strategic Sites</b>	Land between Huntingdon Road, Histon Road & A14 (NIAB 3 or Darwin Green 3)	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
		Northstowe Reserve	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
		Waterbeach New Town	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	100	200	300	400	400	6,600	1,400	0	
		Bourn Airfield New Village	-	-	-	0	0	0	0	0	0	0	60	100	220	220	220	220	220	220	220	220	1,800	1,700	0	
		Cambourne West	-	-	-	0	0	30	70	100	150	150	150	150	150	150	100	0	0	0	0	0	0	1,200	200	
	<b>Village Sites</b>	Dales Manor Business Park, Sawston	-	-	-	0	0	10	50	50	20	10	50	10	0	0	0	0	0	0	0	0	0	200	110	
		Land north of Babraham Road, Sawston	-	-	-	0	0	0	20	40	20	0	0	0	0	0	0	0	0	0	0	0	80	60		
		Land south of Babraham Road, Sawston	-	-	-	0	0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	0	260	55		
		Land north of Impington Lane, Impington	-	-	-	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25		
		Land west of New Road, Melbourn	-	-	-	0	10	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65		
		Green End Industrial Estate, Gamlingay	-	-	-	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	90	90		
		Land at Bennell Farm, West Street, Comberton	-	-	-	0	15	30	30	15	0	0	0	0	0	0	0	0	0	0	0	0	90	90		
	<b>Parish Council Proposals</b>	East of Rockmill End, Willingham	-	-	-	0	10	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50		
		Land at Linton Road, Great Abington	-	-	-	0	10	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35		
Land at junction of High Street & Pampisford Road, Great Abington		-	-	-	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12			
Land at Bancroft Farm, Church Lane, Little Abington		-	-	-	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6			
	Land at Toseland Road, Graveley	-	-	-	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6			
<b>Windfall Sites</b>			-	-	-	0	0	0	100	150	150	200	200	200	200	200	200	200	200	200	200	0	2,600	250		
<b>Planning Permissions Granted between 1 April and 31 August 2014</b>	Windfall Sites: Estate sized (9 or more dwellings)		-	-	-	21	75	85	6	0	0	0	0	0	0	0	0	0	0	0	0	0	187	187		
	Windfall Sites: Small Sites (8 or less dwellings)		-	-	-	0	5	15	20	14	5	0	0	0	0	0	0	0	0	0	0	0	59	54		
Planning applications for 9 or more dwellings where decision to grant planning permission either awaiting the signing of a s106 agreement or resolution of outstanding issues (between 1 April and 31 August 2014)			-	-	-	0	49	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	52	52		
<b>Projected Completions Total</b>			-	-	-	704	799	1,308	1,365	1,428	1,460	1,310	1,270	1,450	1,240	1,260	1,085	1,060	1,115	1,120	1,220	1,220	12,805	20,414	5,604	
<b>TOTAL: HISTORIC AND PROJECTED COMPLETIONS</b>			678	559	636	704	799	1,308	1,365	1,428	1,460	1,310	1,270	1,450	1,240	1,260	1,085	1,060	1,115	1,120	1,220	1,220	12,805	22,287	5,604	
<b>Housing Requirement as set out in: Submission Local Plan Policy S/5 (March 2014)</b>																								19,000		
<b>Submission Local Plan</b>	Annualised requirement over 20 years		950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950	950				
	Annual requirement taking account of past / forecast completions		950	964	987	1,007	1,026	1,042	1,023	996	960	915	875	831	754	685	589	490	347	91	-424	-2,067				

<sup>1</sup> The predicted annual housing completions for both NIAB 2 (Darwin Green 2) and NIAB 3 (Darwin Green 3) have been combined and are shown in the 'adopted allocations without planning permission' section.

<sup>2</sup> The Council's planning committee in November 2013 gave officers delegated powers to approve a hybrid planning application for land south of Church Lane proposing the erection of up to 58 dwellings, 8 units for either housing or business use, a brewhouse, a bakery, community rooms, car parking, open

<sup>3</sup> These are sites that were allocated in the Local Plan 2004 that have planning permission and are still being built out. There is only one site remaining: West of Ermine Street South, Papworth Everard (Summersfield).

<sup>4</sup> These are windfall sites of 9 or more dwellings.

<sup>5</sup> These are windfall sites of 8 or less dwellings which are already under construction.

<sup>6</sup> These are windfall sites of 8 or less dwellings on which no construction has started; these sites have been discounted by 10% to allow for any that may not come forward.





# Housing Trajectory for South Cambridgeshire District Council

		Historic Completions			Projections																	TOTALS			
Category	Site	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Post 2031	2011-2031	2014-2019	
New Local Plan allocations - Strategic Sites	Northstowe Reserve	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
New Local Plan allocations - Strategic Sites	Waterbeach New Town	-	-	-	0	0	0	0	0	0	0	0	0	0	0	0	100	200	300	400	400	6,600	1,400	0	
New Local Plan allocations - Strategic Sites	Bourn Airfield New Village	-	-	-	0	0	0	0	0	0	0	60	100	220	220	220	220	220	220	220	220	1,800	1,700	0	
New Local Plan allocations - Strategic Sites	Cambourne West	-	-	-	0	0	30	70	100	150	150	150	150	150	150	100	0	0	0	0	0	0	1,200	200	
New Local Plan allocations - Village Sites	Dales Manor Business Park, Sawston	-	-	-	0	0	10	50	50	20	0	10	50	10	0	0	0	0	0	0	0	0	200	110	
New Local Plan allocations - Village Sites	Land north of Babraham Road, Sawston	-	-	-	0	0	0	20	40	20	0	0	0	0	0	0	0	0	0	0	0	0	80	60	
New Local Plan allocations - Village Sites	Land south of Babraham Road, Sawston	-	-	-	0	0	0	0	55	55	50	50	50	0	0	0	0	0	0	0	0	0	260	55	
New Local Plan allocations - Village Sites	Land north of Impington Lane, Impington	-	-	-	0	0	10	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	
New Local Plan allocations - Village Sites	Land west of New Road, Melbourn	-	-	-	0	10	30	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65	65	
New Local Plan allocations - Village Sites	Green End Industrial Estate, Gamlingay	-	-	-	0	0	30	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	
New Local Plan allocations - Village Sites	Land at Bennell Farm, West Street, Comberton	-	-	-	0	15	30	30	15	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	
New Local Plan allocations - Village Sites	East of Rockmill End, Willingham	-	-	-	0	10	25	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	
New Local Plan allocations - Parish Council Proposals	Land at Linton Road, Great Abington	-	-	-	0	10	15	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	
New Local Plan allocations - Parish Council Proposals	Land at junction of High Street & Pampisford Road, Great Abington	-	-	-	0	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
New Local Plan allocations - Parish Council Proposals	Land at Bancroft Farm, Church Lane, Little Abington	-	-	-	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
New Local Plan allocations - Parish Council Proposals	Land at Toseland Road, Graveley	-	-	-	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
Windfall sites (allowance)		-	-	-	0	0	0	100	150	150	200	200	200	200	200	200	200	200	200	200	200	200	0	2,600	250
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites - Estates	S/0645/13: Cody Road, Waterbeach	-	-	-	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	60	
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites - Estates	S/1359/13: Bannold Road, Waterbeach	-	-	-	0	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	90	
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites - Estates	S/2607/12: Showman's Site, Meldreth	-	-	-	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	6	
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites - Estates	S/2379/13: Hurdleditch Road, Orwell	-	-	-	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites - Estates	S/0641/13: Granta Processors, Whittlesford	-	-	-	0	0	10	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	16	
Planning permissions granted between 1 April and 31 August 2014 - Windfall Sites	Small sites	-	-	-	0	5	15	20	14	5	0	0	0	0	0	0	0	0	0	0	0	0	59	54	
Planning applications where decision to grant planning permission for 9 or more dwellings subject to resolution of outstanding issues (since April 2014)	S/2312/13: Fen Drayton Road, Swavesey	-	-	-	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	
Planning applications where decision to grant planning permission for 9 or more dwellings subject to resolution of outstanding issues (since April 2014)	S/1329/13: Rear of Cygnus Business Park, Swavesey	-	-	-	0	9	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	12	
Planning applications where decision to grant planning permission for 9 or more dwellings subject to resolution of outstanding issues (since April 2014)	S/1199/13: The Causeway, Bassingbourn-cum-Kneesworth	-	-	-	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	
	<b>TOTALS</b>	<b>678</b>	<b>559</b>	<b>636</b>	<b>704</b>	<b>799</b>	<b>1,308</b>	<b>1,365</b>	<b>1,428</b>	<b>1,460</b>	<b>1,310</b>	<b>1,270</b>	<b>1,450</b>	<b>1,240</b>	<b>1,260</b>	<b>1,085</b>	<b>1,060</b>	<b>1,115</b>	<b>1,120</b>	<b>1,220</b>	<b>1,220</b>	<b>12,805</b>	<b>22,287</b>	<b>5,604</b>	

# Assessment of Housing Land Supply Sites in South Cambridgeshire

## a. Allocations without Planning Permission

### Cambridge East

- A.1. Cambridge East is allocated for a major mixed-use development on the edge of Cambridge including land within South Cambridgeshire and Cambridge City. The two Councils jointly adopted the **Cambridge East Area Action Plan** in February 2008 which planned for a new urban quarter to Cambridge and provided for an early phase of development North of Newmarket Road. The whole site has a capacity of 10,000 to 12,000 dwellings.
- A.2. The main landowner, Marshall of Cambridge, announced in April 2010 that the relocation of Cambridge Airport will not happen before 2031 at least, as there are currently no suitable relocation options. The **Local Plan** (submitted in March 2014) proposes that land at Cambridge Airport is safeguarded as a strategic reserve of land to be developed at a later date. As no housing is expected to be delivered on the Airport site before 2031, no allowance is made for housing in the housing trajectory.
- A.3. In December 2013, Marshall submitted an outline planning permission for their Wing development (land north of Newmarket Road, S/2682/13), which consists of up to 1,300 homes, a primary school, a food store, community facilities, open spaces, landscaping and associated infrastructure. The landowner has indicated that, subject to securing outline planning permission in early 2015, construction is anticipated to start on site in 2017, with the first 85 homes completed in 2018-2019. It is anticipated that the development would be completed in 2027-2028.
- A.4. While the airport remains on site, there is also potential for residential development North of Cherry Hinton on land within both Cambridge City and South Cambridgeshire, as provided for in the Area Action Plan. This site is allocated in both Councils **Local Plans** (submitted in March 2014) and is expected to deliver a total of approximately 461 dwellings of which approximately 110 homes would be delivered in South Cambridgeshire. The dwelling totals and associated housing densities in the Local Plans are preferred to those proposed in the recent housing trajectory questionnaire returns for this site, which are considered to be too high for the northern part of the site and too low for the southern part of the site. Pre-application discussions are in progress with both landowners. The two landowners have indicated that development could start on site in 2017 and be completed in 2021. Marshall anticipates that an outline planning application for land in their ownership will be submitted in early 2015.

### Land between Huntingdon Road, Histon Road & the A14 (Darwin Green 2 or NIAB 2)

- A.5. The site was allocated as a sustainable housing-led urban extension to Cambridge in the **Site Specific Policies DPD**, adopted in January 2010. The site is adjacent to the

Cambridge City Council NIAB allocation (NIAB 1) and will provide a secondary school to serve development in the whole of the north-west part of Cambridge. The notional capacity of the site has been reduced from approximately 1,100 dwellings to 900 dwellings in the **Local Plan** (submitted in March 2014). A small extension (approximately 100 dwellings, known as NIAB 3 or Darwin Green 3) is being proposed for allocation through the Local Plan, making the total for the whole site 1,000 dwellings. This change takes account of concerns that the higher figure could result in densities that are too high and not compatible with achieving a high quality development on this edge of Cambridge.

- A.6. Pre-application discussions are in progress and it is anticipated that construction will start in 2018. The agent anticipates that the site (with the proposed small extension included in the Local Plan) will deliver 1,200 dwellings. The Council has taken a more cautious approach in the housing trajectory to reflect its concerns regarding the density and quality of development. The predicted annual housing completions for both NIAB 2 (Darwin Green 2) and NIAB 3 (Darwin Green 3) have been combined in the housing trajectory and are shown in the 'adopted allocations without planning permission' section.

#### **Orchard Park – Parcel K1**

- A.7. Orchard Park is a mixed-use development on the northern edge of Cambridge between Kings Hedges Road, Histon Road and the A14. The site was originally allocated in the **Local Plan 2004**, and received outline planning permission in June 2005. The **Site Specific Policies DPD** (adopted in January 2010) carries forward the allocation.
- A.8. The outline planning permission for the site has now lapsed and Parcel K1 is the only remaining parcel without detailed planning permission. Discussions are on-going to bring forward this site for self-build through the Cambridge Co-Housing Project. It is anticipated that a planning application will be submitted in Autumn 2014. Subject to planning permission, the agent anticipates that construction will start in early 2015 and that the development will be completed in March 2016.

#### **Orchard Park – additional land parcels (L2 & Com4)**

- A.9. The **Site Specific Policies DPD** (adopted in January 2010) allows the potential for additional housing development at Orchard Park in place of other uses, and identified three known additional land parcels for housing. The **Site Specific Policies DPD** (January 2010) anticipated that these two sites could provide 80 dwellings and design criteria for these two sites are included in the **Orchard Park Design Guidance SPD** (March 2011). The proximity of these two sites to the A14 means that noise and air quality constraints will influence the design and layout of the sites, and mitigation measures will need to be agreed through the planning application process.
- A.10. The landowner has submitted outline planning applications for 15 townhouses on parcel L2 (S/1760/14) and 132 apartments on parcel Com4 (S/2248/14). Together the landowner's proposals for these two parcels would provide 67 additional dwellings compared to the number anticipated in the Site Specific Policies DPD,

however until planning permission is granted, the Council is only relying on these two sites providing 80 dwellings. The landowner anticipates that development could start on site in 2016-2017.

### **Northstowe – Phase 2 and later phases**

- A.11. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The **Northstowe Area Action Plan** was adopted in July 2007. Development of the whole of the new town is dependent on upgrades to the A14 to increase capacity.
- A.12. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan as a material consideration for all subsequent planning applications. An outline planning application (S/2011/14) for phase 2 (up to 3,500 dwellings, a secondary school, two primary schools, a town centre and sports hub) was submitted in August 2014.
- A.13. The landowner anticipates that the enabling works for the construction of phase 2 and the later phases (which will provide approximately 8,500 dwellings) will start in early 2016, with the first 50 dwellings completed in 2018-2019. The landowner has indicated that the majority of phase 2 will be constrained until improvements have been made to the A14. It is anticipated that the Highways Agency will submit the Development Consent Order for the A14 improvements to the Planning Inspectorate in Autumn 2014<sup>1</sup>.

### **Fulbourn & Ida Darwin Hospitals**

- A.14. Within the Fulbourn and Ida Darwin Hospitals Major Developed Site in the Green Belt, the Ida Darwin Hospital part of the site was allocated in the **Site Specific Policies DPD** (adopted in January 2010) for redevelopment for housing with the relocation of the medical and related uses to the Fulbourn Hospital part of the site. The site could provide up to 275 dwellings. The site will be developed in phases, starting with the relocation of the medical uses to the Fulbourn Hospital site.
- A.15. An outline planning application for up to 180 dwellings, a 70 unit extra care facility and open space was submitted to the Council in May 2013 along with a development brief for the site. The Council's planning committee in June 2014 endorsed the development brief as a material consideration for all subsequent planning applications, but refused the outline planning application due to the absence of any appropriate community facilities.
- A.16. The agent advises that following the refusal of planning permission the landowner is reviewing the way forward, however due to the discussions undertaken during the consideration of the planning application it is unlikely that the site will be able to accommodate any more than 230 dwellings. The agent also advises that subject to securing planning permission, the earliest development could start on site is 2016.

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<sup>1</sup> <http://www.highways.gov.uk/roads/road-projects/a14-cambridge-to-huntingdon-improvement-scheme/>

## **Papworth Everard West Central**

- A.17. The **Site Specific Policies DPD** (adopted in January 2010) identifies an area in the centre of Papworth Everard for mixed-use redevelopment to enhance the village centre. This is anticipated to take the form of a number of separate developments of individual land parcels within the policy area. Discussions have taken place with landowners and stakeholders regarding the implementation of the policy.
- A.18. **Land south of Church Lane (S/0623/13 & S/0624/13)**: the Council's planning committee in November 2013 gave officers delegated powers to approve a hybrid planning application for the erection of up to 58 dwellings, 8 units for either housing or business use, a brewhouse, a bakery, community rooms, car parking, open space and landscaping, subject to the prior completion of a s106 agreement. The s106 agreement is being progressed and the agent anticipates that construction could start in 2015 and be completed by 2018.
- A.19. **Catholic Church site**: this site could provide 2 dwellings. A planning application (S/2196/13) for the erection of a dwelling and the renovation of the church building was submitted refused in August 2014 as the applicant has failed to provide contributions towards community facilities and public open space necessary to make the development acceptable in planning terms. The agent anticipates that a new planning application for a dwelling will be submitted in Spring 2015. It is unclear exactly when construction will start, however it is reasonable to assume the site will be completed within five years.

## **b. Existing Planning Permissions**

### **Trumpington Meadows (Cambridge Southern Fringe, S/0054/08 & S/0160/11)**

- A.20. Trumpington Meadows is a housing-led mixed-use development on the southern edge of Cambridge including land in both South Cambridgeshire and Cambridge City. The **Cambridge Southern Fringe Area Action Plan** covers the part of the site within South Cambridgeshire and was adopted in February 2008. The s106 agreement was signed and outline planning permission was granted on 9 October 2009. The site is expected to deliver 1,200 dwellings on land straddling the Cambridge City – South Cambridgeshire boundary, with approximately half in South Cambridgeshire.
- A.21. In Summer 2011, the two Councils granted detailed planning permissions for phase 1, which includes 29 dwellings in South Cambridgeshire. Construction of phase 1 is underway. Pre-application discussions are underway for the next phases of the development. The developer anticipates that the phases in South Cambridgeshire will be completed in 2020.

### **North West Cambridge – University Site (S/1886/11 and related Reserved Matters permissions)**

- A.22. South Cambridgeshire District Council and Cambridge City Council jointly adopted the **North West Cambridge Area Action Plan** in October 2009. The development, between Madingley Road and Huntingdon Road, will be predominantly for the long-term needs of Cambridge University. This will include 50% key worker housing for University staff, student housing, new faculty buildings and research facilities, a local centre and market housing. The site as a whole is expected to deliver 3,000 dwellings plus 2,000 student units, and the Area Action Plan anticipated that 1,450 dwellings would be provided in South Cambridgeshire.
- A.23. Outline planning permission for the site was granted in February 2013 and the first detailed planning applications have been approved. Earthworks commenced in 2013 and construction of the access to the site is underway. The landowner anticipates that 1,155 dwellings will be provided in South Cambridgeshire and the first dwellings in our district will be completed in 2015-2016.

### **Orchard Park – additional land parcels (Q, former HRCC site & Com2) including local centre (S/2559/11, S/1179/13, S/2064/13 & S/0573/14)**

- A.24. The **Site Specific Policies DPD** (adopted in January 2010) allows the potential for additional housing development at Orchard Park in place of other uses, and identified three known additional land parcels for housing. A hybrid planning application incorporating an outline planning application for 112 dwellings and a full planning application for a local centre and 28 flats was granted in February 2013, and three detailed planning permissions for 112 dwellings have since been granted. Multiple developers are working on site, and the agents anticipate that these schemes will be completed in 2017.

### **Northstowe – Phase 1 (S/0388/12 & S/0390/12)**

- A.25. Northstowe is a planned new settlement of up to 10,000 dwellings to the north west of Cambridge, adjacent to the villages of Longstanton and Oakington. The **Northstowe Area Action Plan** was adopted in July 2007. Development of the whole of the new town is dependent on upgrades to the A14 to increase capacity.
- A.26. A site wide masterplan and an outline application for phase 1 were submitted in February 2012. In July 2012, the Northstowe Joint Development Control Committee endorsed (with some revisions) the site wide masterplan as a material consideration for all subsequent planning applications.
- A.27. Outline planning permission for phase 1 (up to 1,500 dwellings, a primary school, a mixed-use local centre, leisure, community, health and employment uses, a household recycling centre, recreational space, infrastructure works and the demolition of existing buildings and structures) was granted in April 2014. Planning applications to discharge conditions and for reserved matters have been submitted. Work has commenced on archaeological investigations and work is expected to start

on the infrastructure and earthworks in Autumn 2014. The landowner anticipates that the construction of phase 1 will be completed in 2022-2023.

**Cambourne – additional 950 dwellings (S/6438/07, S/1504/11, S/2111/11, S/2398/11, S/0350/12, S/1610/12, S/2596/11, S/0396/13, S/0496/14 & S/0806/13)**

- A.28. Cambourne is a new settlement to the west of Cambridge and was originally anticipated to provide approximately 3,000 dwellings with a 10% reserve. Changes to government policy required higher minimum densities from new development to make more efficient use of land, and therefore the **Site Specific Policies DPD** states that it is appropriate that the remaining areas at Cambourne should be developed at higher densities so that the average net density of the settlement as a whole is raised to 30 dwellings per hectare. Outline planning permission to increase the capacity by 950 dwellings was granted in October 2011. Detailed planning permissions for 627 dwellings have been granted and construction has started. It is anticipated that the development will be completed in 2019.

**Former Bayer CropScience Site (S/2308/06 & S/1152/12)**

- A.29. The former Bayer CropScience site is a brownfield redevelopment site located on the A10 near Hauxton. The site is allocated for a sustainable mixed-use development in the **Site Specific Policies DPD** (adopted in January 2010). Outline planning permission was granted for a scheme including up to 380 dwellings in February 2010. The site was contaminated and remediation works have been undertaken and signed off. Detailed planning permission for phase 1 (201 dwellings) was granted in December 2012. Detailed masterplanning of the site has resulted in the site being anticipated to provide only 285 dwellings, rather than 380 dwellings as anticipated in the outline planning permission. The agent anticipates that construction will start in Autumn 2014 and that the development will be completed in mid 2020.

**Historic Rural Allocations with planning permission**

- A.30. **West of Ermine Street South, Papworth Everard (S/1101/10, S/0507/12, S/1509/12, S/1424/08, S/1624/08, S/1688/08 & S/1523/13)**: this is a village extension originally allocated in the Local Plan 1993. The site has detailed planning permission for 351 dwellings following the demolition of 6 existing dwellings. The six existing dwellings have been demolished and construction of the development is underway. Two housebuilders are working on the site, and it is anticipated that the development will be completed in 2017.

**Windfall Sites: 'Estate sized' (9 or more dwellings)**

- A.31. **Land at Moores Farm, Fowlmere Road, Foxton (S/1029/10)**: the site has outline planning permission for 14 dwellings, which will lapse in November 2014. A detailed planning application for 15 dwellings was submitted in August 2014. It is unclear exactly when construction will start, and therefore no allowance has been made for housing on this site in the housing trajectory.



- A.32. **Windmill Estate, Fulbourn (S/2013/11)**: this is a redevelopment of a 1960s Council estate as a partnership between South Cambridgeshire District Council and Accent Nene Housing Society for the provision of new homes for rent, shared ownership and outright sale and a new community centre. The final phase (2b, 79 dwellings) is under construction and the developer anticipates that the scheme will be completed in Autumn 2014.
- A.33. **Land to the west of 22a West Road, Gamlingay (S/0261/09 & S/1886/14)**: the site has planning permission for 10 dwellings. The access drive has been constructed and all conditions have been discharged, therefore the planning permission will not lapse. A planning application seeking to revise the appearance, landscaping, layout and scale was granted in September 2014. The agent anticipates that the development will start on site in 2015 and be completed in 2017.
- A.34. **Land at 12 Green Street, Willingham (S/2285/10)**: the site has planning permission for 9 dwellings following the demolition of an existing dwelling. At March 2014, the existing dwelling had been demolished, 7 dwellings had been completed and 2 dwellings were under construction. The development is now complete.
- A.35. **Gretton Court, High Street, Girton (S/1778/10)**: planning permission for 12 extra care apartments lapsed in June 2014 and the landowner has indicated that the proposal has been abandoned. No allowance is therefore made for housing on this site in the housing trajectory.
- A.36. **The Railway Tavern, Station Road, Great Shelford (S/0133/11)**: the site has planning permission for 13 flats following the demolition of the existing public house and flat above. Pre-application discussions have been undertaken for a revised proposal for the erection of 12 dwellings following the demolition of the existing public house and flat above. Subject to planning permission, the agent anticipates that the development will start on site in early 2015 and be completed in late 2015 / early 2016.
- A.37. **Land at junction of Nelson Crescent & High Street, Longstanton (S/1463/10)**: the site has planning permission for the erection of a convenience store and four commercial units with 6 flats above and the erection of 4 new dwellings. Construction started in November 2013 and the agent anticipates that the development will be completed in Autumn 2014.
- A.38. **57 Brickhills, Willingham (S/0733/11)**: the site has planning permission for 19 dwellings. The agent anticipates that construction will start on site in Autumn 2014 and that the development will take 12 months to complete.
- A.39. **Land at Station Road, Gamlingay (S/1771/08 & S/1948/12)**: the site has detailed planning permission for 85 dwellings and outline planning permission for employment and open space uses. The scheme is under construction and the developer anticipates that it will be completed in 2017.
- A.40. **Land at the junction of Long Drove and Beech Road, Cottenham (S/2509/12)**: the site has planning permission for 47 dwellings. The developer anticipates that

construction will start in Summer 2014 and that the scheme will be completed in Summer 2016.

- A.41. **SCA Packaging Ltd, Villa Road, Histon (S/0809/12)**: the site has planning permission for 72 dwellings. At March 2014, 70 dwellings had been completed and 2 dwellings were under construction. The development is now complete.
- A.42. **31 The Moor, Melbourn (S/2609/11, S/1798/10 & S/1422/14)**: the site has planning permission for 11 dwellings following the demolition of the existing dwelling. The Council's planning committee in August 2014 gave officers delegated power to approve the application subject to the prior completion of a s106 agreement. The agent anticipates that construction will start in 2015 and that the scheme will be completed in 2016.
- A.43. **Land at Former EDF Energy Depot & Training Centre, Ely Road, Milton (S/0983/11 & S/1388/12)**: the site has detailed planning permission for 89 dwellings, a sports pavilion and open space, and the restoration the Humphrey Repton landscape, and outline planning permission for the restoration of North Lodge. The scheme is under construction and the developer anticipates that it will be completed by December 2015.
- A.44. **Macfarlane Grieve House, Church Lane, Papworth Everard (S/0820/12, S/0879/14 & S/0047/14)**: the site has planning permission for the refurbishment of the existing buildings to create 24 self-contained flats and the erection of 11 self-contained flats for assisted living. The Council's planning committee in August 2014 approved a planning application for 2 bungalows for assisted living to be provided instead of the 11 new self-contained flats. A revised scheme is also being considered to increase the number of self-contained flats provided in the refurbished buildings from 24 to 28. Construction is already underway and the agent anticipates that the development will be completed in Spring 2015.
- A.45. **Robson Court, Waterbeach (S/2064/12)**: the site has planning permission for the demolition of 35 shared amenity apartments for the homeless and the erection of 30 self-contained apartments for the homeless. The development is under construction and is expected to be completed in early 2015.
- A.46. **Old School Site, Former John Faulkner Infants School, The Baulks, Sawston (S/1783/12 & S/1786/12)**: the site has planning permission for 10 dwellings. Construction has started and the agent anticipates that the development will be completed in Summer 2015.
- A.47. **Land at Church Street, Great Eversden (S/1044/11)**: the site has planning permission for the erection of 10 affordable dwellings. A planning application for a revised scheme was submitted in June 2014 (S/1344/14). It is anticipated that construction will start on site in April 2015.
- A.48. **Land at London Road, Great Shelford and Granta Terrace, Stapleford (S/1725/12, S/1727/12, S/1728/12, S/1023/14 & S/0990/14)**: three sites have outline planning permission for the erection of up to 66 dwellings and open space following the demolition of existing Welch's Group buildings. Two detailed planning

permissions for 18 dwellings have been approved, and a detailed planning application for 44 dwellings has been submitted (S/1800/14). The developer anticipates that construction will start in Autumn 2014 and be completed in Autumn 2016.

- A.49. **9-15 Cambridge Road, Linton (S/2420/12)**: the site has planning permission for the erection of 18 affordable dwellings following the demolition of 4 existing dwellings and the former police station. The existing dwellings and police station have been demolished and construction of the new dwellings has started. It is anticipated that the scheme will be completed in Spring 2015.
- A.50. **93 Cinqes Road, Gamlingay (S/2230/12 & S/2664/13)**: the site has planning permission for 9 dwellings following the demolition of the existing dwelling. The existing dwelling has been demolished and the new dwellings are under construction. The agent anticipates that the development will be completed in early 2015.

#### **Windfall Sites: Small Sites (8 or less dwellings)**

- A.51. At 31 March 2014, there were 121 dwellings with planning permission on small sites already under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, however as the majority of dwellings are under construction it is considered reasonable to count all of these dwellings. All these dwellings are anticipated to be completed within two years.
- A.52. At 31 March 2014, there were 223 dwellings with planning permission on small sites not under construction. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 201 dwellings are anticipated to be completed within five years.

#### **c. Planning Applications for 9 or more Dwellings where Decision to Grant Planning Permission either Awaiting the Signing of a s106 Agreement or Resolution of Outstanding Issues (at 31 March 2014)**

- A.53. **Land west of Longstanton (S/1970/07)**: the Council's planning committee has approved an application to increase the site from 510 to 546 dwellings subject to the prior completion of a s106 agreement. This would provide an additional 36 dwellings. There are still issues to be resolved relating to the s106 agreement and therefore no allowance is made for housing on this site in the housing trajectory.
- A.54. **53 Woodside, Longstanton (S/2290/10)**: the Council's planning committee in May 2012 gave officers delegated powers to approve the planning application for the erection of 10 dwellings, subject to receipt of comments from Anglian Water updating

their previous comments and the prior completion of a s106 agreement. The developer anticipates that construction could start on site in Autumn / Winter 2014 and be completed in Autumn / Winter 2015.

## d. New Allocations

### Strategic Sites

- A.55. **Land between Huntingdon Road, Histon Road & A14 (NIAB 3 or Darwin Green 3):** the site is allocated in the **Local Plan** (submitted in March 2014) as an extension to the NIAB 2 allocation. The site is located on the edge of Cambridge and its allocation will remove a small additional area of land from the Green Belt. This additional land has capacity for approximately 100 dwellings. The predicted annual housing completions for both NIAB 2 (Darwin Green 2) and NIAB 3 (Darwin Green 3) have been combined in the housing trajectory and are shown in the 'adopted allocations without planning permission' section.
- A.56. **Northstowe Reserve:** the new town of Northstowe was originally planned in the **Northstowe Area Action Plan** with an area of reserve land to the west of the town. The reserve land is allocated in the **Local Plan** (submitted in March 2014) to provide flexibility for the phasing and delivery of the new town. The additional land will not increase the total number of new homes delivered by 2031.
- A.57. **Waterbeach New Town:** land north of Waterbeach is allocated in the **Local Plan** (submitted in March 2014) for the creation of a sustainable new town. The new town will provide 8,000 to 9,000 dwellings and employment, retail, sports and leisure, community, and education uses. **Policy SS/5** of the **Local Plan** assumes that no more than 1,400 dwellings will be completed by 2031 and **Policy SS/12** requires the development to be phased so that the first housing completions will be in 2026.
- A.58. The landowners / developers have indicated that development could start on site considerably earlier than anticipated by the Council in the **Local Plan** (submitted in March 2014). This would not be consistent with Policy SS/5 and therefore until the landowner's / developer's proposal has been considered through the examination of the Local Plan, the Council is only relying on this site to provide 1,400 dwellings by 2031 to the timetable published in the **Local Plan** (submitted in March 2014).
- A.59. **Bourn Airfield New Village:** land at Bourn Airfield is allocated in the **Local Plan** (submitted in March 2014) for the development of a new village of approximately 3,500 dwellings. The development will include a new secondary school and at least two primary schools. **Policy SS/6** of the **Local Plan** requires the development to be phased so that the first housing completions will be in 2022 and that no more than 1,700 dwellings will be completed by 2031.
- A.60. The developer has indicated that the site is available immediately and that development could start on site in mid 2019 and be completed in 2031. The developer's timetable for delivery is not consistent with Policy SS/6 and therefore until the developer's proposal has been considered through the examination of the

Local Plan, the Council is only relying on this site to provide 1,700 dwellings by 2031 to the timetable published in the **Local Plan** (submitted in March 2014).

- A.61. **Cambourne West:** land north west of Lower Cambourne, including an area of land within the current Business Park, is allocated in the **Local Plan** (submitted in March 2014) for the development of a sustainable, fourth linked village to Cambourne. The site has capacity for approximately 1,200 dwellings with high levels of green infrastructure.
- A.62. The developer is seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger residential development with a capacity of 2,350 dwellings. The developer has indicated that development could start on site for the larger scheme in 2016 and be completed in 2028, assuming an average of 220 dwellings per year. Until the developer's proposal has been considered through the examination of the Local Plan, the Council is only relying on this site to provide 1,200 dwellings to the timetable published in the **Local Plan** (submitted in March 2014).

### **Village Sites**

- A.63. The majority of new housing will be delivered through extensions to Cambridge, the delivery of new settlements, and the expansion of Cambourne. However eight new sites in six of the more sustainable villages have also been allocated in the **Local Plan** (submitted in March 2014).
- A.64. **Dales Manor Business Park, Sawston:** the site is allocated in the **Local Plan** (submitted in March 2014) for 200 dwellings and light industrial and office uses. The site is not available immediately, but part will become available for development in early 2017. The agent anticipates that development will start on site in early 2017 and be completed in Spring 2024. The phasing of delivery takes account of the leaseholds on the site.
- A.65. **Land north of Babraham Road, Sawston:** the site is allocated in the **Local Plan** (submitted in March 2014) for 80 dwellings. The agent anticipates that development will start on site in Summer / Autumn 2016 and be completed in Spring 2019.
- A.66. **Land south of Babraham Road, Sawston:** the site is allocated in the **Local Plan** (submitted in March 2014) for 260 dwellings. The agent responding on behalf of all landowners anticipates that development will start on site in 2017-2018 and be completed in 2023-2024.
- A.67. **Land north of Impington Lane, Impington:** the site is allocated in the **Local Plan** (submitted in March 2014) for 25 dwellings. The landowners are seeking, through representations submitted on the Proposed Submission Local Plan (July 2013), the allocation of a larger residential development with a capacity of approximately 74 dwellings. Until the landowners proposals have been considered through the examination of the Local Plan, the Council is only relying on this site to provide 25 dwellings. The agent anticipates that development will start on site in early 2016 and be completed within two years.

- A.68. **Land west of New Road, Melbourn:** the site is allocated in the **Local Plan** (submitted in March 2014) for 65 dwellings. The site has multiple landowners. A planning application (S/2048/14) for 64 dwellings on land south west of Victoria Way (the larger part of the allocation) was submitted in August 2014. The agent acting on behalf of the landowner of this area has indicated that development will start on site in 2015-2016 and be completed in 2018-2019. The landowner of 36 New Road has indicated that his land could provide 15 dwellings. Together this would provide a higher number of dwellings than included as a notional capacity in the Local Plan. Until the landowners proposals have been considered through the planning application process, the Council is only relying on this site to provide 65 dwellings.
- A.69. **Green End Industrial Estate, Gamlingay:** the site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings and light industrial and/or office uses. The agent has indicated that the site could provide 120 dwellings if the employment uses could be relocated to another site within the village. The agent has indicated that development could start on site in 2016 and deliver 30 dwellings per year. Until the landowners proposals have been considered through the planning application process, the Council is only relying on this site to provide 90 dwellings.
- A.70. **Land at Bennell Farm, West Street, Comberton:** the site is allocated in the **Local Plan** (submitted in March 2014) for 90 dwellings, a full size football pitch and changing facilities, and community car parking. The agent has indicated that the landowners are currently progressing technical work to demonstrate that the required drainage and transport infrastructure can be delivered and that a planning application will be submitted in early 2015. The agent anticipates that development will start on site in 2015-2016 and be completed in 2018-2019.
- A.71. **East of Rockmill End, Willingham:** the site is allocated in the **Local Plan** (submitted in March 2014) for 50 dwellings. The agent anticipates that development will start on site in 2016 and be completed in 2018.

## **Parish Council Proposals**

### **Three Sites in Great and Little Abington**

- A.72. The Parish Councils of Great and Little Abington are promoting three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. All of the sites were considered through the **Strategic Housing Land Availability Assessment (SHLAA)** which concluded that they were not potentially capable of providing residential development due to site factors and constraints including landscape heritage and noise impacts.
- A.73. The Parish Council did not concur with the conclusions in the SHLAA and as an alternative to taking forward a Neighbourhood Plan consulted local people about whether the sites should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has

proposed a major modification (MM/7/01<sup>2</sup>) to the **Local Plan** to allocate these three sites for housing.

- A.74. **Land at Linton Road, Great Abington:** the major modification proposes that the site is allocated for 35 dwellings. The agent anticipates that development will start on site in 2015-2016 and be completed in 2016-2017.
- A.75. **Land at junction of High Street & Pampisford Road, Great Abington:** the major modification proposes that the site is allocated for 12 dwellings. The Committee for Abington Housing and the landowner anticipate that development will start on site in early 2016 and be completed in Spring 2017.
- A.76. **Land at Bancroft Farm, Little Abington:** the major modification proposes that the site is allocated for 6 dwellings. The agent anticipates that development will start and be completed in 2015-2016. The site is a former farmyard and therefore investigations will need to be undertaken to determine if decontamination is required.

#### **Land at Toseland Road, Graveley**

- A.77. Graveley Parish Council is promoting a small scale housing development at Toseland Road to meet identified local housing needs, primarily for market housing but also including some affordable homes. As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people about whether the site should or should not be allocated for housing development. The consultation provided clear evidence of local support and therefore the Council has proposed a major modification (MM/7/02<sup>3</sup>) to the **Local Plan** to allocate this site for 6 dwellings. The landowner anticipates that the development will start and be completed in 2016.

#### **e. Windfall Sites**

- A.78. The **National Planning Policy Framework (NPPF)** says that an allowance may be made for windfall sites if local planning authorities have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- A.79. In South Cambridgeshire, analysis of housing completions between 2006 and 2012, shows that an average of 208 dwellings per year have been completed on windfall sites. This excludes any dwellings completed on garden land as required by the **NPPF**, and dwellings completed on allocated land as these are not windfall sites.
- A.80. The housing trajectory includes two types of windfall sites: (i) identified; and (ii) unidentified. Identified windfall sites are developments with planning permission that are on land not land allocated in the Local Plan or Local Development Framework. Unidentified windfalls are developments that are not yet known about that will come

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<sup>2</sup> Schedule of Proposed Major Modifications to the Proposed Submission Local Plan: <https://www.scambs.gov.uk/major-modifications-and-minor-changes>

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

forward in future on land not allocated. The housing trajectory includes an allowance for unidentified windfall sites.

- A.81. Identified windfall sites are predicted to deliver over 200 dwellings a year in the first two years of the housing trajectory (2014-2016) and just under 200 dwellings in 2016-2017 and therefore no allowance for unidentified windfall sites is included in the housing trajectory. For the remaining years an annual windfall allowance (rounded to the nearest 50 dwellings) is included that together with the predicted completions on identified windfall sites does not exceed 200 dwellings a year. It is anticipated that unidentified windfall sites will deliver 2,600 dwellings by 2031.

## **f. Planning Permissions Granted between 1 April and 31 August 2014**

### **Windfall Sites: 'Estate sized' (9 or more dwellings)**

- A.82. **West of Cody Road, Waterbeach (S/0645/13)**: planning permission for the erection of 60 dwellings, car parking, open space and a children's play area was allowed on appeal in June 2014. The agent anticipates that development will start on site in 2015 and be completed in 2017.
- A.83. **North of Bannold Road, Waterbeach (S/1359/13)**: outline planning permission for residential development of up to 90 homes was allowed on appeal in June 2014. The developer anticipates that the development will start on site in Spring 2015 and be completed in Spring 2017.
- A.84. **Showmans Site, Kneesworth Road, Meldreth (S/2607/12)**: planning permission for the variation of the original planning permission (S/0177/03) to allow an additional 10 plots was granted in May 2014. This planning permission regularises 6 plots and permits 4 new plots. The 4 new plots cannot be occupied until conditions relating to the provision and implementation of surface water drainage, the provision and maintenance of the area of public open space, and the provision of a footpath along the north west side of Kneesworth Road have been discharged. It is unclear exactly when the 4 new plots will be provided and therefore no allowance has been made for these 4 plots in the housing trajectory.
- A.85. **Land adjacent to 13 Hurdleditch Road, Orwell (S/2379/13)**: planning permission for 15 affordable dwellings was granted in April 2014. Construction started on site in June 2014 and it is anticipated that the scheme will be completed in January 2015.
- A.86. **Granta Processors, Mill Lane, Whittlesford (S/0641/13)**: outline planning permission for 16 dwellings following the demolition of existing buildings was granted in May 2014. The site is not available immediately as the existing active employment use on the site needs to be relocated. The agent anticipates that construction could start on site in Spring 2016 and be completed in late 2017.



### **Windfall Sites: Small Sites (8 or less dwellings)**

A.87. Between 1 April and 31 August 2014, 66 dwellings were granted planning permission on small sites that did not already have planning permission at 31 March 2013. It has not been practical to explore the delivery of each of these sites with the landowner, developer or agent, and as development has yet to start it is considered necessary to make an allowance for a proportion of sites that may not come forward for development. A 10% allowance for non-delivery has been used, which is an approach supported by the Inspectors examining the Council's Local Development Framework documents when assessing housing supply. On this basis, 59 dwellings are anticipated to be completed during the plan period.

### **g. Planning Applications for 9 or more Dwellings where Decision to Grant Planning Permission either Awaiting the Signing of a s106 Agreement or Resolution of Outstanding Issues (since 1 April 2014)**

A.88. ***North of Fen Drayton, Swavesey (S/2312/13)***: the Council's planning committee in April 2014 gave officers delegated powers to approve the erection of 20 affordable dwellings, subject to the completion of a s106 agreement. It is anticipated that construction will start on site in Autumn 2014 and that the development will be completed in Summer / Autumn 2015.

A.89. ***Rear of Cygnus Business Park, Swavesey (S/1329/13)***: the Council's planning committee in July 2014 gave officers delegated powers to approve the application for 12 dwellings subject to the consideration of any comments received in respect of the revised scheme, confirmation that the viability of the scheme precludes a different market housing mix, and the prior completion of a s106 agreement. The agent anticipates that development will start on site in early 2015 and be completed in Summer 2016.

A.90. ***Rear of 131 The Causeway, Bassingbourn-cum-Kneesworth (S/1199/13)***: the Council's planning committee in August 2014 gave officers delegated powers to approve the erection of 20 dwellings, subject to an independent assessment being undertaken to determine the viability of providing additional affordable housing within the scheme and the prior completion of a s106 agreement. The agent anticipates that development will start on site in 2015 and be completed in 2016.